



## Ordinary Meeting of Council

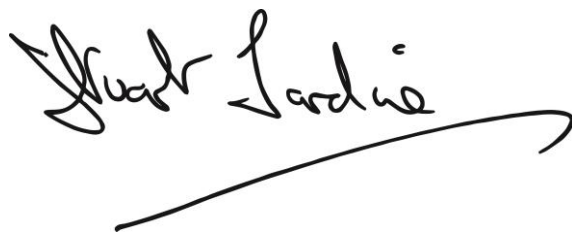
2 July 2019

# Minutes

To: The Mayor and Councillors

Here within the Minutes of the Ordinary Meeting of Council of the City of Stirling held Tuesday 2 July 2019 in the City of Stirling Council Chamber,

25 Cedric Street, Stirling.



Stuart Jardine PSM | Chief Executive Officer

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

### **Vision**

The City of Stirling will be a place where people choose to live, work, visit and invest. We will have safe and thriving neighbourhoods with a range of housing, employment and recreational opportunities. We will engage with our diverse community to help shape our future into the City of Stirling – City of Choice.

### **Mission**

To serve the City's diverse community through delivering efficient, responsive and sustainable services

### **Values**

The City of Stirling's core values are:-

- Integrity
- Community Participation
- Accountability
- Respect
- Environment
- Diversity

### **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 ORDINARY MEETING OF COUNCIL OF TUESDAY 2 JULY  
2019 HELD IN CITY OF STIRLING COUNCIL CHAMBER,  
25 CEDRIC STREET, STIRLING**

**1. OFFICIAL OPENING**

The Presiding Member declared the Ordinary Meeting of Council open at 7.02pm.

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

**Mayor** Councillor Mark Irwin

**Deputy** Councillor David Lagan

**Councillors** Councillor David Boothman JP  
Councillor Karen Caddy  
Councillor Giovanni Italiano JP  
Councillor Suzanne Migdale  
Councillor Karlo Perkov  
Councillor Stephanie Proud JP  
Councillor Elizabeth Re  
Councillor Bianca Sandri  
Councillor Keith Sargent  
Councillor Adam Spagnolo

**Employees** Chief Executive Officer - Stuart Jardine PSM  
Director Corporate Services - Ingrid Hawkins  
Director Infrastructure - Michael Littleton  
Acting Director Community Development - Laurie Crouch  
Acting Director Planning and Development - Fraser Henderson  
Manager Community Services - Chris Brereton  
Manager Customer and Communications - Meriel Pickering  
Manager Development Services - Stevan Rodic  
Manager Governance - Jamie Blanchard  
Manager Recreation and Leisure Services - Cheyne Cameron  
Manager Waste and Fleet - Rick Bryant  
Service Lead - Strategy and Policy - Michelle Wolsoncroft  
Senior Coordinator Communications - Kate Phillips  
Coordinator Approvals - Austin Donaghey  
Coordinator City Planning Projects - Daniel Heymans  
Senior Governance Officer - Regan Clyde  
Senior Governance Officer - Jaclyn Farrow  
Senior Governance Advisor - Jasmine Bray  
Stakeholder Management and Community Engagement -  
Gemma Taavale

**Public** 170

**Press** 1

## **APOLOGIES**

Councillor Joe Ferrante.

## **3. APPROVED LEAVE OF ABSENCE**

Nil.

## **4. DISCLOSURES OF INTEREST**

### **Planning and Development Committee - 18 June 2019**

Councillor David Lagan disclosed an Impartial Interest in Item 12.1/DS2 as his wife works in the Pulmonary Physiology Department of one of Perth's major health campuses.

Councillor Bianca Sandri disclosed an Impartial Interest in Item 12.1/DS2 as the depute is known to her and she has been approached by community members with respect to the application.

Manager Governance Jamie Blanchard disclosed an Impartial Interest in Item 12.1/DS2 as he is a member of the Audit and Risk Committee of the National Heart Foundation.

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.1/CP3 as he is a member of the Mount Lawley Society which has contributed to the intent and structure of the item before Committee and Council for consideration.

Councillor David Lagan disclosed an Impartial Interest in Item 12.1/CP3 as he is a member of the Mount Lawley Society which has contributed to the intent and structure of the item before Committee and Council for consideration.

### **Community and Resources Committee - 25 June 2019**

Councillor David Lagan disclosed an Impartial Interest in Item 12.2/PS1 as the item relates to a similar item he will be moving at the WALGA North Zone meeting held 27 June 2019.

Councillor Karlo Perkov disclosed an Impartial Interest in Item 12.2/9.2 as the land owner is known to him.

### **Council - 2 July 2019**

Councillor Adam Spagnolo disclosed an Impartial Interest in Item 12.2/CC4 as his wife owns a unit on Main Street, Osborne Park.

## 5. PETITIONS

### 5.1 E-PETITION - REQUEST FOR APPROVAL FOR PARKING PROPOSAL AT VICTORY LIFE CENTRE

Councillor Giovanni Italiano tabled the following ePetition containing 94 verified signatures:-

*“We respectfully request that the City of Stirling give approval for Victory Life Centre's current parking proposal. Victory Life Centre is having extreme problems with getting Council approval for the continuation of the church facilities as they stand currently. Building approval has been given to Victory Life Centre but we are experiencing extreme concerns with regards to parking from Stirling City Council. If this is not approved we stand to lose our properties in Neil Street, Osborne Park. We have identified sufficient parking but this is not acceptable to the Council.”*

The ePetition has been forwarded to the Development Services Business Unit.

### 5.2 PETITION - REQUEST FOR APPROVAL FOR PARKING PROPOSAL AT VICTORY LIFE CENTRE

Councillor Adam Spagnolo tabled the following petition containing 232 verified signatures:-

*“We, the undersigned, do respectfully request that the Council give approval for Victory Life Centre current parking proposal. Victory Life Centre is having extreme problems with getting Council approval for the continuation of the church facilities as they stand currently. Building approval has been given to Victory Life Centre but we are experiencing extreme concerns with regards to parking opposition from the Stirling City Council. If this is not approved we stand to lose our properties in Neil Street, Osborne Park WA. We have identified sufficient parking but this is not acceptable to the Council.”*

The petition has been forwarded to the Development Services Business Unit.

## Council Resolution

**0719/001**

**Moved Councillor Sargent, seconded Councillor Spagnolo**

**That Council RECEIVES the petitions tabled at the Council meeting held Tuesday 2 July 2019 and the petitions be REFERRED to the Chief Executive Officer for the appropriate action.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.



## 6. RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE

The responses to questions that were answered during Public Question Time at the previous Council meeting were published in the minutes of that meeting.

Only the responses to questions that were taken on notice at the previous Council meeting appear in the minutes below.

### 6.1 PUBLIC QUESTION TIME - A DAVIES

**The following questions were submitted by Mr A Davies, 50 Francis Avenue, Karrinyup WA 6018 at the Council Meeting held Tuesday 11 June 2019.**

Q1. *"How much revenue has the City of Stirling contributed to the management and running of the Mindarie Regional Council for each of the past five financial years?"*

A1. The Mayor advised that the question would be taken on notice and a written response provided.

Q2. *"How much revenue has the City of Stirling contributed to the management and running of the Tamala Park Regional Council for each of the past five financial years?"*

A2. The Mayor advised that the question would be taken on notice and a written response provided.

Q3. *"How often have City of Stirling health officers visited the Karrinyup Shopping Centre redevelopment site during 2019 to check on the dust coming from the site – especially coming off the roadways and from the trucks?"*

A3. The Mayor advised that the question would be taken on notice and a written response provided.

#### **Additional Information**

A1. The City, along with the City of Perth, City of Joondalup, City of Wanneroo, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Mindarie Regional Council. The Mindarie Regional Council's objective is to establish and operate a long term refuse disposal site on Mindarie Super lot 118.

The City has contributed one third of the land and establishment costs of the refuse disposal facility. The City uses the refuse disposal facility at Mindarie to deposit all non-recyclable waste collected by the City's domestic and commercial waste services, with a payment of \$64.2 million to Mindarie Regional Council over the past five financial years.

The City has received its share of lease fees, since the facility became operational. Capital contributions paid during establishment are represented in the City's accounts as a Non-Current Asset.

- A2. The City, along with the City of Perth, City of Joondalup, City of Wanneroo, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Tamala Park Regional Council. The City contributes one third of any funding required for capital or operating costs and is entitled to one third of revenue from the sale of lots of land. The cost of lots sold over the past five financial years was \$19.8 million.
- A3. Environmental Health Officers have been onsite on multiple occasions during 2019 for the purposes of monitoring dust from the Karrinyup Development site including dust from trucks leaving the site and remnant dust on the road. The most recent resident complaint regarding dust in the area was in February 2019; following the receipt of this complaint, the site was visited approximately two to four times a week for the remainder of February and March. Two inspections were also undertaken within the site (one in January and one in February) when officers meet with representatives from Multiplex to discuss measures to prevent dust travel from the site.

**6.2 PUBLIC QUESTION TIME - P ELLIS**

The following question was submitted by Mr P Ellis, 7 Taxal Close, Carine WA 6020 at the Council Meeting held Tuesday 11 June 2019.

Q3. *“Can you please advise the total cost of the new vehicle supplied to the Chief Executive Officer?”*

A3. The Mayor advised that the question would be taken on notice and a written response provided.

**Additional Information**

A3. The City purchased a Toyota Prado for the Chief Executive Officer in December 2017 for \$73,890.17 (excludes GST).

## 7. PUBLIC QUESTION TIME

### 7.1 PUBLIC QUESTION TIME - S DI PAOLO

**The following question was submitted by Ms S Di Paolo, 15 Lilacdale Road, Innaloo WA 6018 at the Council Meeting held Tuesday 2 July 2019.**

Q1. *“Endeavour Theatre Company is a not for profit organisation and we enjoyed a subsidised rent of \$7.50 per hour and free storage at the old Apex Hall in North Beach, but the hall was demolished in 2012 and we moved to Hamersley. Initially we were given subsidised rent to compensate in part for relocation costs. But seven years later, our hourly rate has almost quadrupled (up by 400%) and this year we have been told we have to pay an extra \$1,000 per year for storage. Why can't community halls be treated in the same way as libraries? Free, or heavily subsidised, for use by local community groups. Isn't that what community halls are for?”*

A1. The Manager Recreation and Leisure Services acknowledged that the Endeavour Theatre Company has been on a transition arrangement since 2012, currently paying \$26 per hour for the use of Hamersley Community Centre. That rate is consistent with other community groups at a subsidised rate; it is important to acknowledge that those rates are intended to provide equitable community access for a range of users to the facility. The commercial rate for the same facility is significantly higher on an hourly basis for use of that venue.

The Mayor advised that the City would also arrange a meeting with the group to discuss the matter in more detail.

**7.2 PUBLIC QUESTION TIME - E MATUSIK**

**The following questions were submitted by Mr E Matusik, 675A Beaufort Street, Mount Lawley WA 6018 at the Council Meeting held Tuesday 2 July 2019.**

The following questions are in relation to Item 12.2/CC2 on the Council Agenda:-

- Q1. *“Last year the City of Stirling installed parking meters in Mount Lawley without consultation. Now there is a proposal to remove about 10 car bays without first letting traders and businesses in Mount Lawley know of this final plan. We’d like to know why? Why is the City proposing to use money paid as cash-in-lieu, and reserved specifically for providing initial parking, to instead remove parking bays?”*
- A1. The Director Infrastructure advised that this is specifically referencing the Beaufort Street precinct. Item 12.2/CC2, on the Council Agenda, relates to a concept plan; this has been prepared to best articulate the type of development proposed to activate the Mount Lawley precinct, and also the quantum of investment needed to do so. It does not represent the detailed design or the final outcome, as that process has not yet commenced. Subject to Council’s endorsement, the City will commence a process of engagement and design.
- Q2. *“Isn’t the City being dishonest to the community, businesses and developers who paid that cash-in-lieu on the promise of it being spent for additional parking by then spending it to remove the parking bays?”*
- A2. The Director Infrastructure advised that the contribution that is proposed within Item 12.2/CC2 is some \$57,000, which is Public Open Space cash-in-lieu money. It is not ‘parking money’ proposed for parking cash-in-lieu. It is a different reserve account; it is consistent with the development of Public Open Space and as the item details, it is simply there to assist the City to fund the development of Public Open Space and the activation of the Mount Lawley precinct. This is consistent with the work that the City has been doing with the traders in that precinct to date.

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**7.3 PUBLIC QUESTION TIME - S WHEELER**

**The following questions were submitted by Mr S Wheeler, 7/22 Pearl Parade, Scarborough WA 6019 at the Council Meeting held Tuesday 2 July 2019.**

Q1. *“Item 12.1/DS1 is entirely similar to a previously refused application - both being churches, both with significant parking short falls, both recommended for refusal by the Planning Department, with the SAT agreeing strongly with the department’s reasons for refusal. The Living Faith Church proposal was refused at all stages by this Council, yet Item 12.1/DS1 has so far received three approvals from this Council, including the opportunity to investigate reciprocal parking, an option that Living Faith was not blessed with. Why, especially in light of the SAT precedence, is Item 12.1/DS1 being given what many would perceive as preferential treatment?”*

A1. The Mayor advised that the item has not yet been approved. He further confirmed that the item was on the agenda for consideration during the meeting; the planning application has been received and Council will determine the outcome.

Q2. *“Page 446 of tonight’s agenda shows a page from the Urban Forest Plan which notes that it is almost impossible to develop to the level permitted by the R-Codes and to retain existing trees or plant new trees after developments, and then something which I suspect is a terminological and inexactitude - that local government has little ability to change the R-Code requirements; action is required by the State Government. My understanding, Councillors, and this is shared by the WAPC, is that as long as the Local Planning Policy does not alter the principles and objectives of the R-Codes, there is no impediment to Council preparing an amendment to the LPP requiring a minimum area of green space in new, single and subdivided developments, preferably enough to plant a tree or two if the future owners so want to. Am I correct in assuming that such an amendment could be proposed and potentially adopted by the City?”*

A2. The Director Infrastructure advised that the City’s intent is to ultimately develop some planning controls that will enable the City to assist to meet the canopy targets.

The Manager City Planning advised that the City has already altered the R-Codes through a Planning Policy and it can require more areas to be put aside for trees, up to a certain extent, and the City has done that. There are other items - setbacks and certain locations of building - which the City cannot actually alter, so the City has done what it can thus far; that is not to say that Council could not determine to change that Policy for the future.

Q3. *“Yes but the Policy said it is ‘almost impossible to develop to the level permitted by the R-Codes to retain existing trees’ and my question is, why can’t you alter the Policy to allow that to happen? And if you have, it’s certainly not in the Urban Forrest Plan, or certainly I didn’t see it?”*

A3. The Director Infrastructure advised that the question would be taken on notice and a written response provided.

**7.4 PUBLIC QUESTION TIME - S IRVING**

**The following questions were submitted by Mr S Irving, 674 Beaufort Street, Mount Lawley WA 6050 at the Council Meeting held Tuesday 2 July 2019.**

Q1. *“What work has the City done with the Beaufort Street traders? We, as Beaufort Street traders, haven’t been informed.”*

A1. The Director Infrastructure advised that reference to the Beaufort Street traders and associations was related to the working group and the workshops that have been held over the preceding 12 months. The objective of that has been to identify how the City can invest in the Mount Lawley precinct to improve its amenity, and the Director’s understanding is that it has been something that the traders and associations have been pushing for, for some period of time. The item for consideration during the meeting is in response to those workshops and the Notices of Motion that have been presented more recently; so this is not the end of the City’s engagement, it is simply responding to those issues.

Q2. *“Is any part of the study going to form part of what is planned by Council?”*

A2. The Mayor confirmed that it is. He advised that there has been a lot of interest from not only the traders along that strip, but also many residents and rate payers in the area. There have been several workshops which have led to plans being put in place. The item on the Council agenda is about ensuring that the area is considered by Council and forms part of the budget, so that the plan can go back to the traders and then action can be taken.

**7.5 PUBLIC QUESTION TIME - M COURT**

**The following statement was submitted by Pastor M Court, 21 Lowanna Way, City Beach WA 6015 at the Council Meeting held Tuesday 2 July 2019.**

- Q1. *In relation to Item 12.1/DS1, Pastor Court thanked His Worship the Mayor and Councillors for the opportunity to speak, and listed some of the benefits that the Church provides to the community.*
- A1. The Mayor thanked Pastor Court and advised that the item was on the agenda for consideration during the meeting.



**7.6 PUBLIC QUESTION TIME - S EVERITT**

**The following questions were submitted by Mr S Everitt, 6 Curruthers Road, Mount Pleasant, WA 6153 at the Council Meeting held Tuesday 2 July 2019.**

The following questions are in relation to Item 12.1/DS1 on the Council Agenda:-

- Q1. *“Is Council aware that in respect to the car parking provisions required under the existing conditional development approval, that Victory Life has now published and submitted an extensive, detailed Traffic Management Plan? We have identified 1,093 car parking bays available for use within a 300m radius of Victory Life and we have also planned a Victory Life Church shuttle bus route at various pick up and drop off points. Is Council aware that in addition to this, a further 600-700 parking bays in the Herdsman Business precinct are publicly and freely available at weekends which, if and when necessary, will be added to our shuttle bus route?”*
- A1. The Mayor advised that Council is aware and will take that into consideration.
- Q2. *“Is Council aware that all the parking requirements of Victory Life’s current and ongoing weekly activities are adequately provided for within the properties that we currently own in Neil Street?”*
- A2. The Mayor advised that Council will take that into consideration.
- Q3. *“Is Council aware that Victory Life is fully committed to improving its traffic management procedures? Recently this has been reinforced by two of the team attending an accredited Main Roads WA course, and further improvements are already planned for additional portable signage and directional parking indicators.”*
- A3. The Manager Development Services advised that the City’s officers did receive a Traffic Management Plan two business days ago. It has some detail regarding shuttle bus collection services, however at this stage, the detail provided would not satisfy the condition of what is recommended by the Committee.

**Moved Councillor Sandri, seconded Councillor Proud**

**That in accordance with Clause 5.7(12) of the City of Stirling's Meeting Procedures Local Law 2009, Public Question Time be EXTENDED for a further 15 minutes.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

**7.7 PUBLIC QUESTION TIME - K MOODIE**

**The following questions were submitted by Mr K Moodie, 37 Pycombe Way, Westminster, WA 6061 at the Council Meeting held Tuesday 2 July 2019.**

- Q1. *"My question is in reference to the park in Pycombe Way. A couple of years ago, we got a doggy bag bin. My request is for another doggy bag bin to go on the side of the park where the BBQ and table are located."*
- A1. The Director Infrastructure advised that if a bin is necessary, the City is happy to provide one. The Director advised he would contact Mr Moodie directly after conducting an assessment of the park.
- Q2. *"The parking area around Pycombe Way is becoming a problem. Is it possible for the outside ring of the centre park to be made so that there are parking bays around it, so that this space could be utilised?"*
- A2. The Mayor advised that the Director Infrastructure would arrange investigation of this issue at the same time as the assessment of the park in Pycombe Way occurs.
- Q3. *"In relation to recycling and the skip bins provided by the City, items often go straight into landfill. With verge pickup, while it was messy, people would go around and take items away so at least it was being recycled. Can the City create an area (besides the Balcatta Recycling Centre), where people can put items they don't need and they can be donated to the community?"*
- A3. The Director Infrastructure advised that the City does recycle the contents of the skip bins (the blue bins). The City has an arrangement with Suez to remove all the material through to their Bibra Lake Facility, where they are currently recovering in excess of 12,000 tonnes of skip bin material. The Director's understanding is that 40% of skip bin materials are recovered and the City is recycling that product. Additionally, the City does have many other facilities that enable and encourage people to participate in the recycling of used goods. For example, the City has a Tip Shop through the Balcatta facility which is in partnership with Work Power, a disability agency; so there are great opportunities to take material there, where it can then be reused, resold and re-loved.

**7.8 PUBLIC QUESTION TIME - P ELLIS**

**The following questions were submitted by Mr P Ellis, 7 Taxal Close, Carine WA 6020 at the Council Meeting held Tuesday 2 July 2019.**

- Q1. *“The waste collection service is for a contract period of three years with that contract ending in August 2019. Why was a renewal not sent out to competitive tender? It has resulted in the current contractor having the contract extended with no competitive suppliers, which in procurement administration, is very basic procurement management.”*
- A1. The Director Infrastructure advised that the tender was actually competitively tendered. The contract period that was identified during that competitive tender process was a ‘3+1+1’ - so it was a five year contract, and the competitive nature of it suggested that there were five submissions that were received; all those submissions tendered on the same basis, or for the same scope and for the same term, so it certainly met all of the requirements of procurement standards and legislation.
- Q2. *“Can you please advise how many employees were at Stirling in 2007 when Mr Jardine was first employed, and how many employees there are as at 1 June 2019? Does that include the permanent contractor employees, like the recycle and green waste services?”*
- A2. The Mayor advised that the question would be taken on notice and a written response provided.
- Q3. *“May I inquire as to why the Carine Club Rooms and the Hamer Park Club Rooms have been in such a state as to require major refurbishment for Carine, and a total rebuild for Hamer Park, if the maintenance and upgrading had been carried out (especially when there is a fully staffed building section)?”*
- A3. The Director Infrastructure advised that the City continues to maintain its buildings throughout their useful life. Every building reaches a point where it no longer meets its function, whether that is by condition or by use. At such time, the City invests to refurbish those facilities, or where necessary, to renew them. The Carine Facility was a \$4 million investment by the City and accommodates 10 clubs; the scope was a result of reviewing the user groups and meeting their needs. The Hamer and Inglewood Facility will be the same.

**7.9 PUBLIC QUESTION TIME - A DAVIES**

**The following questions were submitted by Mr A Davies, 50 Francis Avenue, Karrinyup WA 6018 at the Council Meeting held Tuesday 2 July 2019.**

Q1. *“Is the Relationship Management System - Item 12.2/CC2 - which was before this Council on 4 December 2018, on track to achieve the proposed outcomes and is it within the projected budget?”*

A1. The Manager Customer and Communications advised that the RMS is on track to go live, with the first draft of processes to be digitised on 19 August. It is currently under budget.

The Mayor added that the results will be reported at the Audit Committee.

Q2. *“How many tonnes of garbage were collected on behalf of the City of Stirling in the red-lidded bin for the financial years 2017/2018 and 2018/2019?”*

A2. The Director Infrastructure advised that the question would be taken on notice and a written response provided.

Q3. *“How many tonnes of recyclable garbage were collected in the yellow-lidded bin for the financial years 2017/2018 and 2018/2019? The reason for these questions is to find out why we are paying extra money for the renewal of this contract?”*

A3. The Director Infrastructure advised that the question about tonnage would be taken on notice and a written response provided.

The Director Infrastructure further advised that the contract being referenced is the City's total transport to landfill and also the skip bin collection system. So when the City tendered, it was for both transport, and collection and processing. The City is reducing the proponent of waste being transported to landfill in favour of additional sorting, and that is coming at a cost saving to the City, not at a cost increase. Whilst that contract is costing the City more per say, the fact is that the City is reducing substantially more than that from the City's landfill costs; therefore, it comes at a net saving to the City of \$800,000. It is a better outcome for the City and that was what was reported through to Council last month.

## 8. APPLICATIONS FOR LEAVE OF ABSENCE

Councillor Joe Ferrante requested a leave of absence for the period 29 July 2019 to 2 August 2019 inclusive.

### Council Resolution

**0719/002**

**Moved Councillor Sandri, seconded Councillor Caddy**

**That Council APPROVES Councillor Joe Ferrante's request for a leave of absence for the period 29 July 2019 to 2 August 2019 inclusive.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## 9. CONFIRMATION OF MINUTES

### Council Resolution

**0719/003**

**Moved Councillor Migdale, seconded Councillor Spagnolo**

**That the Minutes of the Ordinary Meeting of Council of 11 June 2019 be confirmed as a true and correct record of proceedings.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## 10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

### 10.1 KALEIDOSCOPE AND IPAA AWARDS

Councillor David Boothman made the following announcement:-

***“National Awards for Local Government - National Award Winner for Excellence in Local Government Kaleidoscope Initiative***

*On Tuesday 18 June 2019 His Worship the Mayor, Councillor Mark Irwin, Chief Executive Officer, Stuart Jardine and the Service Lead for Cultural Diversity and Community, Sarah Janali attended the National Awards for Local Government in Canberra. The awards celebrate Australian local government achievements each year and seek to recognise and promote innovative and resourceful solutions that make a positive impact in Australian communities.*

*It gives me great pleasure to announce that the City’s Kaleidoscope Initiative won the overall Excellence Award at the National Awards for Local Government. This is such a huge achievement and testament to the continuous hard work of the dedicated Community Services team, in particular Sarah, Ashleigh, Cema and Nirmal.*

*There were 880 local government representatives in attendance, so it was a fantastic platform to present the City’s work and maintain our National profile. The Mayor and Chief Executive Officer also took the opportunity to briefly discuss the City’s priorities with a number of people, including the Acting Prime Minister of Australia the Hon. Michael McCormack MP; the Minister for Regional Services, Decentralisation and Local Government, the Hon. Mark Coulton MP; the Assistant Minister for Regional Development, Nola Marino MP; Senator Slade Brockman; the Minister for Defence Industry, the Hon. Melissa Price MP; the Assistant Minister for Vocational Education, Training and Apprenticeships, the Hon. Steve Irons MP; and senior representatives from several government departments.*

***Institute of Public Administration Australia (IPAA) Achievement Awards 2019***

*On Friday 28 June 2019, His Worship the Mayor, Councillor Mark Irwin and Manager Community Services, Chris Brereton attended the Institute of Public Administration Australia (IPAA) Achievement Awards 2019 which were held at the Hyatt Hotel. I am pleased to advise that the City won the award for Best Practice in Collaboration Across Government Agencies for the Kaleidoscope Initiative. I would like to once again congratulate the City’s dedicated Community Services team, in particular Sarah, Ashleigh, Cema and Nirmal.”*

## 10.2 MOBILE MUSTER AND ARA AWARDS

Councillor Karen Caddy made the following announcement:-

### ***“Mobile Muster Award***

*I am pleased to advise that the City was awarded the Top Collector for Western Australia in Mobile Muster’s Local Government Awards 2019. We have managed to collect over 262kg of mobile phone components this year. This award is the City’s fourth, after picking up the Top Collector Award for WA previously in 2015, 2017 and 2018. Up from last year’s recycling grand total of 244kg, the City collected a big 300kg of mobile phones to take the honours this year. We couldn’t have achieved these awards without the support of our residents and the hard work of the Waste and Fleet employees.*

### **ARA Awards**

*On Wednesday 19 June 2019, His Worship the Mayor, Councillor Mark Irwin along with the Chief Executive Officer, Stuart Jardine attended the Australasian Reporting Awards (ARA) in Sydney. The ARA are now in their 69th consecutive year and assist organisations to benchmark the quality of their annual reports against criteria based on world best practice. I am very pleased to advise that the City of Stirling has once again been presented with a Gold Award for excellence in Transparency and Reporting. I would like to thank the Customer and Communications team who worked tirelessly to create the City of Stirling Annual Report, and a special mention goes to Margot Vearing who has led this project. From a benchmarking prospective it is worth mentioning that blue chip company Woodside also won Gold, which demonstrates the level of achievement by the City.”*

## 10.3 NATIONAL AWARDS FOR LOCAL GOVERNMENT

Councillor Stephanie Proud made the following announcement:-

### ***“Moorland Street Bicycle Boulevard Category Winner at the National Awards for Local Government***

*I am pleased to advise that the City’s Moorland Street Bicycle Boulevard was a category winner for the Excellence in Road Safety Award at the National Awards for Local Government. The Moorland bicycle boulevard is part of a strategic approach to transport across the City, and is the first major route to be developed and implemented. I would like to congratulate the Engineering Business Unit for all their hard work on this project, with a special mention to Jon Offer, Special Projects and Support Engineer.”*



**10.4 2019/2020 MUNICIPAL FUND BUDGET**

Mayor Mark Irwin made the following announcement after consideration and resolution of Item 13.2 – Adoption of 2019/2020 Municipal Fund Budget and Relevant Documents:-

*“The City of Stirling’s 2019/2020 Budget demonstrates the City’s commitment to be an efficient and effective local government and deliver a high level of service to our community, while remaining debt free.*

*This Budget sets the scene for the City to continue delivering its high level of services, programs and infrastructure as well as moving ahead with work on some exciting major projects.*

*With the 2019/2020 Budget, the City continues its strong financial position and aligns to the aspirations and priorities set in the City’s Strategic Community Plan.*

*The Budget has been developed in line with the State Government’s Integrated Planning and Reporting Framework and incorporates those projects and services detailed in the City’s Corporate Business Plan.*

*This year will see general rates increase by 0.9%, well below the forecast CPI of 1.75%, to minimise financial pressure on our community. Overall, a general rate account with a standard waste service and security charge will increase by 1.0%.*

*It is our role as the City of Stirling Council to endorse a responsible, affordable and accountable budget for our community. I believe that the 2019/2020 Budget on the meeting agenda this evening delivers this outcome.*

*I would like to acknowledge the Director Corporate Services, Ms Ingrid Hawkins, and her team, as well as the Chief Executive Officer Mr Stuart Jardine and the Executive Team for their leadership throughout this process. Councillors, you have been integral throughout the process working with the community, working through the Strategic Plan; the Corporate Plan; and the Budget workshops to ensure your wards and the ratepayers are looked after, whilst being fiscally responsible for the City.*

*Thank you to all those involved and congratulations.”*

**11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING**

Nil.

## 12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

### 12.1 PLANNING AND DEVELOPMENT COMMITTEE - 18 JUNE 2019

#### 12.1/DS1 LOT 34, HOUSE NUMBER 1, NEIL STREET, OSBORNE PARK - ADDITIONS TO PLACE OF WORSHIP (AMENDMENT TO DA18/0105)

#### Report Information

Location: Lot 34, House Number 1, Neil Street, Osborne Park  
Applicant: Robert Greaves  
DA Reference: DA19/0354  
Reporting Officer: Manager Development Services  
Business Unit: Development Services  
Ward: Osbourne  
Suburb: Osborne Park

#### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution****0719/004****Moved Councillor Italiano, seconded Councillor Spagnolo**

1. That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions to Place of Worship (Amendment to DA18/0105) at Lot 34, House Number 1, Neil Street, Osborne Park be APPROVED subject to the following conditions:-
  - a. 154 car bays shall be provided on House Numbers 1, 5, 6 and 14, Neil Street, Osborne Park for use of the church on House Number 1, Neil Street, Osborne Park at all times, to the satisfaction of the City.
  - b. A notification under Section 70A of the *Transfer of Land Act 1893* is to be registered on the Certificate of Title of Lots 35, 103 and 801, Neil Street, Osborne Park relating to the permanent reciprocal use of car parking bays on each lot for the benefit of the Place of Worship at Lot 34, House Number 1 Neil Street, Osborne Park. The notification is to be registered on the Certificate of Title of the land of each lot at the applicant's cost prior to the commencement of the approved works to the City's satisfaction.
  - c. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
  - d. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
  - e. The applicant shall submit an acoustic report prepared by a suitably qualified acoustical consultant to the satisfaction of the City. The report shall include recommendations on noise attenuation measures required to control the impact of noise on adjoining properties. These recommendations must be incorporated into the build design and operational use as appropriate.
  - f. A minimum of 14 bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking.
  - g. Lighting to be provided under awnings and entries for safe and convenient night time use.
  - h. The proposed parking in the verge outside the lot boundary does not form part of this approval and is subject to a further approval from the City's Engineering Design Business Unit.

- i. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 - Landscaping.
  - j. All driveways, parking and manoeuvring areas shall be constructed of brick paving, drained and maintained in accordance with the City of Stirling's Local Planning Policy 6.7 – Parking and Access prior to the occupation of the development. Alternative finishes such as concrete or bitumen are acceptable if it has a decorative finish to the satisfaction of the City.
  - k. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
  - l. A Parking Management Plan shall be submitted to, and approved by, the City prior to the commencement of development. The Parking Management Plan must address, but not be limited to, the following:-
    - i. The management of 154 car parking bays provided on House Numbers 1, 4, 6 and 14, Neil Street, Osborne Park;
    - ii. Identify the location of public parking areas in the locality containing a total of 230 public car parking bays that can be utilised by patrons;
    - iii. How patrons will be directed to utilise the identified public car parking areas in the locality;
    - iv. How patrons will be transported from and to the identified public car parking areas in the locality;
    - v. How patrons will be encouraged to utilise public transport; and
    - vi. A schedule of all proposed way-finding signage, including directional signage, informative signs indicating location of disabled bays, bicycle parking, and exits.
  - m. The Parking Management Plan shall be implemented and adhered to at all times, to the satisfaction of the City.
2. That pursuant to Clause 5.8.1 of the City's Local Planning Scheme No.3, a cash-in-lieu contribution for 230 car parking bays be waived for this application (DA19/0354).

**The motion was put and declared CARRIED (10/2).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Re, Sandri and Spagnolo.

**Against:** Councillors Proud and Sargent.

Reason for Change:

Council forms the opinion that the proposal represents an acceptable form of development, and subject to appropriate conditions, will comply with the requirements the City's Planning Framework. Council considers that adequate parking facilities are available for patrons in the locality of the proposal.

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## Committee Recommendation

That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions to Place of Worship (Amendment to DA18/0105) at Lot 34, House Number 1, Neil Street, Osborne Park be APPROVED subject to the following conditions:-

- a. 154 car bays shall be provided on House Numbers 1, 4, 6 and 14, Neil Street, Osborne Park for use of the church on House Number 1, Neil Street, Osborne Park at all times, to the satisfaction of the City;
- b. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued;
- c. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided;
- d. The applicant shall submit an acoustic report prepared by a suitably qualified acoustical consultant to the satisfaction of the City. The report shall include recommendations on noise attenuation measures required to control the impact of noise on adjoining properties. These recommendations must be incorporated into the build design and operational use as appropriate;
- e. A minimum of 14 bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking;
- f. Lighting to be provided under awnings and entries for safe and convenient night time use;
- g. The proposed parking in the verge outside the lot boundary does not form part of this approval and is subject to a further approval from the City's Engineering Design Business Unit;
- h. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 – Landscaping;
- i. All driveways, parking and manoeuvring areas shall be constructed of brick paving, drained and maintained in accordance with the City of Stirling's Local Planning Policy 6.7 – Parking and Access prior to the occupation of the development. Alternative finishes such as concrete or bitumen are acceptable if it has a decorative finish to the satisfaction of the City;
- j. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

- k. A Parking Management Plan shall be submitted to, and approved by, the City prior to the commencement of development. The Parking Management Plan shall demonstrate how on-site car parking will be managed and what measures will be taken to ensure car parking is contained on site. The Parking Management Plan shall include detail to the satisfaction of the City of how patrons are to be directed to, and transported to and from, appropriate public car parking areas in the locality; and
- l. That pursuant to Clause 5.8.1 of the City's Local Planning Scheme No.3, a cash-in-lieu contribution for 230 car parking bays be waived for this application (DA19/0354).

### **Officer's Recommendation**

That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions to Place of Worship (Amendment to DA18/0105) at Lot 34, House Number 1, Neil Street, Osborne Park be REFUSED for the following reasons:-

- a. The development does not address the requirements of the City's Local Planning Policy 6.7 - Parking and Access, as it does not facilitate the provision of adequate car parking facilities and it does not ensure that a major car parking problem is unlikely to occur;
- b. The development does not address the requirements of the City's Local Planning Policy 6.7 - Parking and Access as the proposed shortfall of vehicle parking bays will cause traffic issues in the area, will not provide a safe environment for pedestrians and motorists, and will have an adverse impact on the amenity of the adjoining properties; and
- c. The development is contrary to Clause 67 (b) and (s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the proposal does not provide for adequate car parking of vehicles and is not considered to meet the requirements of orderly and proper planning.

### **Report Purpose**

To consider an application to delete conditions 1 and 2 of the previous approval (DA18/0105 refers) which required permanent parking arrangements to be provided on other lots to an existing Place of Worship at Lot 34, House Number 1, Neil Street, Osborne Park. The application requires the consideration of Council, as the conditions were imposed by resolution of Council (Council Resolution Number 1118/036 refers) at its meeting held 20 November 2018.

## Relevant Documents

### Attachments

Attachment 1 - Applicant's Justification [↓](#)

Attachment 2 - DA18/0105 - Conditions of Approval (Council Resolution 1118/036) [↓](#)

Attachment 3 - 1 Neil Street - Site Photographs [↓](#)

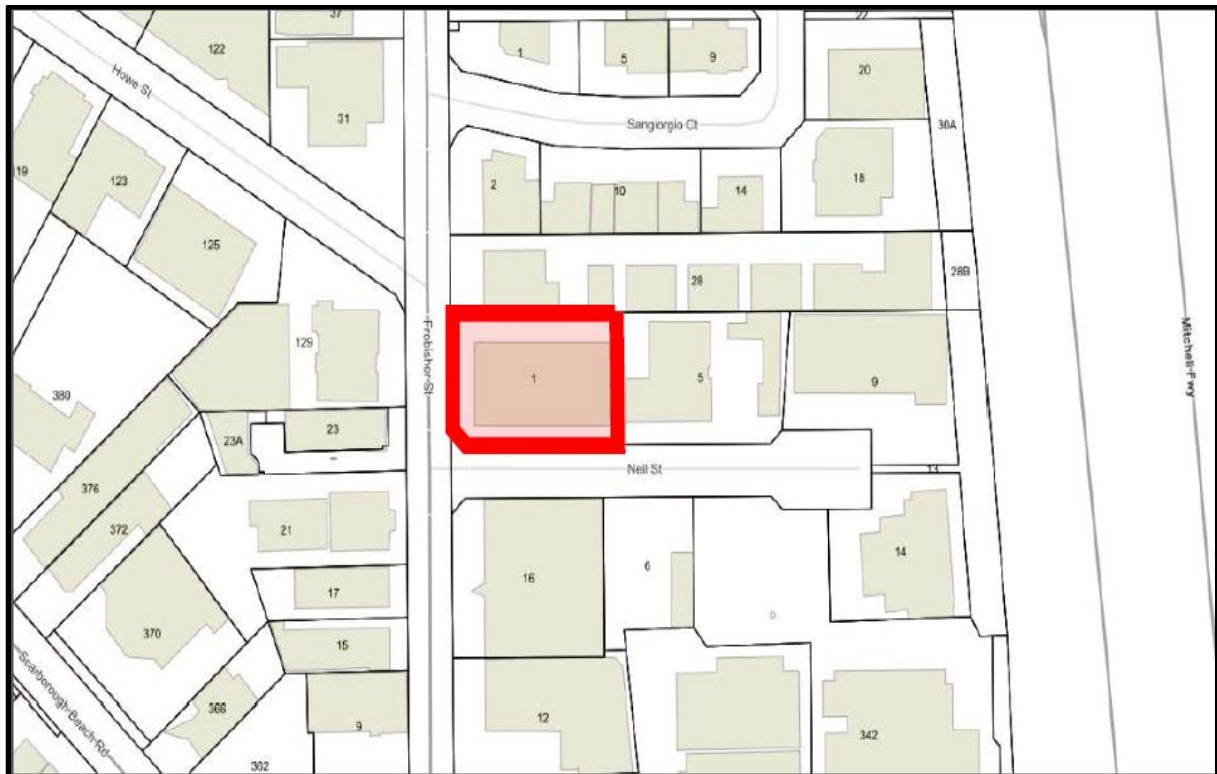
### Available for viewing at meeting

Nil

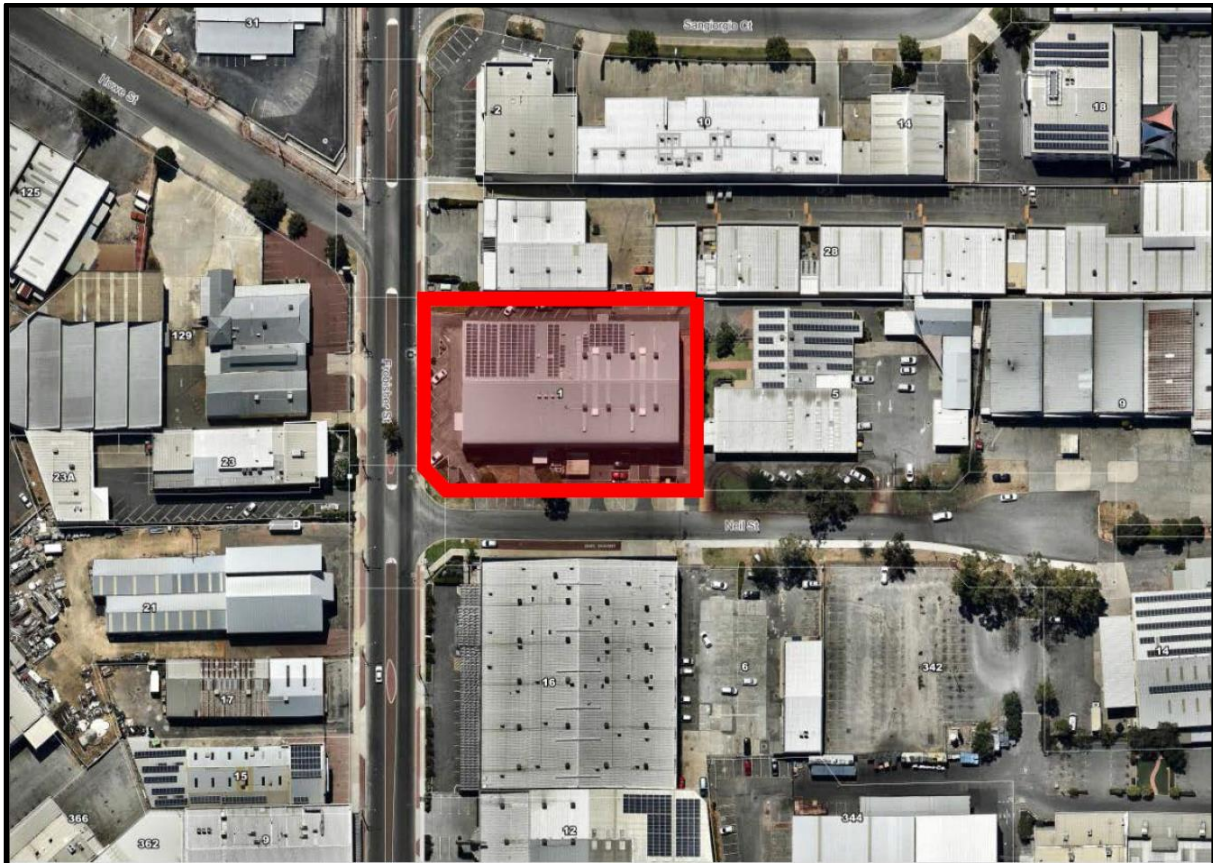
## Description of Development

Site Area: 3,728m<sup>2</sup>

Nearest Cross Street: Frobisher Street



Location Plan



Aerial Photograph

## Background

The existing Place of Worship located at Lot 34, House Number 1, Neil Street, Osborne Park was initially approved by Council in 1997 (M20/12140 refers) as a Change of Use from Warehouse to Place of Worship. The original approval for the Place of Worship indicated 350 seats and was approved with a 117 car parking bay shortfall.

On 23 January 2018 a development application was submitted to the City (DA18/0105 refers) for additions to the existing Place of Worship. The additions proposed to extend into a portion of Lot 35, House Number 5, Neil Street, Osborne Park. A detailed description of the additions in DA18/0105 is set out below:-

- Expansion of the upper auditorium from 350 approved seats to 1,820 seats;
- A five storey Prayer Tower located to the south of the existing building toward Neil Street;
- Modification to parking and access arrangements including the net loss of two on-site car bays. There are 13 car parking bays proposed at Lot 34, House Number 1, Neil Street, and 37 existing car bays at Lot 35, House Number 5, Neil Street, with a total of 50 bays provided on both sites;
- Additional landscaping;



- Ground floor extension to the south of the existing building incorporating a new entry point, foyer lounge and offices; and
- Upper floor additions including the expansion to the auditorium noted above, offices, toilets and storage areas.

On 23 May 2018 the Western Australian Planning Commission (WAPC) issued a conditional subdivision approval to realign the boundary between House Numbers 1 and 5, Neil Street.

At its meeting held 20 November 2018, Council resolved to approve DA18/0105 subject to a number of conditions (Council Resolution Number 1118/036, Attachment 2 refers). Conditions a and b imposed by Council required permanent parking arrangements for 398 bays to be provided and remain permanently available for the proposed development.

On 3 April 2019 a development application (DA19/0354) was submitted to the City seeking the deletion of conditions 1 and 2 of DA18/0105. The application only includes Lot 34, House Number 1, Neil Street, Osborne Park. The conditions which the application seeks to delete state:-

- a. *Prior to the commencement of the approved works, the owners of Lots 34, 35, 103 and 801, Neil Street, Osborne Park must enter into one or more legal agreements, to which the City may be a party, which provide for the approved development's shortfall of 398 car parking spaces to be permanently provided on Lot 34, House Number 1; Lot 35, House Number 5; Lot 103, House Number 6; and Lot 801, House Number 14, Neil Street, Osborne Park and other specified lots which:-*
  - i. *Are located within 400m of Lot 34; and*
  - ii. *May be owned by the same owners as Lots 34, 35, 103 and 801, or in different ownership.*
- b. *The agreements referred to in Condition 1:-*
  - i. *Must be prepared by the City's solicitors at the expense of the owners of Lots 25, 35, 103 and 801;*
  - ii. *May require the registration of easements and caveats on the certificates of title for the lots on which the shortfall car parking spaces are to be provided, before a building permit is issued for the approved works; and*
  - iii. *Must provide a means to ensure that if any such lot is sold, leased, transferred or otherwise disposed of, the shortfall car parking spaces on that lot will remain available to provide parking for the approved development.*

Victory Life Centre owns a total of four lots along Neil Street and the current uses across the four sites are as follows:-

- Lot 34, House Number 1, Neil Street - Place of Worship including main auditorium, smaller youth auditorium and offices;
- Lot 35, House Number 5, Neil Street - Office space and prayer centre;
- Lot 103, House Number 6, Neil Street - Healing centre providing community help services and workshops; and
- Lot 801, House Number 1, Neil Street - Food distribution service.

## Principal Statutory Provisions

### Use Table

#### Zoning

MRS Urban

LPS3 Development

Special Control Area – Glendalough Station

#### Use

Class Place of Worship

Type D – Not permitted unless the Council has exercised its discretion by granting planning approval

### Assessment

The site is zoned ‘Development’ and falls within the Herdsman Glendalough Special Control Area.

#### Car Parking

The proposal has been assessed against Local Planning Policy 6.7 – Parking and Access (LPP6.7), which was modified by Council at its meeting held 12 March 2019 (Council Resolution Number 0219/037 refers). The modified policy has introduced a new parking ratio for a Place of Worship land use as follows:-

Activity/Use	Car Parking Ratio
Place of Worship	1 bay per 4 seats; and 1 bay per staff member.

The proposal has been assessed against LPP 6.7 as set out below:-

Use	Area / No. of staff	Parking Ratio	Bays Required
Place of Worship	1,820 seats plus five staff	1 bay per 4 seats; and 1 bay per staff member.	460
Offices	581.3m <sup>2</sup>	One bay per 30m <sup>2</sup> GFA	19.37
Total Bays Required			479
Total Bays Required less 20% concession			384
Total Bays Provided on 1 Neil Street			13
Shortfall			371
Total Number of bays provided on 1, 5, 6 and 14 Neil Street, Osborne Park (surrounding Victory Life Centre properties)			141
Shortfall			230

The application seeks to delete conditions 1 and 2 only meaning that a total of 141 bays will be provided for the use of the church on House Numbers 1, 5, 6 and 14 as required under condition 3 under DA18/0105. This will result in an overall shortfall of 230 car parking bays.

### Car Parking Shortfall

The City is required to consider the objectives of LPP6.7 as identified below:-

- a) *To prioritise access by public transport, walking and cycling;*
- b) *To facilitate the provision and development of adequate parking facilities within the City;*
- c) *To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*
- d) *To ensure that a major parking problem is unlikely to occur;*
- e) *To provide a balanced parking supply that does not exceed the capacity of the road network, with sufficient publicly accessible parking; and*
- f) *To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to the urban design and character of the locality.*

The following provides an assessment against the objectives of LPP6.7:-

*To prioritise access by public transport, walking and cycling;*

This objective has not been met. The removal of conditions 1 and 2 will not result in the prioritisation of access by public transport, walking or cycling. Neither the approved development nor this application seeks to prioritise the use of public transport, walking or cycling for its patrons. The removal of conditions 1 and 2 which require permanent parking to be provided by the applicant on other lots will result in patrons parking further away from the site and will result in a parking problem in the locality.

*To facilitate the development of adequate car parking facilities;*

This objective has not been met. The removal of conditions 1 and 2 will remove the required means of providing adequate, legible and legal car parking arrangements for the life of the development. As outlined above, this will result in a car parking shortfall of 230 car parking bays for the development and will result in a major parking problem in the locality.

*To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*

The proposed parking shortfall will directly impact upon pedestrian movement as well as the free movement of both cyclists and motorists, as patrons of the site will likely park off site due to the lack of parking on site. This objective has not been met.

*To ensure that a major parking problem is unlikely to occur;*

Removal of the requirement to obtain legal instruments for car parking arrangements would result in the occurrence of a major parking problem. The City's Community Safety Business Unit has confirmed that 300 parking infringements have been issued within the area, 67 of which were issued in Neil Street since May 2017.

The City considers that there is currently a parking problem in the locality and the removal of conditions 1 and 2 will result in a parking shortfall of 230 car parking bays on site. This shortfall will result in 1,820 patrons having permanent access to only 141 bays to park for church services and will result in a major parking problem in the locality. The applicant has stated that they are unable to obtain permanent reciprocal parking arrangements with other landowners in the locality, resulting in patrons having to find parking on an ad-hoc basis on the surrounding street network and verge areas as a result of a lack of onsite car parking bays.

The removal of conditions 1 and 2 will result in only 13 car parking bays being provided on-site and 128 bays on surrounding Victory Life owned properties, resulting in a 230 car parking bay shortfall. This is significantly lower than what is required under LPP6.7.

The scale of the development is such that a major parking problem is likely to occur if the proposal is to be approved. The lack of parking provided on site will result in a major parking problem and will have an adverse impact on the site as well as the use and access of and to other sites within the locality.

*To provide a balanced parking supply that does not exceed the capacity of the road network, with sufficient publicly accessible parking;*

This objective has not been met. A balanced car parking supply would not be available to support the development if the requirements for legal reciprocal car parking arrangements were removed in conditions 1 and 2. The undersupply of car parking availability onsite and on surrounding properties through legal instruments will result in patrons having to find parking on an ad-hoc basis on the surrounding street network. This will have a detrimental impact on the locality as patrons will be required to park elsewhere in the locality, due to the lack of parking on site.

*To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to the urban design and character of the locality.*

This objective is not applicable to the proposed development as an oversupply of car parking bays is not provided.

#### Reciprocal Parking

Reciprocal parking arrangements under LPP6.7 can be considered if Council is satisfied that the following provisions are met:-

- a) *An appropriate level of car parking is provided for the uses on the subject site and any other site applicable to the reciprocal arrangement;*
- b) *Where the parking facilities serving the uses are located on a separate lot not owned by the applicant, the applicant must provide evidence that an initial, informal agreement has been reached between the owners of both parties;*
- c) *The parking facilities serving the uses will be located on the one lot, or if located on a separate lot, the parking arrangements are permanent and provided by the owner of the land (e.g. through an easement, notification on title, amalgamation, legal agreement, condition of approval, restrictive covenant or any other formal arrangement acceptable to the City);*
- d) *The parking facilities are conveniently located and accessible for both developments; and*
- e) *The cumulative impacts of previous reciprocal parking concessions have been evaluated appropriately.*

Assessment against the reciprocal car parking provisions is set out below:-

*An appropriate level of car parking is provided for the uses on the subject site and any other site applicable to the reciprocal arrangement;*

The application proposes to provide reciprocal parking arrangements on House Numbers 1, 5, 6 and 14 Neil Street (which are owned by the applicant). This reciprocal use on House Numbers 5, 6 and 14 Neil Street is considered acceptable under the requirements of LPP 6.7 however this reciprocal parking arrangement is not adequate for the proposed development as a 230 car parking bay shortfall is still proposed.

Conditions 1 and 2 of DA18/0105 requires the applicant to provide further permanent reciprocal parking arrangements on other lots within 400m of the subject site to enable an appropriate level of parking be provided for the approved development. The applicant has confirmed that they are unable to obtain reciprocal parking arrangements from other landowners on a permanent basis resulting in an overall shortfall of 230 car parking bays. It is considered that a total of 141 car parking bays provided by the applicant is not an appropriate level of parking for the development which proposes to enable 1,820 patrons to attend. This provision is not met.

*Where the parking facilities serving the uses are located on a separate lot not owned by the applicant, the applicant must provide evidence that an initial, informal agreement has been reached between the owners of both parties*

The applicant has been unable to obtain formal legal agreements from adjacent land owners to meet the required parking requirements under Local Planning Policy 6.7 which results in an overall parking shortfall of 230 car parking bays. The applicant states:-

*“As expected and understandable, the neighbouring businesses are not prepared to enter into legal agreement/easements/caveats to provide permanent parking for the benefit of VLC. This is a commercially unviable planning condition that would serious prejudice any future development plans that the said businesses may have”.*

The applicant has confirmed that they are unable to obtain any permanent reciprocal parking arrangements on other lots outside of their ownership. The commercial viability of the planning conditions is not a relevant planning consideration for Council to consider in dealing with the matter. This provision is not met.

*The parking facilities serving the uses will be located on the one lot, or if located on a separate lot, the parking arrangements are permanent and provided by the owner of the land (e.g. through an easement, notification on title, amalgamation, legal agreement, condition of approval, restrictive covenant or any other formal arrangement acceptable to the City);*

This provision has not been met. The removal of conditions 1 and 2 will remove the development's capacity to facilitate car parking bays on adjoining properties through the required legal instruments. In addition to this, the development is unable to accommodate the full amount of car parking bays on-site or on other sites owned by Victory Life Church.

*The parking facilities are conveniently located and accessible for both developments;*

The proposed removal of conditions 1 and 2 will result in a significant car parking shortfall of 230 bays. This results in an inherent lack of conveniently located car parking bays to facilitate the development's required capacity. This provision is not met.

*The cumulative impacts of previous reciprocal parking concessions have been evaluated appropriately.*

The removal of conditions 1 and 2 would have a significant adverse accumulative impact on available car parking within the immediate locality.

### Referral Comments

The proposal was referred internally for comment to the Community Safety, Engineering Design and City Planning Business Units.

### Community Safety

The following comments were provided by the Community Safety Business Unit:-

*“Community Safety is concerned about, and does not support, the proposed parking shortfall.*

*The church has the ability to promote services on specific days which may conflict with existing businesses in the area, noting Sunday trading provisions.*

*There have been instances of illegal parking identified, including parking within the head of the Neil Street cul-de-sac, over footways, within loading zones and obstructing driveways which can be seen via aerial imagery. Some of these have occurred on Sundays.*

*Since May 2017 there have been over 300 infringements issued within the area; 67 of these were issued in Neil Street alone. In addition to this, there have been several complaints received regarding alleged illegal parking within the carriageway, as well as parking within other businesses’ private parking areas.”*

### Engineering Design

The City’s Engineering Design Business Unit was consulted with respect to the ‘Parking Study’ submitted by the applicant in the previous application (DA18/0105), and provided the following response:-

*“Despite the land owned by the church providing 156 parking spaces, the peak utilisation of these spaces has been surveyed to be 125 cars. This indicates that the current parking management measures employed by the church are not adequate to ensure an orderly utilisation of available parking spaces (i.e. it would be expected that the attendees would be required to use all the church owned spaces first before using those on other sites).*

*The attendance at an Easter service has been noted as 767 persons even though the church has a current capacity of 726 seats. This indicates that this is a popular church drawing significant attendance and the expanded church capacity (and hence parking requirement) will be filled in the future.*

*The public car parks at the train station and on Hasler Road are located at an approximately 500-600m walking distance making them less attractive as parking alternatives.*

*Notwithstanding the Herdsman Glendalough Structure Plan (HGSP), the actual peak parking demand on Sundays has been surveyed as 304 cars for 504 attendees to the service. This corresponds to a rate of 0.6 cars (bays) per person.*

*Based on this rate, the actual parking demand of the expanded church can be extrapolated to be  $1,820 \times 0.6 = 1,092$  parking spaces at full attendance.*

*If the surveyed attendance level is used as a typical attendance level for a Sunday service (504 attendees for the 726 seat capacity = 70%), it can be expected that the parking demand from a typical attendance to the expanded facility will be 764 bays.*

*Similarly, if the surveyed attendance level is used as a typical attendance level for the Thursday noon service (96 attendees for the 726 seat capacity = 13%), it can be expected that the parking demand from a typical attendance to the expanded facility will be 240 bays – this requirement cannot be met on church land and there is likely to be less available parking supply on streets or on private properties.*

*Apart from the 156 bays on church land, the rest of the parking demand is covered by spaces on private properties. It is, firstly, not known if the church has indeed formal approval from the property owners for this use. Secondly, following the MRS amendment and the endorsement of the Herdsman Glendalough Structure Plan, this area will undergo significant redevelopment in the near future where the industrial properties that currently provide overflow parking capacity are likely to be redeveloped, thus removing this supply in the future. In fact, even the parking capacity provided on land owned by the church is only available due to common ownership. There is nothing preventing the church from selling any of their sites thus removing even this component of parking supply.*

*For the reasons listed above, Engineering Design has grounds to believe that the proposed development of the church will drive a significant increase of parking demand in the area which will result in traffic congestion and traffic safety issues associated with drivers looking for parking spots in the surroundings, instances of unauthorised parking, safety for pedestrians when walking to the church.”*

### City Planning

The following comments were provided by the City Planning Business Unit:-

*“The development proposal for House Number 1, Neil Street must be considered against the current planning framework, which means the parking requirements for the development are to be assessed against Local Planning Policy 6.7 – Parking and Access. This requires the proposed development to provide 383 parking bays on site.*

*However, Council has previously resolved to advertise the Herdsman Glendalough Structure Plan, and a key intent of which is to reduce car parking requirements in that area. The outcome of advertising of this plan will be presented to Council in July or August this year, after a Councillor workshop has been held in June 2019 to consider the Structure Plan. Applying the advertised car parking ratio to the proposed development would require 99 parking bays to be provided on site.*

*The Herdsman Glendalough Structure Plan was advertised in 2014, and when it is considered by Council, it will be updated to respond to submissions made, and to update requirements where necessary.*

*One of the changes that will be presented to Council is the removal of parking requirements from the Structure Plan, and their inclusion in a Local Planning Policy for parking in the area. The car parking requirements will remain the same as were advertised. When Council considers the outcomes of the Herdsman Glendalough Structure Plan, the City's officers will also be recommending the preparation of the new Local Planning Policy for parking in the area. Assuming Council support the preparation of a new policy, this not likely to come into effect until the end of the year.*

*This will happen after Council has considered this development application.*

*Notwithstanding that the Structure Plan requires the approval of the Western Australian Planning Commission once it has been considered by Council (assuming Council resolves to recommend its approval), the Planning and Development (Local Planning Schemes) Regulations 2015 allows 'due regard' to be given to the Herdsman Glendalough Structure Plan in determining this application.*

*City Planning understands that the number of car parking bays required by the Herdsman Glendalough Structure Plan is not being provided on site."*

### Recent State Administrative Tribunal (SAT) Decision

In the case of Shaw vs City of Stirling (WASAT 81), SAT affirmed Council's decision to refuse the application for a Place of Worship at Lot 7, House Number 14, Mumford Place, Balcatta where a significant parking shortfall was proposed. That case is similar to the proposed development, as that proposed Place of Worship was located in a predominately industrial area.

In the Shaw vs City of Stirling case, the applicant provided letters of support from nearby businesses but did not provide permanent reciprocal parking arrangements. SAT determined in the Shaw case that:-

*"The notion of a single land use effectively being granted approval to monopolise the available public car parking space in a locality is contrary to orderly and proper planning as such an approach would undermine the potential for other sites in the locality to avail themselves of the same opportunity to access a public resource."*

The SAT's determination is highly relevant to the assessment of this proposal. The development proposed is contrary to orderly and proper planning as adequate parking provision cannot be provided onsite or through permanent reciprocal parking arrangements.

### **Policy and Legislative Implications**

Should Council refuse the application for development approval, the applicant may have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

### **Financial Implications**

Should Council resolve to refuse this proposal, and the application proceeds to a full hearing at SAT, the City may be required to engage planning or legal representation which may cost in excess of \$20,000.



## Strategic Implications

**Built Environment:** Liveable City and Thriving Neighbourhoods

**Objective S4.1:** Work with the community to create a safer City

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Amenity	It is considered that the lack of parking on-site will lead to increased verge and street parking within the immediate and surrounding areas. This will result in an adverse impact on the amenity of the locality.
Transport and access	The proposal is considered to have the potential to create unsafe pedestrian and vehicular traffic movement within the immediate vicinity of the site.

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

The removal of conditions 1 and 2 will have a detrimental impact on the immediate and surrounding area due to the significant shortfall of car parking bays on site and will result in a major parking problem. The proposal will not provide adequate parking for the approved development which can accommodate 1,820 patrons. The application is recommended for refusal.

City of Stirling  
29 Mar 2019  
RECEIVED

VictoryLife  
International Bible Training Centre

Chris Fussell  
Administration Centre  
25 Cedric Street  
STIRLING WA 6021

Monday 18 March 2019

Dear Sir,

**RE: Corrections to Development Application DA19/0354**

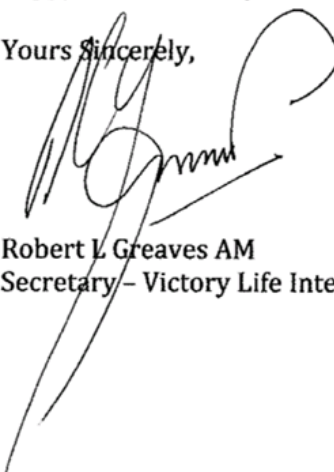
My apologies for the errors in the completion of the LPS No 3 Planning Application form and the MRS Form 1. Please find enclosed the amended documents.

The cost of \$6,000,000.00 originally stated was inclusive of the internal furnishings for the addition and should not have been included in the costings.

The inclusion of the cross to the Prayer Tower is an additional \$75,000.00 and has been added to the overall costing on the enclosed amended forms. This brings the total cost of the additions to \$4,575,000.00.

Once again, I apologise for the areas not completed on the original documentation. We regret any inconvenience we may have caused you and will be more than happy to address any matters that you may require.

Yours Sincerely,

  
Robert L Greaves AM  
Secretary – Victory Life International Bible Training Centre

traintoreign

1

A 1 NEIL STREET, OSBORNE PARK, WESTERN AUSTRALIA, 6017 OR PO BOX 20, OSBORNE PARK WA 6917 AUSTRALIA  
P +61 8 9202 7111 F +61 8 9201 1299 W WWW.VLIBTC.WA.EDU.AU ABN 46 422 028 898  
RTO NATIONAL PROVIDER CODE 50514 CRICOS CODE 02200J



Victory Life International Bible Training Centre,

This is to advise that the one and only alteration to these documents is the inclusion of the cross on the prayer tower.

Everything other than the above is as per the DA already granted.

Sincerely,

Robert L. Greaves

Secretary, Victory Life International Bible Training Centre

The logo for traintoreign, featuring a blue triangle on the left side of the text.

traintoreign

A 1 NEIL STREET, OSBORNE PARK, WESTERN AUSTRALIA, 6017 OR PO BOX 20, OSBORNE PARK WA 6917 AUSTRALIA  
P +61 8 9202 7111 F +61 8 9201 1299 W [WWW.VLIBTC.WA.EDU.AU](http://WWW.VLIBTC.WA.EDU.AU) ABN 46 422 028 898  
RTO NATIONAL PROVIDER CODE 50514 CRICOS CODE 02200J



### Contents of this File

- Letter regarding no changes
- Application for Development
- Application for Planning Approval
- Certificate of Title
- Western Australian Planning Commission (Deferral to Commence Development)
- Details of arrangement to organise parking
- Parking Study
- Operational Report of Victory Life Centre Dated 25 September 2018

Yours Faithfully,

Robert L. Greaves

Secretary, Victory Life International Bible Training Centre

The logo for traintoforeign, featuring a blue triangle pointing upwards on the left side of the text.

traintoforeign

A 1 NEIL STREET, OSBORNE PARK, WESTERN AUSTRALIA, 6017 OR PO BOX 20, OSBORNE PARK WA 6917 AUSTRALIA  
P +61 8 9202 7111 F +61 8 9201 1299 W [WWW.VLJBTC.WA.EDU.AU](http://WWW.VLJBTC.WA.EDU.AU) ABN 46 422 029 896  
RTO NATIONAL PROVIDER CODE 50514 CRICOS CODE 02200J



7th March 2019

Mayor Mark Irwin  
City of Stirling  
25 Cedric Street  
Stirling WA 6021  
Australia

Dear Sir,

**RE: DEVELOPMENT APPLICATION - Proposed extensions to Victory Life International Bible Training Centre - Lot 31 (No 1) Neil Street, Osborne Park WA.**

We here with make a request for a DEVELOPMENT APPLICATION on the above property.

VLC has provided an extensive study and research by Uloth & Assoc's (Traffic Management Consultants). This formed a major part of our DA submission in January 2018, Further letters of support from neighbouring businesses and public parking facilities identifying a parking provision of 992 spaces have also been submitted.

As an established Church of over 23 years providing extensive ministry and outreach from Neil St. Osborne Park, VLC were invited in 2017 by Senior Strategic Planning Officers of SCC to submit a DA that would acknowledge and comply with the version of the proposed Glendalough/Herdsman Local Structure Plan. VLC were greatly encouraged to demonstrate the plans it has for its future growth for the next 10 years or so.

VLC is seeking your support and Council's consideration to remove the onerous condition as imposed in the recent Approval Certificate. As expected and understandable, the neighbouring businesses are not prepared to enter into legal agreements/easements/caveats to provide permanent parking for the benefit of VLC. This is a commercially unviable planning condition that would seriously prejudice any future development plans that the said businesses may have. However, VLC are able to reaffirm the following parking provisions by summarising the points below:



A 1 NEIL STREET, OSBORNE PARK, WESTERN AUSTRALIA, 6017 OR PO BOX 20, OSBORNE PARK WA 6917 AUSTRALIA  
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RTO NATIONAL PROVIDER CODE 50514 CRICOS CODE 02200J

- VLC's planned growth (extended auditorium and seating) from the current seating capacity of 726 to 1800 is anticipated over a minimum period of 10 years.
- it is also anticipated that the new Glendalough/herdsman Structure Plan will be adopted during 2019. The parking shortfall for VLC under the new plan is calculated at 90 spaces. VLC are able to provide 161 spaces from their owned properties in Neil Street (No's 1,5,6 & 14? The remaining 90 spaces are readily provided by the neighbouring businesses as tabled on pages 34 & 35 of the VLC operational Summery Report (enclosed). The public parking facilities remains available at Wilsons Car Park – 368 spaces (Scarboro' Bch Rd), Glendalough Railway Stn – 142 spaces. All at no charge to VLC attendees and within 400m of No.1 Neil Street, The main Church Auditorium.
- The neighbouring businesses are not operational on Sundays – VLC's busiest period in between 8am – 1pm. At all other times of the week, parking requirements for VLC staff, Term Time Students and the operational activities of MCCO are comfortably accommodated from the 161 spaces at No.1, 5, 6 & 14 Neil Street.
- The attached Car Parking Summary has been recently updated to provide a full overview of the current parking provision available at VLC.

Accordingly, VLC hereby respectfully requests that in the circumstances that Council waives conditions relating to a parking shortfall on the grounds that Council is satisfied that there will not be a parking shortage based on the number of alternative bays that have been made available by the surrounding businesses. Council's favourable response to this request will be greatly appreciated.

Yours faithfully



Robert L Greaves  
Secretary Victory Life International Bible Training Centre

## VLC - Car Parking Figures Summary - (2) 10-12-18

To determine car bay numbers required based on the proposed Church extensions to 1 Neil Street, the City of Stirling is in the position of either calculating bays required under the current Planning Policy (LPP6.7 – Parking and Access), OR under the soon to be implemented *Herdsmen Glendalough Structure Plan*. There is a significant difference in car bay shortfall numbers required for VLC that encompasses the proposed Church extensions to these two policies. The City has noted shortfall car bay numbers for the two policies are;

- **435 car bays required under LPP6.7 – Parking and Access; and**
- **90 car bays required under the Draft Herdsmen Glendalough Structure Plan.**

We believe the larger car parking shortfall numbers can be achieved due to the high number of bays currently available to VLC through long standing and practiced agreements with neighbours over a 23 year period. Very good parking/traffic management has been used and operated by VLC over a long period of time to transit patrons to and from available parking within Neil Street and also further afield.

In summary, on-site and off-site car bay numbers available to VLC are as follows;

- |   |                     |
|---|---------------------|
| • VLC owned properties in Neil St :                   | <b>161 Car Bays</b> |
| • Neighbouring Kailis & Vesco properties in Neil St : | <b>321 Car Bays</b> |
| • Nearby Glendalough Railway Station Parking :        | <b>142 Car Bays</b> |
| • Wilsons Car Parking (on Walters Drive):             | <b>368 Car Bays</b> |

**TOTAL PARKING AVAILABLE**

**992 CAR BAYS**

A further minimum **101** number of additional on-street parking bays are available in Neil Street (22 cars), Howe Street (55 cars) and Sangiorgio Court (24 cars). This brings the total available number of parking on a Sunday to **1093 Car Bays**, all within a 300m radius of the Victory Life Church.

It should also be noted that any impact on parking availability specifically relates to the Sunday Church services period. All VLC functioning operations from Monday to Saturday are satisfied within the existing car parking provisions provided over the four properties.

The long term plan for the Glendalough Herdsmen precinct proposed by the City of Stirling is to see a large reduction in car parking requirements, higher density buildings, and improvements to and higher use of the local public transport infrastructure.



Our Ref : 20-51033-1  
Your Ref : -  
Enquiries : Caroline Hatherly (Ph 6551 9337)

METROPOLITAN REGION SCHEME

City of Stirling

DEFERRAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

Owner	:	Victory Life Bible Training Centre Inc P O Box 20 OSBORNE PARK WA 6017; Victory Life Community Services Inc 1 Neil Street OSBORNE PARK WA 6017
Lot Number	:	34, 35
Location	:	-
Plan / Diagram	:	Diagram 34574
Volume/Folio	:	1958/716, 102/75a
Locality	:	Neil Street, Osborne Park
Application Date	:	5 February 2018
Application Receipt	:	8 March 2018
Development Description	:	Extensions To Existing Place Of Worship And Change Of Use To Place Of Worship

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following condition(s):

1. The proposed development is to comply in all respects with the submitted plans date-stamped 8 March 2018 (attached) subject to any modifications as required by the conditions of approval.
2. The development approval is valid for two years from the date of this letter. If the subject development is not substantially commenced within a two year period, the approval shall lapse and be of no further effect.

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
14 June 2018

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001  
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477  
e-mail: info@dph.wa.gov.au; web address <http://www.dph.wa.gov.au>  
ABN 35 482 341 493



## Victory Life Centre Event Car parking

- All car parking attendants will need to arrive 1 hour before event starts and be in position 45 minutes before event starts. They will need to be active in their positions during and for 1 hour after the event.
- All car parking attendants will need to be dressed appropriately with reflective jackets, hats, sunscreen, batons and radios. (Appropriate to weather conditions).

### Car parking Positions:

1. Team Leader – coordinating all car park attendants
2. Making sure senior ministers and guest speakers are parked correctly.
3. Directing traffic into number 6 car park.
4. Directing traffic from number 6 car park to Barbegellos parking.
5. Directing traffic in and out of number 5 car park.
6. Directing traffic into Margaret Court Community Outreach car park, and flowing into Vescoe's car park.
7. Directing traffic off Frobisher St, down back alley of Victory Life Centre. This includes Disabled Parking and Families with Prams. Also parking on Frobisher car park.
8. Assuring traffic off Frobisher St in which direction they will be needing to go to attend a Victory Life Centre event.
9. Directing traffic in Drop Off Area.
10. Buggy – picking up people needing lifts from all car park areas as required.



City of Stirling  
25 Cedric Street  
STIRLING WA 6021

Attention: James Fletcher

Friday, May 17, 2019

City of Stirling  
Document Registration

RF	P	No
A	Act	Action Officer <u>Planning</u>
ATT		Note

Dear Sir,

RE:- DA19/0354: 1 Neil Street (Amendment to DA18/0105)

Thank your correspondence 16<sup>th</sup> May 2019

As requested the following are the Businesses that have advised us that we were able to use there parking properties on Sundays.

Victory Life properties are unconditionally for use at all times (Monday to and inclusive of Sunday)

The companies are not prepared to give us legal agreements as requested.

I also have attached a copy of Appendix 111 which is (Letters of Support for Current & Future Reciprocal Parking

	Property Address	Advertised Sunday Hours of Operation
Kailis	342 Scarborough Beach Road Osborne Park WA 6017	Monday to Friday 8am – 4pm Sunday- Closed
Vesco	14 Neil Street. Osborne Park WA 6107	Monday to Friday 8am – 4pm ( occasionally Saturday morning)
The Garden Centre	Scarborough Beach Road Osborne Park WA 6107	Open Monday to Saturday Have opened Sundays at no cost to to VLC Church

Also please find attached Appendix 11 which is a (Traffic Study Report Uloth & Associates)

Should you require further information please do not hesitate to contact me.

Kind regards,

Robert L. Greaves.  
Secretary Victory Life International Bible Training Centre.



trainingtoforeign

1 Neil Street, Osborne Park, Western Australia, 6017 or PO Box 20, Osborne Park WA 6917 Australia p +61 8 9202 7111 f +61 8 9201 1299

**Council Resolution**

1118/036

**Moved Councillor Spagnolo, seconded Councillor Re**

That pursuant to Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015, the application for Additions to Place of Worship at Lot 34, House Number 1; Lot 35, House Number 5; Lot 103, House Number 6; and Lot 801, House Number 14, Neil Street, Osborne Park be APPROVED subject to the following conditions:-

- a. Prior to the commencement of the approved works, the owners of Lots 34, 35, 103 and 801, Neil Street, Osborne Park must enter into one or more legal agreements, to which the City may be a party, which provide for the approved development's shortfall of 398 car parking spaces to be permanently provided on Lot 34, House Number 1; Lot 35, House Number 5; Lot 103, House Number 6; and Lot 801, House Number 14, Neil Street, Osborne Park and other specified lots which:
  - I. Are located within 400m of Lot 34; and
  - II. May be owned by the same owners as Lots 34, 35, 103 and 801, or in different ownership.
- b. The agreements referred to in Condition 1:-
  - I. Must be prepared by the City's solicitors at the expense of the owners of Lots 25, 35, 103 and 801;
  - II. May require the registration of easements and caveats on the certificates of title for the lots on which the shortfall car parking spaces are to be provided, before a building permit is issued for the approved works; and
  - III. Must provide a means to ensure that if any such lot is sold, leased, transferred or otherwise disposed of, the shortfall car parking spaces on that lot will remain available to provide parking for the approved development.
- c. 154 car bays shall be provided on House Numbers 1, 4, 6 and 14, Neil Street, Osborne Park for use of the church on House Number 1, Neil Street, Osborne Park at all times, to the satisfaction of the City.
- d. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
- e. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
- f. The applicant shall submit an acoustic report prepared by a suitably qualified acoustical consultant to the satisfaction of the City. The report shall include recommendations on noise attenuation measures required to control the impact of noise on adjoining properties. These recommendations must be incorporated into the build design and operational use as appropriate.
- g. A minimum of 14 bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking.

- h. Lighting to be provided under awnings and entries for safe and convenient night time use.
- i. The proposed parking in the verge outside the lot boundary does not form part of this approval and is subject to a further approval from the City's Engineering Design Business Unit.
- j. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 - Landscaping.
- k. All driveways, parking and manoeuvring areas shall be constructed of brick paving, drained and maintained in accordance with the City of Stirling's Local Planning Policy 6.7 – Parking and Access prior to the occupation of the development. Alternative finishes such as concrete or bitumen are acceptable if it has a decorative finish to the satisfaction of the City.
- l. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
- m. A Parking Management Plan shall be submitted to, and approved by the City prior to the commencement of development. The Parking Management Plan shall demonstrate how on-site car parking will be managed and what measures will be taken to ensure car parking is contained on site. The Parking Management Plan shall include detail of how patrons are to be directed to appropriate car parking areas.

**The motion was put and declared CARRIED (10/2).**

**For:** Councillors Caddy, Ferrante, Irwin, Lagan, Migdale, Perkov, Proud, Re, Sandri and Spagnolo.

**Against:** Councillors Italiano and Sargent.



Looking at 1 and 5 Neil St from the East



Looking at 1 Neil  
St from the West

Looking at 1  
Neil St from the  
East





Looking at 1  
Neil St from  
the South



Looking at 1  
Neil St from  
the South



Looking at 1  
Neil St from the  
South-East





Councillors Suzanne Migdale, Keith Sargent and Adam Spagnolo left the meeting at 8.04pm prior to consideration of Item 12.1/CP1.

Councillor Adam Spagnolo returned to the meeting at 8.07pm during consideration of Item 12.1/CP1.

## **12.1/CP1 LOCAL PLANNING SCHEME NO.3 - DRAFT LOCAL PLANNING POLICY 6.14 FOOTPATH TRADING AND ACTIVATION - OUTCOMES OF ADVERTISING**

### **Report Information**

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager City Planning  
Business Unit: City Planning  
Ward: City Wide  
Suburb: Not Applicable

### **Authority/Discretion**

#### **Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/005

Moved Councillor Italiano, seconded Councillor Sandri

That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS with (adopts) the draft Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form, as detailed in Attachment 1, subject to the following modification:-

- a. The words '*This policy applies to footpaths adjacent to non-residential properties only*' be INSERTED at:-
  - i. the beginning of Section 1 – Introduction;
- b. Clause 6.1 – Permit Requirements a) be MODIFIED to read '*To be eligible for a Permit, the Applicant must be the Business Operator of a business Premises adjacent to the Footpath Activation Area, including a Business Operator within a strata property*'.
- c. Clause 6.2 – Public Risk be MODIFIED to include a new subclause e) to read:-  
'Subclauses 6.2 c) and d) do not apply to signs that meet the requirements of Clause 9.2.5 – Signage and Advertising of this policy'.
- d. Clause 8.1.1 be MODIFIED to allow a minimum Pedestrian Clearance Zone of 1.5m (with consequential modifications to the diagrams within the policy); and
- e. Clause 8.5 c) be MODIFIED to read '*The written consent of a neighbouring Business Operator is not required where Business Operators of rear strata tenancies propose signage that meet the requirements of Clause 9.2.5 – Signage and Advertising*'.
- f. Delete Section 7.0 'Other Approvals'.

The motion was put and declared CARRIED (9/1).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Perkov, Proud, Sandri and Spagnolo.

**Against:** Councillor Re.

### Reason for Change

Council forms the opinion that Section 7.0 – 'Other Approvals' is redundant.

## Committee Recommendation

That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS with (adopts) the draft Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form, as detailed in Attachment 1, subject to the following modifications:-

- a. The words '*This policy applies to footpaths adjacent to non-residential properties only*' be INSERTED at:-
  - i. the beginning of Section 1 – Introduction;
- b. Clause 6.1 – Permit Requirements a) be MODIFIED to read '*To be eligible for a Permit, the Applicant must be the Business Operator of a business Premises adjacent to the Footpath Activation Area, including a Business Operator within a strata property*'.
- c. Clause 6.2 – Public Risk be MODIFIED to include a new subclause e) to read '*Notwithstanding subclause 6.2 c) and d), Public Liability Insurance is not required for signs that meet the requirements of Clause 9.2.5 – Signage and Advertising of this policy*';
- d. Clause 8.1.1 be MODIFIED to allow a minimum Pedestrian Clearance Zone of 1.5m (with consequential modifications to the diagrams within the policy); and
- e. Clause 8.5 c) be MODIFIED to read '*The written consent of a neighbouring Business Operator is not required where Business Operators of rear strata tenancies propose signage that meet the requirements of Clause 9.2.5 – Signage and Advertising*'.

## Officer's Recommendation

That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS with (adopts) the draft Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form, as detailed in Attachment 1.

## Report Purpose

To consider the outcomes of advertising of draft Local Planning Policy 6.14 – Footpath Trading and Activation, and to obtain a Council resolution to proceed with adopting the Policy in a modified form.

## Relevant Documents

### Attachments

Attachment 1 - Local Planning Policy 6.14 - Footpath Trading and Activation (modified after advertising) [↓](#)

Attachment 2 - Local Planning Policy 6.14 - Footpath Trading and Activation (as advertised) [↓](#)

Attachment 3 - Local Planning Policy 6.14 - Footpath Trading and Activation (tracked changes) [↓](#)

### Available for viewing at meeting

Nil

At its meeting held 26 March 2019, Council considered a report that recommended advertising draft Local Planning Policy 6.14 – Footpath Trading and Activation for public comment, and resolved (Council Resolution Number 0319/046) as follows:-

*“That ‘Local Planning Policy 6.14 – Footpath Trading and Activation’ be PREPARED and advertised for public comment as shown in Attachment 1.”*

Draft Local Planning Policy 6.14 – Footpath Trading and Activation aims to create more vibrant, interesting, liveable and walkable commercial centres by making it easier for place activation activities to happen. Currently all development on the City’s footpaths requires development approval, and is subject to multiple policies and local laws. This can be a barrier to place activation occurring, due to the complexity of the process and the lack of clarity on what the City will allow to happen on the footpath.

The draft Policy applies to a range of activation types, such as:-

- Outdoor dining (alfresco);
- Street trading;
- Product display; and
- Placement of furniture and decorations on footpaths, including:-
  - Freestanding umbrellas;
  - Pot plants;
  - Planter boxes;
  - Ground-based advertising (A-frame) signs; and
  - Bicycle racks.

The draft Policy includes the following key elements:-

- Place activation activities (such as street trading and alfresco dining) will not need development (planning) approval if they meet certain requirements;
- Identifying where place activation activities can be carried out on footpaths; and
- Providing clarification on what items are permitted on footpaths.

Place activation can contribute significantly to the economic success of an area, and is being increasingly promoted as part of a strategy of intervention in locations such as Beaufort Street.

This report considers the outcomes of advertising of draft Local Planning Policy 6.14 – Footpath Trading and Activation.

## Consultation

Advertising of draft Local Planning Policy 6.14 – Footpath Trading and Activation was undertaken for a period of 35 days in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 and the City’s Planning Consultation Procedure. Advertising commenced on 16 April 2019 and concluded on 21 May 2019.

An advertisement was placed in the local community newspapers on 16 April 2019 and 23 April 2019; a notice was also placed on the City’s website and the notice board in the City’s Administration Centre. All relevant community groups and public authorities were notified in writing of the proposal.

In addition to statutory advertising requirements, a targeted campaign to bring the draft Policy to the attention of local business owners was conducted, including notifications sent to 908 land/business owners within the City’s Local and Neighbourhood Centres, the Stirling Business Association, and members of the City’s local Town Teams. A further 67 direct emails were sent to subscribers of the City Planning engagement database.

A presentation was also provided to the City’s Disability Services Advisory Group.

At the conclusion of the advertising period, 19 submissions were received - 16 from individuals and three from government agencies and public authorities. This equates to a response rate of 1.9%.

The percentage of submissions that supported, objected or provided comments is outlined in Table 1 below.

**TABLE 1 – SUBMISSIONS RECEIVED**

SUBMISSIONS RECEIVED	ALL SUBMISSIONS
SUPPORT	95%
OBJECT	Nil.
OTHER (Not stated / No opinion / Conditional)	5%

Of the 16 individual submissions received, 15 provided conditional support and one provided unconditional support.

## Comment

### Submissions Received

The feedback from submitters was overwhelmingly positive. The majority of respondents included such statements as “*the proposed Policy is a fantastic idea*”; it could “*bring more business*”; and make the City of Stirling “*more vibrant*” and “*lively*”.

A summary of the issues raised by submitters, and the City’s officers’ responses to these issues, are outlined in Table 2 below.



**TABLE 2 - SUMMARY OF ISSUES RAISED IN SUBMISSIONS**

NUMBER OF SUBMISSIONS TO RAISE ISSUE	SUBMISSION COMMENT	OFFICER COMMENT
1	Where commercial properties abut Residential zoned property, has any consideration been made for increased noise and foot traffic on or adjacent to the dwellings?	No change.  The draft Policy does not change the acceptability of land uses within zones, and does not allow activation outside Residential zoned properties.  There is a presumption that the activities contemplated by the Policy can occur on appropriately zoned sites.
1	Is there any consideration for nearby crossovers and associated safety?	Change.  The advertised Policy did not include any requirements to setback activation areas from crossovers.  The City's Engineering Design Business Unit has recommended the Policy be modified to include crossovers and driveways within the street corner clearance requirements.  This change is discussed below.
1	Can the verges fronting residential properties be used for commercial purposes?	Change.  The advertised policy is not intended to allow footpaths or verges fronting residential properties to be used for commercial purposes.  It is recommended that the Policy be modified to make this intent clear.

<b>NUMBER OF SUBMISSIONS TO RAISE ISSUE</b>	<b>SUBMISSION COMMENT</b>	<b>OFFICER COMMENT</b>
1	The Policy needs to have some flexibility to cater for arcade businesses/strata properties as well as those that front the pathway.	<p>Change.</p> <p>The advertised Policy allowed for the use of a neighbouring footpath area to be permitted if the owner and/or occupier of the neighbouring premises provide written consent for the proponent's use of the area.</p> <p>It is recognised that a degree of flexibility for strata properties is appropriate.</p> <p>It is recommended that an additional clause be included to provide clarity for such instances. This change is discussed below.</p>
1	The 2m wide access is excessive and could come down to 1.2m to 1.5m and not necessarily straight.	<p>No change.</p> <p>The advertised version of the Policy contained a requirement for a clear 2m wide pedestrian accessway. This was recommended following discussions with relevant Business Units.</p> <p>The reduction from 2m to 1.5m is not supported by the City's Engineering Design Business Unit, and this is discussed below.</p> <p>The advertised Policy specifically requires the Pedestrian Clearance Zones to be 'straight' to ensure the permitted activities do not impede the use of the footpath by all users, including those with mobility issues.</p> <p>The City's officers do not recommend modifying this requirement as it would be inconsistent with the Policy Objectives.</p>

<b>NUMBER OF SUBMISSIONS TO RAISE ISSUE</b>	<b>SUBMISSION COMMENT</b>	<b>OFFICER COMMENT</b>
1	The provision of parking is ridiculous.	<p>No change.</p> <p>The City's Local Planning Policy 6.7 – Parking and Access exempts alfresco areas in Local and Neighbourhood Centres from the need to provide car parking.</p> <p>In the rest of the City, alfresco areas with an area of less than 30m<sup>2</sup> do not need to provide additional parking.</p>
1	Insurance should be a City cover under its existing policy, as this is an administrative burden on the City and tenant.	<p>No change.</p> <p>The City's insurer has advised that it cannot cover the activities of third parties.</p> <p>It is normal business practice to have insurance (including public liability cover) for activities that businesses are conducting within their private property. The requirement for applicants to obtain and maintain public liability insurance for use of a thoroughfare or public space would be an extension of insurance they would already have.</p> <p>Options to reduce the administrative burden of applicants and the City are discussed further in this report.</p>

<b>NUMBER OF SUBMISSIONS TO RAISE ISSUE</b>	<b>SUBMISSION COMMENT</b>	<b>OFFICER COMMENT</b>
1	Corners should not be excluded.	<p>No change.</p> <p>The advertised version of the Policy permits activation of footpaths on corner sites, but imposes standards to ensure clear lines of sight for turning vehicles and to maintain unobstructed clearance for pedestrian access.</p> <p>There may be circumstances where activation of areas near intersections is appropriate, and this may be considered through the submission of a development application, where the merits of the proposal may be considered.</p> <p>This type of standard is applied both locally and nationally, and no change is recommended.</p>
1	There should never be a DA required.	<p>No change.</p> <p>The advertised version of the Policy identifies locations where activation can occur in a manner that is acceptable to the City.</p> <p>It is the intent of the recommended Policy to reduce the administrative burden for those wanting to activate the public spaces fronting their businesses in certain situations.</p> <p>The City's officers do not recommend exempting all activation from requiring development approval to ensure they will not impact on the amenity of the surrounding areas.</p>

<b>NUMBER OF SUBMISSIONS TO RAISE ISSUE</b>	<b>SUBMISSION COMMENT</b>	<b>OFFICER COMMENT</b>
1	Approvals should be processed in 10 working days as of right.	<p>No change.</p> <p>The advertised version of the Policy exempts activation proposals from requiring development approval where certain criteria are met.</p> <p>Removing the requirement to obtain development approval will help businesses activate the area in front of their property without development approval.</p> <p>Any activation proposals that are not exempt from the requirement for development approval will be processed in accordance with the existing statutory requirements.</p>
1	There is no mention of what the pavement should be made of - or is there another policy covering pavements? Brick or cobblestone pavements should be banned, and should be replaced with a smooth pavement.	<p>No change.</p> <p>The Policy applies to activation of existing footpaths/verges and does not relate to the design or installation of new footpaths.</p>
1	If shutting the road completely for a one off event, for example a street party, make sure stalls do not block ramps and it is easy to move around in a wheelchair.	<p>No change.</p> <p>The Policy only applies to the use of footpaths and verges and does not allow for the use or closure of streets.</p> <p>The advertised version of the Policy contains requirements for ramps to ensure unobstructed access for all users, including those in wheelchairs.</p>
1	Sightlines for all road users should not be compromised by the use of the road reserve for restaurant / alfresco purposes.	<p>No change.</p> <p>The proposed Corner Clearance Zone will provide appropriate sightlines and pedestrian access.</p>

NUMBER OF SUBMISSIONS TO RAISE ISSUE	SUBMISSION COMMENT	OFFICER COMMENT
1	Provision of and access to utilities should not be compromised by the presence of the alfresco.	No change.  The draft Policy contains a requirement that public access to Street Infrastructure (which includes telecommunications, electricity conduits and service easements) shall not be compromised.
1	<p>Clause 7 of the draft Policy identifies proposal types which require planning approval. This includes proposals for works on or adjacent to a place on the City's Heritage list or located in within a Heritage Protection Area.</p> <p>This clause should also include proposals for works on or adjacent to a place included in the State Register of Heritage Places. Please note that proposals affecting a Registered Place should be referred to the Heritage Council for advice.</p>	<p>Change.</p> <p>It is recommended the Policy be modified to clarify that places on the Register of Heritage Places under the <i>Heritage of Western Australia Act 1990</i> are not exempt from requiring development approval.</p>

### Key Issues

The following aspects of the Policy were highlighted during the advertising period:-

- Width of Pedestrian Clearance Zone.
- Public risk.
- Street trees.
- Crossovers and associated safety.
- Strata properties.
- Pedestrian Clearance Zone width.
- Heritage Places.

These items are addressed in further detail below including reasons for the recommendation of the City's officers.

### Pedestrian Clearance Zone width

The advertised draft Policy proposed a minimum 2m wide Pedestrian Clearance Zone to allow wheelchair access and passage of City of Stirling maintenance vehicles. A submitter requested that this width be reduced to 1.2m or 1.5m. A reduced width is not supported by the City's Engineering Design Business Unit for the following reasons:-

- All footpaths should function as pedestrian through-routes.
- The 2m width allows for two people in wheelchairs or two people with prams to pass one another without stopping.
- Recent changes to State legislation has allowed cyclists to use footpaths; a reduced clearance width may lead to conflict between footpath users.

Council has the option to reduce the minimum Pedestrian Clearance Zone width to 1.5m. This option is consistent with Australian Standard AS1428 - Design for Access and Mobility (which requires a minimum footpath width of 1m) and the City of Vincent's comparable requirements.

Given the City's Engineering Design Business Unit does not support a reduced width, the City's officers do not recommend modifying the Policy.

### Public Risk

A submitter stated that public liability should be covered by the City's insurance. The City's officers have discussed this option with the City's insurers who have advised that the party that can best control the risk should bear that risk - that is, the business owner who is using the footpath.

However, Council could reduce its role in relation to a private operator's insurance arrangements by changing how the City deals with Public Liability Insurance by deciding that:-

- The City would not require a private operator to have and maintain public liability insurance;
- The City would not monitor a private operator maintaining its public liability insurance; and
- The City would simply require that each permit holder was advised of the need or advisability for a private operator to have and maintain adequate public liability insurance to cover the risk of any harm arising from the activation activities.

This approach would not require ongoing administration and enforcement, reducing the administrative burden on both the City and business owners. This option was considered by the City's officers prior to advertising the draft Policy and was deemed appropriate by the City's legal advisors. However, this approach was not supported by the City's insurers.

For this reason, the City's officers are unable to recommend this option.

The City's insurers have also advised that irrespective of whatever Council decides should happen with the requirements around public liability insurance, because activation will be taking place on the City's land, the City may always have some liability if a claim is made. The only way to negate this from happening would be to not allow footpath activation, which is not supported.

### Recommended modifications after advertising

The following modifications to the advertised policy are recommended:-

#### Street trees

In addition to the comments above, the City's Parks and Sustainability Business Unit has requested the Policy be modified to make it clear that the City's street trees are not to be impacted as a result of activation proposals.

This request is supported, and it is recommended that the Policy is modified to ensure street trees are not obstructed by furniture and decoration and to prevent items being attached, tethered, or put against street trees.

#### Residential verges

A submitter queried whether verges fronting residential properties be used for commercial purposes. It is not intended to allow footpaths or verges fronting residential properties to be used for commercial purposes.

For the avoidance of doubt, it is recommended the Policy be modified to reinforce the intent of the Policy is to issue a permit to a Business Operator associated with the proposed activation area.

#### Crossovers and associated safety

A submitter queried whether the advertised Policy provided adequate safety measures where activation areas are located next to vehicle crossovers. The City's officers recognise that there is a need to provide a safe environment for patrons and reduce the likelihood of conflicts between all users of the street.

The City's Engineering Design Business Unit has recommended the Policy be modified to require driveways, laneways and right of ways to be controlled by the clearance requirements for street corners. The City's Engineering Design Business Unit have recommended a further modification to the Policy to require items within 20m of an unsignalised intersection, to be no greater than 1m high and all barriers to be visually permeable.

#### Strata properties

The advertised version of the Policy requires an activation area to be situated directly adjacent to the business premises. Use of an activation area by a proponent other than a directly adjacent tenancy may only be permitted where written consent for the proponent's use of the area is provided. Additionally, the draft Policy allows only one advertising sign per activation area.

In order to not disadvantage strata tenancies, it is recommended the Policy be modified to allow all strata tenants to use an activation area without the written consent of other strata tenants and allow one sign per tenancy to be placed within an activation area.



### Heritage Places

For consistency with the Planning and Development (Local Planning Schemes) Regulations 2015, it is recommended the Policy be modified to include the following provision:-

ii. *All works on or adjacent to:-*

- *A place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990;*

The recommended changes outlined above will ensure the City encourages the creation of vibrant, innovative and economically successful places in a way that:-

- Does not adversely impact on the amenity of adjacent businesses, residents and other street users.
- Ensures that items placed on the footpath do not obstruct or impede the use of the footpath or access to buildings, or sight lines for pedestrians or vehicles.

### Minor administrative changes

Further administrative modifications of a minor nature, which do not affect the intent of the Policy, are recommended to ensure it is in line with State policies and strategies.

The recommended changes outlined above will ensure the City encourages the creation of vibrant, innovative and economically successful places in a way that:-

- Does not adversely impact on the amenity of adjacent businesses, residents and other street users.
- Ensures that items placed on the footpath do not obstruct or impede the use of the footpath or access to buildings, or sight lines for pedestrians or vehicles.

### Options

The following options are available to Council.

#### **Option 1 - Not adopt Local Planning Policy Local Planning Policy 6.14 - Footpath Trading and Activation**

This option retains the requirement that all activities on the verge and footpath require development approval before they can occur. The costs and benefits of this option are outlined below:-

#### Costs

- Time and administrative burden to businesses who want to activate the area in front of their business.
- Not responding to community and market changes which have seen the increasing demand for activation.
- Continued lack of clarity about what the City will allow on the footpath.
- Continued prevalence of unauthorised activation activities.

#### Benefits

- No further work is required.

This option is not supported as it does not address the existing difficulties in trying to facilitate activation, and does not articulate to the community the City's requirements for allowing this form of activity.

### **Option 2 – Adopt Local Planning Policy Local Planning Policy 6.14 - Footpath Trading and Activation as advertised**

This option involves adopting the local planning policy as advertised. The costs and benefits of this are discussed below.

#### Costs

- Ignores improvements to Policy to allow further streamlining of the City's processes.
- An opportunity would be lost to allow activation of the City's commercial areas.
- Does not address submissions received during the public advertising of the Policy requesting greater clarity and safety.

#### Benefits

- Place activation activities will occur without the need to obtain development approval.
- The areas where place activation activities may be carried out will be defined.
- It will be clear what items are permitted on footpaths.

This option is not supported as the recommended modifications do not improve the Policy.

### **Option 3 – Adopt Local Planning Policy Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form**

This option involves adopting the Policy in a modified form. The costs and benefits of this are discussed below.

#### Costs

- Nil.

#### Benefits

- Streamlined approval process.
- Makes it easier for street activation to occur to improve local amenity of adjacent businesses and residents.
- Carefully planned and well managed footpath trading areas will have social and economic benefits, and encourage community interaction.
- The Policy incorporates necessary modifications.

This option is recommended as it will help encourage the practice of street activation to create vibrant, innovative and economically successful activity centres and public places, without the need to obtain development approval. The modified Policy addresses many of the submissions received during public advertising.

**Option 4 – Adopt Local Planning Policy Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form (width of the Pedestrian Clearance Zone)**

This option involves adopting the Policy in a modified form, including reducing the minimum width of the Pedestrian Clearance Zone. The costs and benefits of this are discussed below.

Costs

- Not supported by the City's Engineering Design Business Unit.
- Limit footpaths from functioning as pedestrian through-routes.
- Will not allow two people in wheelchairs, or with prams, to pass one another without stopping.
- May lead to conflict between cyclists and other users of the footpath.

Benefits

- Consistent with Australian Standard AS1428 - Design for Access and Mobility and the requirements of neighbouring local government authorities.
- Increases the area where street activation can occur.
- Encourages passers-by to stop and linger rather than travel through the area.

This option is not recommended as it is not supported by the City's Engineering Design Business Unit.

**Option 5 – Adopt Local Planning Policy Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form (Public Risk)**

This option involves Council reducing its role in relation to a private operator's insurance arrangements. The costs and benefits of this option are outlined below.

Costs

- Not supported by the City's insurers.
- In the event of a personal injury claim the City could be left with 100% of the liability (despite a contributing minimal negligence).
- This risk impacts the City and arguably the sector as the costs of a major loss would impact the entire mutual fund.

Benefits

- Streamlined approval process.
- Would not require ongoing administration and enforcement, reducing the administrative burden on both the City and business owners.

This option is not recommended as it is not supported by the City's insurers.

## Implementation Implications

If Council resolves to proceed with (adopt) the Policy, the processing of proposals for activation work will be simplified from requiring the involvement of multiple Business Units to a single point of contact. This will be undertaken by the City's Development Services Business Unit, whether this is the issuing of a permit, monitoring compliance with permit conditions, or an assessment of a development application.

A proponent is required to complete a Footpath Trading and Activation Self-Assessment Checklist and provide a sketch of the use of the footpath. This checklist and sketch will be reviewed by the City's officers and, if compliant with the policy, a Permit will be issued. If the proposal is not compliant, the proponent will be contacted and advised to either amend the proposal or submit a development application for assessment.

### Requirement for a Permit

The City's Thoroughfares and Public Places Local Law 2009 requires common forms of street activation, including the placement of advertising signs on footpaths/verges, to be issued with a permit or a license before the activity can occur.

At its meeting held 12 June 2018, Council resolved (Council Resolution Number 0618/008) to commence a review of the Thoroughfares and Public Places Local Law 2009, with the intent to modernise its composition and ensure a clear connection with relevant policies. This review process is currently underway.

Should the local law be amended to exempt particular activities or the placement of certain items in the thoroughfare from the requirement to obtain a permit, Local Planning Policy 6.14 – Footpath Trading and Activation can be reviewed and amended accordingly.

## Policy and Legislative Implications

The Planning and Development (Local Planning Schemes) Regulations 2015 outline the process for preparing a Local Planning Policy, and states that:-

- (3) *After the expiry of the period within which submissions may be made, the local government must –*
  - (a) *review the proposed policy in the light of any submissions made; and*
  - (b) *resolve to –*
    - (i) *proceed with the policy without modification; or*
    - (ii) *proceed with the policy with modification; or*
    - (iii) *not to proceed with the policy.*
- (4) *If the local government resolves to proceed with the policy, the local government must publish notice of the policy in a newspaper circulating in the Scheme area.*

In this instance, the City's officers recommend that Council proceeds with the Policy with modifications. Should Council proceed with (adopt) the Policy, a notice will be published in the local newspapers to bring the Policy into effect.

## Financial Implications

The costs associated with proceeding with (adopting) Local Planning Policy 6.14 – Footpath Trading and Activation are covered within the City Planning Business Unit’s budget.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B1:** Places to live, work and enjoy

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

**Economic:** Prosperous and vibrant City

**Outcome E1:** Destination City

**Objective E1.1:** Attract visitors to our City

**Outcome E2:** A great place to work

**Objective E2.1:** Facilitate economic growth

**Social:** Thriving local communities

**Outcome S1:** Inclusive and harmonious City

**Objective S1.1:** Strengthen communities through sense of place

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Greenhouse emissions	Improvements to local services and centres will encourage local community engagement, thereby reducing the need to travel by car.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	The policy provides a regulatory process and design standards which encourage a vibrant and safe public realm.
Community engagement	Various forms of place activation can encourage more people to participate in activities contributing to the vibrancy, ambience and vitality of urban areas.

**ECONOMIC**

Issue	Comment
Dvlpmt of key business sectors	The provision of a more streamlined and clear process, which exempts compliant footpath activation proposals from requiring approval will aid in stimulating economic activity in the City.

**Conclusion**

Various forms of place activation can make significant contributions to the vibrancy, ambience and vitality of urban areas. The processes surrounding assessment and approval of such proposals in the City are currently complex and can be simplified.

The recommended modifications to draft Local Planning Policy 6.14 - Footpath Trading and Activation are intended to take into account feedback received during advertising, streamline the approval process and provide greater clarity for proponents regarding activation requirements on the City's verges and footpaths. This will in turn provide opportunities for place activation, and stimulate economic activity in the City.

It is therefore recommended that Council proceeds with (adopts) Local Planning Policy 6.14 - Footpath Trading and Activation in a modified form.

## 6.14 FOOTPATH TRADING & ACTIVATION

### 1. Introduction

A vibrant and active footpath area has a positive impact on commercial centres and on the viability of local businesses. Carefully planned and well managed footpath trading areas, including outdoor dining, street trading, and product display areas, can activate and energise the street environment.

It is also important that the limited available space within footpaths is used in a way that does not compromise pedestrian access and safety.

This Policy sets out the requirements for the conduct of footpath trading and other forms of activation on footpaths in accordance with the City's *Thoroughfares and Public Places Local Law 2009*.

### 2. Objectives

- a) To promote the use of the City's Footpaths for place activation purposes in a way that does not adversely impact on the amenity of adjacent businesses, residents and other street users.
- b) To activate the City's Footpaths in a way that does not visually or physically enclose the Footpaths or privatise that space.
- c) To allow Footpaths to be used by traders in a way that does not impede access to the Footpath or cause a hazard or danger to any person using the Footpath.
- d) To ensure that items placed on the Footpath do not result in visual or physical clutter, or restrict views of building and shop frontages.
- e) To promote and activate the Footpath in a way that does not obstruct or impede the use of the Footpath or access to buildings, or sight lines for pedestrians or vehicles.

### 3. Purpose

The purpose of this Policy is to:

- a) Identify the process by which footpath trading and activation can take place without the need for Development Approval.
- b) Encourage the practice of street activation to create vibrant, innovative and economically successful activity centres and Public Places.
- c) Enhance the shopping, dining and visitor experience within the public realm.
- d) Ensure that proposals which comply with the requirements of this Policy are exempt from requiring Development Approval.

### 4. Applications Subject of this Policy

- a) Use of the Footpath and Verge for trading and other forms of Activation shall only commence following the granting of a Permit or Development Approval from the City, as applicable.
- b) A Permit will be issued by the City for proposals for footpath trading and other forms of Activation which comply with the requirements of this Policy, as demonstrated through the 'Self-Assessment Checklist' (see Appendix 1).
- c) Proposals for footpath trading and other forms of Activation which do not comply with the requirements of this Policy will be assessed against the Objectives of this Policy and any other relevant legislation. Such proposals shall also require Development Approval.
- d) A Permit will generally only be issued to the Business Operator of an existing or proposed tenancy fronting the Public Place where the Footpath Activation Area will be situated, unless otherwise approved by the City.

- e) In addition to the information contained within this Policy, the operation of a Footpath Activation Area is to comply with all requirements of the *Disability Discrimination Act 1992*, the *City of Stirling Thoroughfares and Public Places Local Law 2009*, the Building Code of Australia and any other relevant legislation and City of Stirling local laws and policies.

Note: Applicants are required to ensure that all relevant Planning, Health and other relevant approvals are in place.

## 5. Definitions

**Activation:** means the use of Public Place by the occupants of adjoining commercial tenancies for the purposes of street Trading, commercial display, an Outdoor Eating Facility, ground-based signage, furniture, amenities and decoration.

**Applicant:** means a person who applies for a Permit.

**Building Activation Area:** means a Footpath Activation Area located immediately adjacent to a building or lot boundary.

**Business Operator:** means the owner or occupier of a Premises proposing to conduct street Activation in accordance with this Policy.

**Carriageway:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**City Property:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, it means anything except a thoroughfare –

- a) which belongs to the City;
- b) of which the City is the management body under the *Land Administration Act 1997*; or
- c) which is an 'otherwise unvested facility' within section 5.33 of the *Local Government Act 1995*.

**Clearance Zone:** means an area into which a Footpath Activation Area shall not encroach.

**Compliant Proposal:** means a proposal for a Footpath Activation Area which meets the standards and requirements of this Policy.

**Footpath:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**Footpath Activation Area:** means an area within a thoroughfare where an Outdoor Eating Facility, street Trading, display of goods and other forms of Activation related to an adjoining Premises may be located. A Footpath Activation Area may be located immediately adjacent to a building or lot boundary (Building Activation Area) and/or adjacent to a Carriageway (Kerbside Activation Area).

**Furniture and Decoration:** means items which may be Permitted within Footpath Activation Areas including but not limited to, tables and chairs, decorative objects, goods displays (e.g. clothing racks, card stands, shelves etc.), screens and barriers, blinds and weather barriers, umbrellas, lighting, public art, heating devices, planter boxes, pot plants, bike racks, street furniture, and the like.

**Kerbside Activation Area:** means a Footpath Activation Area located adjacent to a Carriageway.

**Outdoor Eating Facility:** means an Outdoor Eating Facility or establishment on any part of a Public Place.

**Permanent Items:** Means Furniture and Decoration which are permanently fixed within the Footpath Activation Area.

**Permit:** means a Permit issued under this Policy and the *Thoroughfares and Public Places Local Law 2009*.

**Permit Holder:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, a person who holds a valid Permit.

**Premises:** means a building or similar structure, but does not include a carpark or a similar place.

**Public Place:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, it includes a thoroughfare or place which the public are allowed to use,



whether or not the thoroughfare or place is on private property, but does not include –

- a) Premises on private property from which trading is lawfully conducted under a written law; and
- b) City Property.

Semi-Permanent Items: means Furniture and Decoration that can be removed at will but which remain within Footpath Activation Area outside of trading hours.

Street Infrastructure: means public seating, bins, bicycle racks, street trees and tree pits, public art, parking meters, parking signage, pay phones, fire hydrants, bollards, power poles, public signage, sewer manholes, telecommunications and electricity conduits, service easements, post boxes, paving and the like.

Temporary Items: means Furniture and Decoration that can be shifted or removed at will and are removed from the Footpath Activation Area at close of daily trading.

Trading: includes –

- a) the selling or hiring of, the offering for sale or hire of, or the soliciting of orders for, goods or services in a public place; and
- b) displaying goods in any public place for the purpose of –
  - i. offering them for sale or hire;
  - ii. inviting offers for their sale or hire;
  - iii. soliciting orders for them; or
  - iv. carrying out any other transaction in relation to them.

Verge: has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, that part of the thoroughfare between the Carriageway and the land which abuts the thoroughfare and includes a nature strip, but does not include a Footpath.

## **6. Process for Obtaining a Permit**

### **6.1. Permit Requirements**

- a) To be eligible for a Permit, the Applicant must be the Business Operator of a business Premises adjacent to the Footpath Activation Area.
- b) An Applicant will need to satisfy the following requirements:
  - i. Complete the Footpath Trading and Activation Form, including the Self-Assessment Checklist (Appendix 1);
  - ii. Provide a sketch of the proposed Footpath Activation Area on the supplied sheet accompanying the Footpath Trading and Activation Form;
  - iii. Provide a letter of consent where the proponent seeks to occupy the public space immediately adjoining a neighboring premises; and
  - iv. Complete and sign the Terms and Conditions Agreement attached to the Footpath Trading and Activation Form.

### **6.2. Public Risk**

- a) The Permit Holder is responsible for any injury or damage to a third party which occurs in connection with an Activation area.
- b) The Permit Holder must ensure that it obtains and maintains, at all times, adequate public liability insurance to cover the risk of injury or damage to a third party in connection with an Activation area.
- c) To meet the City's requirements the public liability insurance must:
  - i. Be for a minimum amount of \$10,000,000 that specifically includes using the Footpath for the proposed activity.
  - ii. Cover injury, loss, or damage to persons arising out of the activity carried out under the Permit or the granting of a Permit.

- iii. Note the interest of the City of Stirling on the insurance policy.
  - iv. State the period covered by the insurance policy (ie. commencement and expiration date) and be renewed upon expiry.
  - v. Be issued by an insurer approved by the Australian Prudential Regulation Authority (APRA).
  - vi. Be supplied in an approved form, such as a Certificate of Currency.
- d) The Permit Holder must agree to indemnify the City in respect of any injury to any person or any damage to any property which may occur in connection with an Activation area.

### **6.3. Determination of Proposals**

The Applicant's completion of the Self-Assessment Checklist shall be used to establish if a proposal is a Compliant Proposal.

#### **6.3.1. Compliant Proposals**

Where the City determines a proposal meets the standards and requirements of this Policy, the City shall issue a Permit. Development Approval will not be required for the proposed works and use of a Compliant Proposal.

#### **6.3.2. Non-Compliant Proposals**

Where the City determines a proposal is not a Compliant Proposal:

- a) A Development Approval is required.
- b) The Applicant shall provide with their Development Application the following additional information:
  - i. A written description of the proposed variation(s) from the Policy standards and requirements; and
  - ii. Supporting justification for proposed variation(s) which addresses the objectives of this Policy.
- c) If the Development Approval is granted, the City shall issue a Permit.
- d) For the purpose of assessing a non-Compliant Proposal, the City may seek the comments of adjoining or nearby neighbours in accordance with the City's Planning Consultation Procedure'.

## **7. Other Approvals**

### **7.1. Development Approvals**

- a) The following proposal types require Development Approval in accordance with the City's Local Planning Scheme No.3:
  - i. Modifications to a building's frontage.
  - ii. All works on or adjacent to:
    - A place included on a Heritage List prepared in accordance with the City's Local Planning Scheme No. 3; or
    - Land located within a Heritage Protection Area; or
    - A place entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*.
  - iii. Proposals for Footpath Activation Areas which include Permanent Items as outlined under Clause 9.1.3 of this Policy; or
  - iv. Proposals for Footpath Activation Areas which are proposed by entities other than an adjacent Business Operator.

- b) Applications for Footpath Activation Areas that are reserved under the Metropolitan Region Scheme including Other Regional Roads or Primary Regional Roads, or that are located within a Clause 32 Area or Planning Control Area may require Development Approval from the Western Australian Planning Commission pursuant to the requirements of the Metropolitan Region Scheme.

*Note: Applicants are encouraged to contact the Western Australian Planning Commission and/or refer to <https://www.dplh.wa.gov.au/>.*

## 8. Site and Access Requirements

### 8.1. Clearance Zone

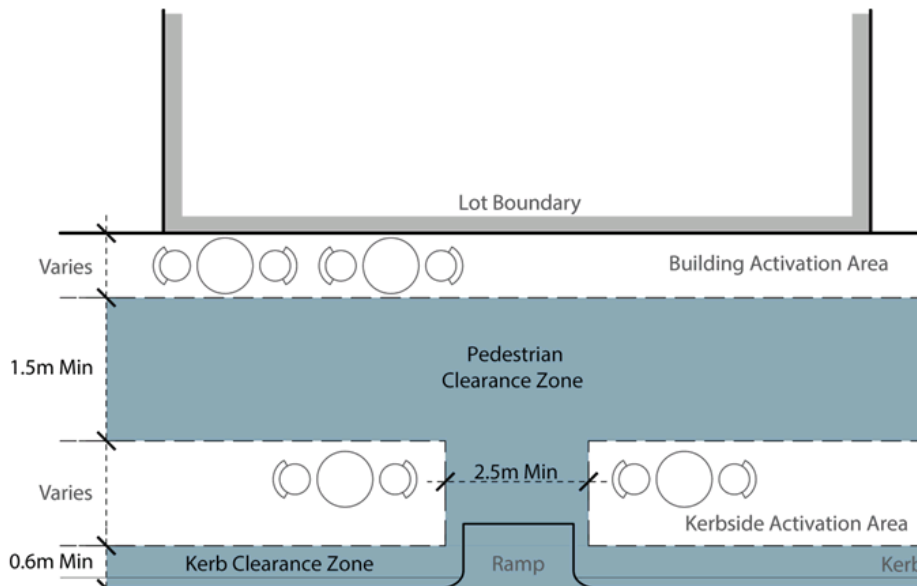
A Clearance Zone must be adhered to and shall not be encroached upon by any object or Activation associated with an approved Footpath Activation Area (refer to Figure 1). The Clearance Zones may overlap for the purposes of determining the maximum width of the Footpath Activation Area.

#### 8.1.1. Pedestrian Clearance Zone

- A minimum 1.5 metre width of Footpath is to be kept clear between the building frontage and the kerb line to provide a clear path of travel for pedestrians, which is to align with any adjacent Pedestrian Clearance Zones.
- A Pedestrian Clearance Zone to access ramps, as measured from the centreline of the ramp, at a minimum width of 2.5 metres.
- Where there is no ramp, a minimum 1.5 metre wide evenly spaced pedestrian break is to be provided per lot frontage.

#### 8.1.2. Kerb Clearance Zone

A minimum 0.6 metre setback distance is to be provided between the Footpath Activation Area and the roadway, measured from the Carriageway side of the kerb.

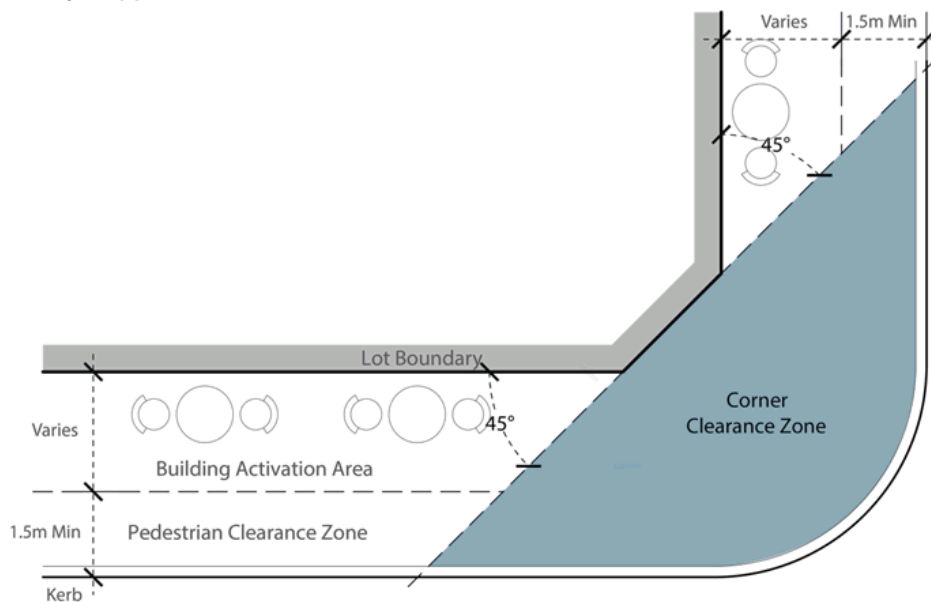


**Figure 1 - Pedestrian and Kerb Clearance Zone Requirements**

**8.1.3. Street Corner Clearance Zone**

To maintain sightlines for road users, Activation areas must be setback from intersections, including any driveway, laneway, and/or right-of-way. The typical minimum setback from intersections to the Activation area is determined by a line of sight, set at a 45-degree angle from the corner of the property to the kerb (refer to Figure 2). For a Kerbside Activation Area within 20m from the corner of the property at an unsignalised intersection, Furniture and Decoration may be no greater than 1m high and all barriers shall be visually permeable.

Setbacks from intersections may vary depending on site-specific streetscape conditions. Additional setbacks may be required at intersections with high traffic volumes, speeds and/or poor visibility. Final intersection setbacks are subject to the City's approval.

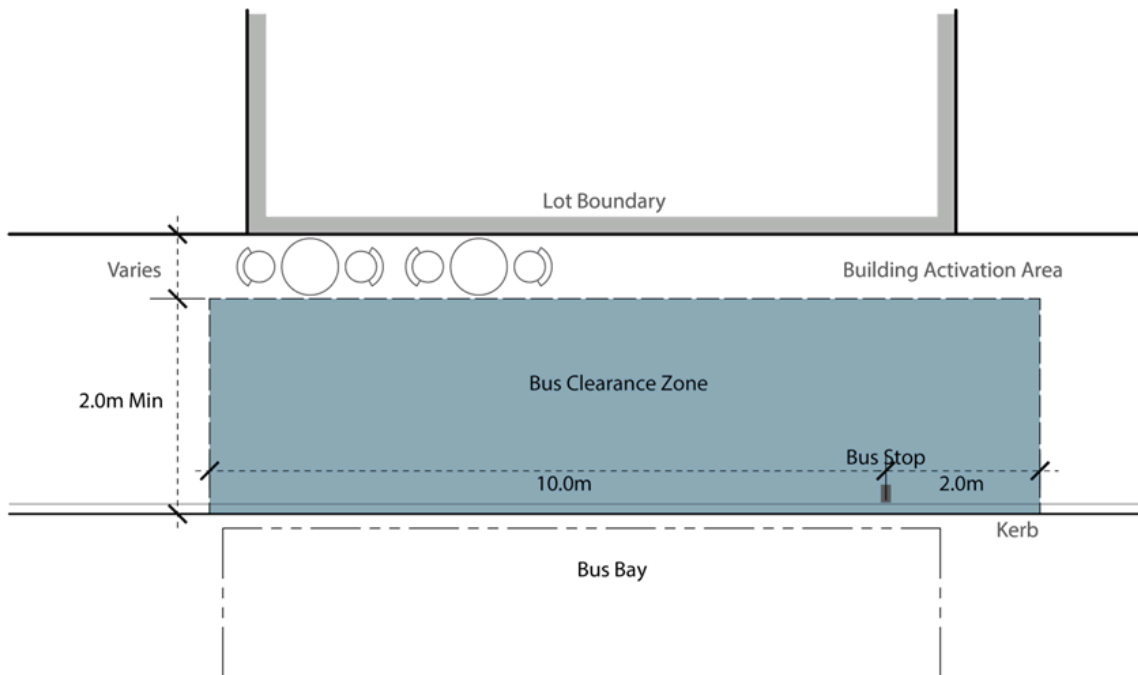


**Figure 2 - Street Corner Clearance Zone Requirements**

**8.1.4. Bus Stop Clearance Zone**

A minimum 2 metre width of Footpath measured from the outer face of the kerb, extending laterally 10 metres behind and 2 metres forward of a bus stop, is to be kept clear to maintain pedestrian access to transit (refer to Figure 3).

*Note: The arrangement of Furniture and Decoration within Footpath Activation Areas shall not obstruct, impact or affect Public Transport Authority infrastructure, such as a bus shelter and tactile paving.*



**Figure 3 - Bus Stop Clearance Zone Requirements**

**8.1.5. Street Infrastructure Clearance Zone**

- a) The arrangement of Furniture and Decoration within Footpath Activation Areas shall not compromise public access to Street Infrastructure.
- b) Furniture and Decoration which are deemed by the City to obstruct, impact or affect Street Infrastructure shall be removed or relocated within a timeframe specified by the City.
- c) The City may consider the removal/relocation of any Street Infrastructure or minor modifications to engineering treatments of a Footpath in order to safely accommodate Trading and Activation in accordance with this Policy. Such proposals will require the Development Approval of the City and will be assessed against the objectives of this Policy.
- d) The cost of installation and reinstatement of any works and improvements shall be borne by the Permit Holder.

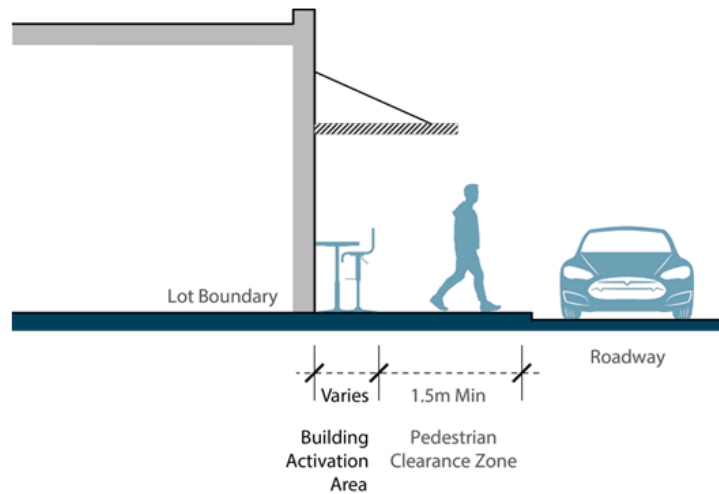
**8.2. Footpath Activation Layout and Design**

A Footpath Activation Area is:

- a) To be located within the existing Footpath and must not extend into parking areas or vehicle Carriageways;
- b) Not to encroach into Clearance Zones as defined in Clause 8.1; and
- c) Not exceed 30 square metres in area.

**8.2.1. Footpaths less than 3.5 metres wide**

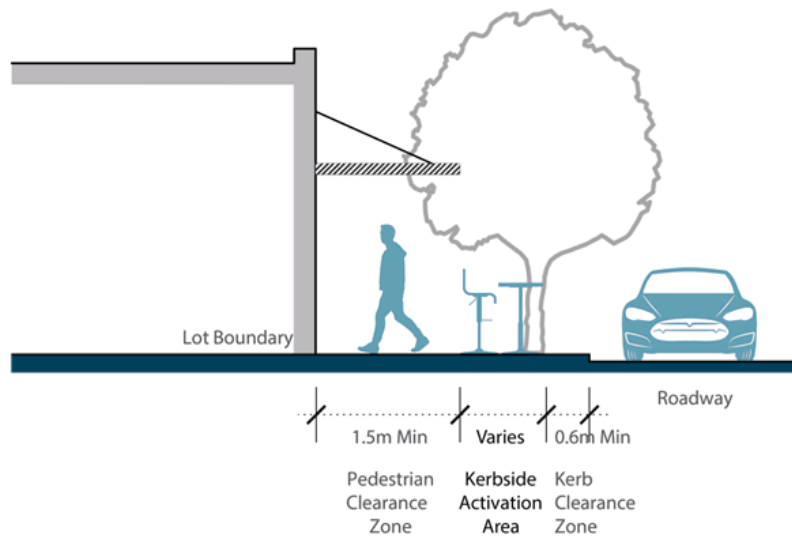
Where Footpaths are less than 3.5 metres in width, Footpath Activation Areas are to be located within the Building Activation Area (refer to Figure 4).



**Figure 4 - Building Activation Area - Footpaths Less Than 3.5 Metres Wide**

**8.2.2. Footpaths greater than 3.5 metres wide**

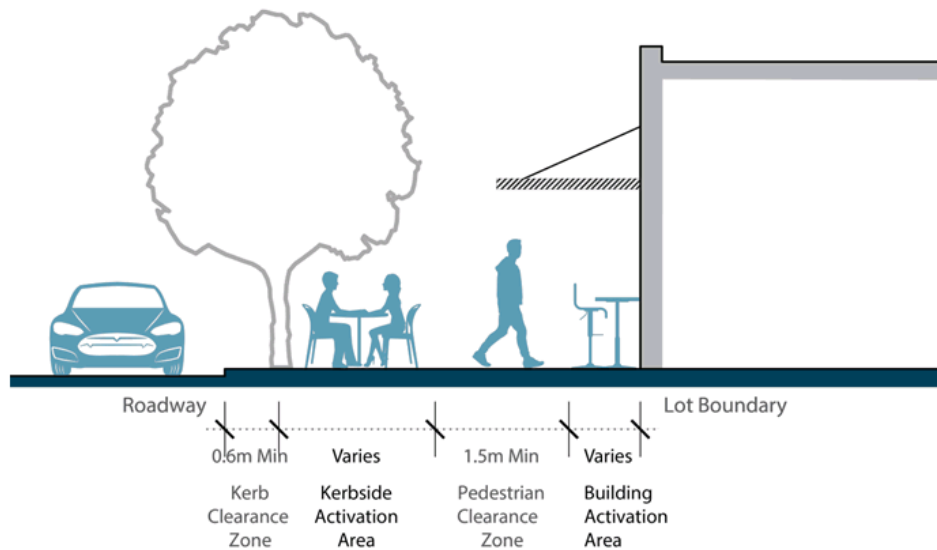
Where Footpaths are 3.5 metres in width or greater, Footpath Activation Areas may be located within the Kerbside Activation Area. A 0.6 metre Kerb Clearance Zone is required where a Kerbside Activation Area is proposed (refer to Figure 5).



**Figure 5 - Kerbside Activation Area - Footpaths 3.5 Metres Wide or Greater**

**8.2.3. Footpaths greater than 3.8 metres wide**

Where Footpaths are greater than 3.8 metres in width, both Kerbside and Building Activation Areas may be proposed, provided required Clearance Zones can be maintained (refer to Figure 6).



**Figure 6 - Both Building & Kerbside Activation Areas – Footpaths 3.8 Metres Wide or Greater**

### 8.3. Exclusions

Irrespective of Clause 8.2.2 and 8.2.3, Building Activation Areas are mandatory and Kerbside Activation Areas are prohibited where a posted speed limit of 60km/hr or greater applies to the adjacent street.

### 8.4. Car Parking

Where a Footpath Activation Area exceeds 30 square metres in area and proposes an Outdoor Eating Facility the provisions of the City' Parking Policy will apply.

### 8.5. Use of Neighboring Activation Areas

- a) Footpath Activation Areas shall be situated directly adjacent to the business premises.
- b) Use of a neighbouring Footpath Activation Area shall only be permitted where:
  - i. The neighbouring Business Operator provides written consent for the proponent's use the area; and/or
  - ii. Any limits to the maximum number of persons permitted at the adjacent premises under a Development Approval or Occupancy Permit are adhered to.
- c) The written consent of a neighbouring Business Operator is not required for tenants in the same strata complex.

Where the Business Operator of an adjacent premises has withdrawn its consent (provided in accordance with 6.1b) in writing to the City, the proponent must cease using and reinstate the area to its original state within a timeframe specified by the City.

## 9. Furniture and Decoration Requirements

### 9.1. Furniture and Decoration Permanency

The permissibility of Furniture and Decoration shall be determined by whether they will be temporary, Semi-Permanent or permanent within the Footpath Activation Area.

#### 9.1.1. Temporary Items

All Temporary Items shall be located with the Footpath Activation Area at all times and stored within the related business Premises outside of trading hours

**9.1.2. Semi-Permanent Items**

- a) Semi-Permanent Items are only Permitted on Footpaths of 3.5 metres or greater.
- b) Semi-Permanent Items must be able to be moved at the request of the City to provide for maintenance, cleaning or other activities.

**9.1.3. Permanent Items**

- a) Permanent Items may be supported at the City's discretion but will require Development Approval.
- b) Proposals for Permanent Items will be assessed against the objectives and clause 8.1.5 of this Policy and the following criteria:
  - i. In the opinion of the City, contributes a broader public benefit;
  - ii. The Permit Holder shall reinstate the affected public space back to its original condition at their own cost;
  - iii. Is in keeping with existing urban character and respects heritage streetscape values; and
  - iv. Does not create an impediment to cleaning or maintenance of the thoroughfare.

**9.2. Furniture and Decoration Requirements**

All Furniture and Decoration items must be maintained in a physically sound and safe condition to the City's satisfaction.

Specific requirements apply to some but not all Furniture and Decoration. Forms of Furniture and Decoration for which standards are not prescribed are still Permitted within Footpath Activation Areas.

All Furniture and Decoration and the like must be Temporary Items only (refer to Clause 9.1.1), fully contained within the Footpath Activation Area, including canopy, and not encroach into any applicable Clearance Zone.

**9.2.1. Screens and Barriers**

Screens and Barriers are:

- a) To provide a minimum of 2 metre gap per lot frontage to allow access from the roadway to the Footpath; and
- b) Not to exceed a maximum height of 1 metre.

**9.2.2. Weather Protection**

Weather protection devices are:

- a) To provide a minimum underside clearance of 2.4 metre;
- b) To be self-supporting; and
- c) To be adequately weighted or otherwise secured to ensure they do not become dislodged.

Note. *Clasps, ties, footings or other means of permanently fixing umbrellas and awnings to the Footpath Activation Area are considered to be permanent and require Development Approval.*

*Vertical café blinds are not acceptable due to their potential to visually enclose and privatise public spaces.*

**9.2.3. Lighting, Wiring and Electrical Devices**

No lighting or other items requiring mains power, including point-of-sale and power outlets, are to be installed on City Property. All electrical works need to be contained within the private lot. Lighting, wiring and other electrical installations are:



- a) To not comprise flashing, intermittent or running lights;
- b) To be disconnected and removed at close of daily trading unless permanent installation is approved by the City;
- c) Not to result in any occupational health and safety issues;
- d) To be sited so as not to obstruct pedestrian movement; and
- e) Not to be installed or operated in a manner that may be prejudicial to safety or inconsistent with relevant Australian Standards.

#### 9.2.4. Heating Devices

Heating devices are:

- a) To be self-contained, stable and free standing;
- b) To be sited to achieve adequate clearances from combustible objects;
- c) To operate in accordance with the manufacturers specifications; and
- d) To have a registered Australian Gas Association Number (AGA No.) or SAI Global approval where relevant.

#### 9.2.5. Signage and Advertising

Advertising signs are:

- a) To be an 'A' frame or similar Ground Based sign;
- b) To be located adjacent to the building to which the sign relates and be located on the Footpath immediately adjacent to the building;
- c) To be displayed only during the normal business hours of the business to which the sign relates;
- d) To be limited to a maximum of one sign per tenancy;
- e) To advertise only the name of the owner or occupier of the Premises, and/or the nature of the business and/or activities to which it relates and carried on therein; and
- f) To have a maximum vertical or horizontal dimension of 1 metre and have an area of not more than 0.6m<sup>2</sup>.

Product advertising additional to ground based sign is Permitted and does not require Development Approval where limited to umbrellas and barriers.

## 10. Operation, Management and Compliance

### 10.1. Cleaning and Maintenance

A Permit Holder is:

- a) To ensure that Furniture and Decoration within the Footpath Activation Area are maintained in a physically sound and aesthetically acceptable condition at all times;
- b) To be responsible for regular cleaning of the approved Footpath Activation Area; and
- c) To be responsible for repairing any damage to works on public land (e.g. paving, street furniture, street planting) caused by the operations of the Footpath Activation Area, to the satisfaction of the City.

Should the Footpath Activation Area not be maintained in a good condition and clean and tidy state and/or the conditions of Council's approval are not adhered to, the City may cancel the Permit (refer to the City's Clause 6.11 of the *Thoroughfares and Public Places Local Law 2009*).

**10.2. Operations of an Outdoor Eating Facility**

- a) An Outdoor Eating Facility within a Footpath Activation Area will be considered only where it is part of a proposal to establish an eating establishment within a directly adjoining tenancy, or is proposed as an extension of an existing eating establishment operating within a directly-adjoining tenancy.
- b) If not previously granted as part of an existing eating establishment, a proposal to operate an Outdoor Eating Facility will require a separate Certificate of Registration of a Food Business.
- c) A Permit issued by the City of Stirling for a Footpath Activation Area does not authorise the sale, supply, display, or consumption of liquor. To permit the sale, supply, display and/or consumption of liquor in connection with an Outdoor Eating Facility, a Permit Holder must obtain the relevant licence or other approval under the *Liquor Control Act 1998* permit from the Department of Racing, Gaming and Liquor.
- d) The A Permit may be used to accompany an application for a licence under section 40 of the *Liquor Control Act 1988* for a Footpath Activation Area may be used to accompany a Section 40 Application.

**10.3. Sale of Goods**

Goods on display are to reflect the products sold within the related business Premises and are to be removed at the end of trading for that day.

**10.4. Public Works and Special Events**

- a) The City may require the use of a Footpath or adjacent area to undertake works or to allow an event or other activity to occur. This may include repair to infrastructure as a result of emergency works being undertaken. The City will endeavour to give a Permit Holder sufficient notice to vacate the Footpath Activation Area prior to the event.
- b) Where notice is given, a Permit Holder shall remove all Furniture and Decoration from the Footpath Activation Area within the time period and for the duration specified by the City.
- c) In cases of an emergency, the Footpath Activation Area may need to be cleared immediately by the Permit Holder at the request of the City or its authorised agents, and/or government agencies, or emergency services. The City shall not be responsible for any claim for loss of trade or damage and repair of the Permit Holder's Furniture and Decoration items during the time of an emergency.

**10.5. Permit Validity**

- a) A Permit is not subject to a requirement for renewal and remains valid unless otherwise cancelled by the City.
- b) A Permit is not tied to a property and will be cancelled requiring a new application where:
  - i. The Permit Holder has not complied with a condition of the Permit; or
  - ii. The Permit Holder fails to maintain any required public liability insurance or ceases to indemnify the local government against damages; or
  - iii. The transfer of a tenancy or change of ownership of a Premises; or
  - iv. Permanent cessation of the activity occurs; or
  - v. The owner of a neighbouring premises withdraws consent for the proponent to occupy public space in front or immediately adjacent to their premises; or
  - vi. In the opinion of the City, the Activation is causing a nuisance or is having an unreasonable impact upon surrounding residents, pedestrians, cyclists or surrounding businesses; or

- vii. The Footpath Activation Area is on land defined under the Metropolitan Region Scheme as within a Planning Control Area or an Other Regional Roads or Primary Regional Roads reservation, and the Western Australian Planning Commission requests the cancellation of the Permit.

**10.6. Cancellation of a Permit**

- a) Following cancellation of a Permit, all Furniture and Decoration must be removed from a Footpath Activation Area within the time period specified by the City.
- b) Once the Permit is cancelled, a Footpath Activation Area must be restored to its original condition within the time period specified by the City, including the removal of all permanent fixtures, to the satisfaction of the City and at the Permit Holder's cost.
- c) If a Footpath Activation Area is not restored to its original condition within the time period specified by the City, or is damaged as a result of Footpath Activation, restoration works and/or repair works must be carried out at the Permit Holder's expense. The Permit Holder shall not be entitled to any payments, compensation or damages of any kind from the City where this occurs.

<b><u>OFFICE USE ONLY:</u></b>		
<b>Local Planning Scheme No.3 – Local Planning Policy History:</b>		
<b>Action</b>	<b>Resolution Number</b>	<b>Effective Date</b>

## 6.14 FOOTPATH TRADING & ACTIVATION

### 1. Introduction

A vibrant and active footpath area has a positive impact on commercial centres and on the viability of local businesses. Carefully planned and well managed footpath trading areas, including outdoor dining, street trading, and product display areas, can activate and energise the street environment.

It is also important that the limited available space within footpaths is used in a way that does not compromise pedestrian access and safety.

This Policy sets out the requirements for the conduct of footpath trading and other forms of activation on footpaths in accordance with the City's *Thoroughfares and Public Places Local Law 2009*.

### 2. Objectives

- a) To promote the use of the City's Footpaths for place activation purposes in a way that does not adversely impact on the amenity of adjacent businesses, residents and other street users.
- b) To activate the City's Footpaths in a way that does not visually or physically enclose the Footpaths or privatise that space.
- c) To allow Footpaths to be used by traders in a way that does not impede access to the Footpath or cause a hazard or danger to any person using the Footpath.
- d) To ensure that items placed on the Footpath do not result in visual or physical clutter, or restrict views of building and shop frontages.
- e) To promote and activate the Footpath in a way that does not obstruct or impede the use of the Footpath or access to buildings, or sight lines for pedestrians or vehicles.

### 3. Purpose

The purpose of this Policy is to:

- a) Identify the process by which footpath trading and activation can take place without the need for Development Approval.
- b) Encourage the practice of street activation to create vibrant, innovative and economically successful activity centres and Public Places.
- c) Enhance the shopping, dining and visitor experience within the public realm.
- d) Ensure that proposals which comply with the requirements of this Policy are exempt from requiring Development Approval.

### 4. Applications Subject of this Policy

- a) Use of the Footpath and Verge for trading and other forms of Activation shall only commence following the granting of a Permit or Development Approval from the City, as applicable.
- b) A Permit will be issued by the City for proposals for footpath trading and other forms of Activation which comply with the requirements of this Policy, as demonstrated through the 'Self-Assessment Checklist' (see Appendix 1).
- c) Proposals for footpath trading and other forms of Activation which do not comply with the requirements of this Policy will be assessed against the Objectives of this Policy and any other relevant legislation. Such proposals shall also require Development Approval.
- d) A Permit will generally only be issued to the owner or operator of an existing or proposed tenancy fronting the Public Place where the Footpath Activation Area will be situated, unless otherwise approved by the City.

- e) In addition to the information contained within this Policy, the operation of a Footpath Activation Area is to comply with all requirements of the *Disability Discrimination Act 1992*, the *City of Stirling Thoroughfares and Public Places Local Law 2009*, the Building Code of Australia and any other relevant legislation and City of Stirling local laws and policies.

Note: Applicants are required to ensure that all relevant Planning, Health and other relevant approvals are in place.

## 5. Definitions

**Activation:** means the use of Public Place by the occupants of adjoining commercial tenancies for the purposes of street Trading, commercial display, an Outdoor Eating Facility, ground-based signage, furniture, amenities and decoration.

**Applicant:** means a person who applies for a Permit.

**Building Activation Area:** means a Footpath Activation Area located immediately adjacent to a building or lot boundary.

**Business Operator:** means the owner or occupier of a Premises proposing to conduct street Activation in accordance with this Policy.

**Carriageway:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**City Property:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, it means anything except a thoroughfare –

- a) which belongs to the City;
- b) of which the City is the management body under the *Land Administration Act 1997*; or
- c) which is an 'otherwise unvested facility' within section 5.33 of the *Local Government Act 1995*.

**Clearance Zone:** means an area into which a Footpath Activation Area shall not encroach.

**Compliant Proposal:** means a proposal for a Footpath Activation Area which meets the standards and requirements of this Policy.

**Footpath:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**Footpath Activation Area:** means an area within a thoroughfare where an Outdoor Eating Facility, street Trading, display of goods and other forms of Activation related to an adjoining Premises may be located. A Footpath Activation Area may be located immediately adjacent to a building or lot boundary (Building Activation Area) and/or adjacent to a Carriageway (Kerbside Activation Area).

**Furniture and Decoration:** means items which may be Permitted within Footpath Activation Areas including but not limited to, tables and chairs, decorative objects, goods displays (e.g. clothing racks, card stands, shelves etc.), screens and barriers, blinds and weather barriers, umbrellas, lighting, public art, heating devices, planter boxes, pot plants, bike racks, street furniture, and the like.

**Kerbside Activation Area:** means a Footpath Activation Area located adjacent to a Carriageway.

**Outdoor Eating Facility:** means an Outdoor Eating Facility or establishment on any part of a Public Place.

**Permanent Items:** Means Furniture and Decoration which are permanently fixed within the Footpath Activation Area.

**Permit:** means a Permit issued under this Policy and the *Thoroughfares and Public Places Local Law 2009*.

**Permit Holder:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, a person who holds a valid Permit.

**Premises:** means a building or similar structure, but does not include a carpark or a similar place.

**Public Place:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, it includes a thoroughfare or place which the public are allowed to use,

whether or not the thoroughfare or place is on private property, but does not include –

- a) Premises on private property from which trading is lawfully conducted under a written law; and
- b) City Property.

Semi-Permanent Items: means Furniture and Decoration that can be removed at will but which remain within Footpath Activation Area outside of trading hours.

Street Infrastructure: means public seating, bins, bicycle racks, street trees and tree pits, public art, parking meters, parking signage, pay phones, fire hydrants, bollards, power poles, public signage, sewer manholes, telecommunications and electricity conduits, service easements, post boxes, paving and the like.

Temporary Items: means Furniture and Decoration that can be shifted or removed at will and are removed from the Footpath Activation Area at close of daily trading.

Trading: includes –

- a) the selling or hiring of, the offering for sale or hire of, or the soliciting of orders for, goods or services in a public place; and
- b) displaying goods in any public place for the purpose of –
  - i. offering them for sale or hire;
  - ii. inviting offers for their sale or hire;
  - iii. soliciting orders for them; or
  - iv. carrying out any other transaction in relation to them.

Verge: has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, that part of the thoroughfare between the Carriageway and the land which abuts the thoroughfare and includes a nature strip, but does not include a Footpath.

## **6. Process for Obtaining a Permit**

### **6.1. Permit Requirements**

- a) To be eligible for a Permit, the Applicant must be the Business Operator of a business Premises adjacent to the Footpath Activation Area.
- b) An Applicant will need to satisfy the following requirements:
  - i. Complete the Footpath Trading and Activation Form, including the Self-Assessment Checklist (Appendix 1);
  - ii. Provide a sketch of the proposed Footpath Activation Area on the supplied sheet accompanying the Footpath Trading and Activation Form;
  - iii. Provide a letter of consent where the proponent seeks to occupy the public space immediately adjoining a neighboring premises; and
  - iv. Complete and sign the Terms and Conditions Agreement attached to the Footpath Trading and Activation Form.

### **6.2. Public Risk**

- a) The Permit Holder is responsible for any injury or damage to a third party which occurs in connection with an Activation area.
- b) The Permit Holder must ensure that it obtains and maintains, at all times, adequate public liability insurance to cover the risk of injury or damage to a third party in connection with an Activation area.
- c) To meet the City's requirements the public liability insurance must:
  - i. Be for a minimum amount of \$10,000,000 that specifically includes using the Footpath for the proposed activity.
  - ii. Cover injury, loss, or damage to persons arising out of the activity carried out under the Permit or the granting of a Permit.

- iii. Note the interest of the City of Stirling on the insurance policy.
  - iv. State the period covered by the insurance policy (ie. commencement and expiration date) and be renewed upon expiry.
  - v. Be issued by an insurer approved by the Australian Prudential Regulation Authority (APRA).
  - vi. Be supplied in an approved form, such as a Certificate of Currency.
- d) The Permit Holder must agree to indemnify the City in respect of any injury to any person or any damage to any property which may occur in connection with an Activation area.

### **6.3. Determination of Proposals**

The Applicant's completion of the Self-Assessment Checklist shall be used to establish if a proposal is a Compliant Proposal.

#### **6.3.1. Compliant Proposals**

Where the City determines a proposal meets the standards and requirements of this Policy, the City shall issue a Permit. Development Approval will not be required for the proposed works and use of a Compliant Proposal.

#### **6.3.2. Non-Compliant Proposals**

Where the City determines a proposal is not a Compliant Proposal:

- a) A Development Approval is required.
- b) The Applicant shall provide with their Development Application the following additional information:
  - i. A written description of the proposed variation(s) from the Policy standards and requirements; and
  - ii. Supporting justification for proposed variation(s) which addresses the objectives of this Policy.
- c) If the Development Approval is granted, the City shall issue a Permit.
- d) For the purpose of assessing a non-Compliant Proposal, the City may seek the comments of adjoining or nearby neighbours in accordance with the City's Planning Consultation Procedure'.

## **7. Other Approvals**

### **7.1. Development Approvals**

- a) The following proposal types require Development Approval in accordance with the City's Local Planning Scheme No.3:
  - i. Modifications to a building's frontage.
  - ii. All works on or adjacent to:
    - A place included on a Heritage List prepared in accordance with the City's Local Planning Scheme No. 3; or
    - Land located within a Heritage Protection Area.
  - iii. Proposals for Footpath Activation Areas which include Permanent Items as outlined under Clause 9.1.3 of this Policy; or
  - iv. Proposals for Footpath Activation Areas which are proposed by entities other than an adjacent Business Operator.
- b) Applications for Footpath Activation Areas that are reserved under the Metropolitan Region Scheme including Other Regional Roads or Primary Regional Roads, or that are

located within a Clause 32 Area or Planning Control Area may require Development Approval from the Western Australian Planning Commission pursuant to the requirements of the Metropolitan Region Scheme.

*Note: Applicants are encouraged to contact the Western Australian Planning Commission and/or refer to <https://www.dplh.wa.gov.au/>.*

## 8. Site and Access Requirements

### 8.1. Clearance Zone

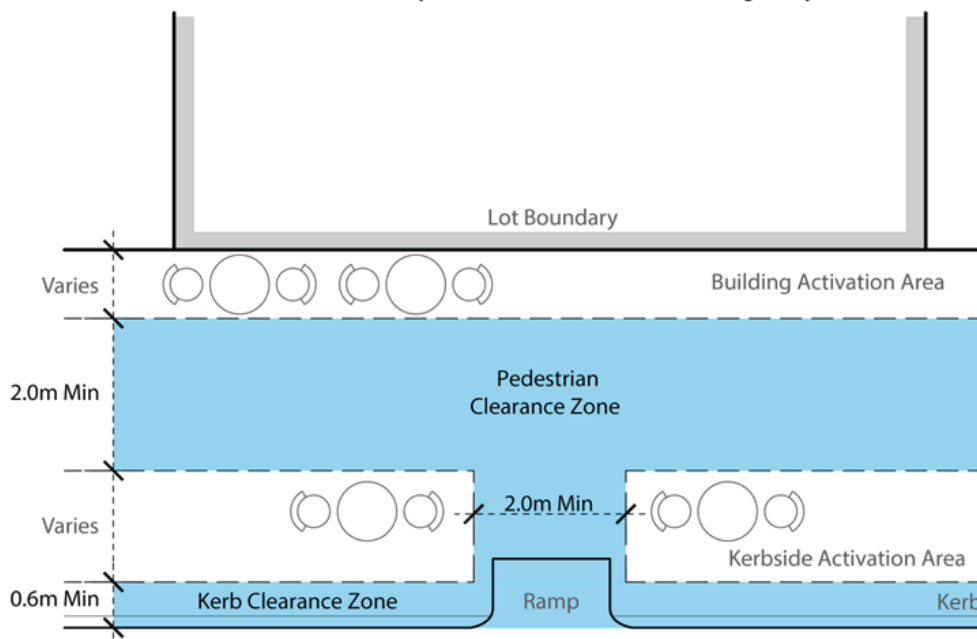
A Clearance Zone must be adhered to and shall not be encroached upon by any object or Activation associated with an approved Footpath Activation Area (refer to Figure 1). The Clearance Zones may overlap for the purposes of determining the maximum width of the Footpath Activation Area.

#### 8.1.1. Pedestrian Clearance Zone

- A minimum 2 metre width of Footpath is to be kept clear between the building frontage and the kerb line to provide a clear path of travel for pedestrians, which is to align with any adjacent Pedestrian Clearance Zones.
- A Pedestrian Clearance Zone to access ramps, as measured from the centreline of the ramp, at a minimum width of 2.5 metres.
- Where there is no ramp, a minimum 1.5 metre wide evenly spaced pedestrian break is to be provided per lot frontage.

#### 8.1.2. Kerb Clearance Zone

A minimum 0.6 metre setback distance is to be provided between the Footpath Activation Area and the roadway, measured from the Carriageway side of the kerb.



**Figure 1 - Pedestrian and Kerb Clearance Zone Requirements**

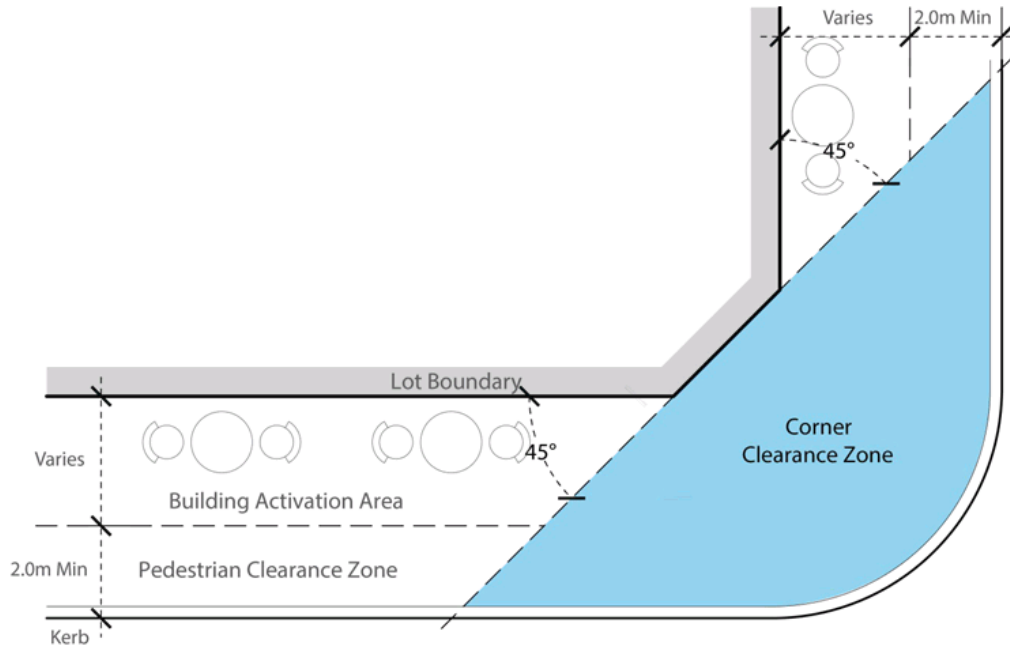
#### 8.1.3. Street Corner Clearance Zone

To maintain sightlines for road users, Activation areas must be setback from intersections. The typical minimum setback from intersections to the Activation area is



determined by a line of sight, set at a 45-degree angle from the corner of the property to the kerb (refer to Figure 2).

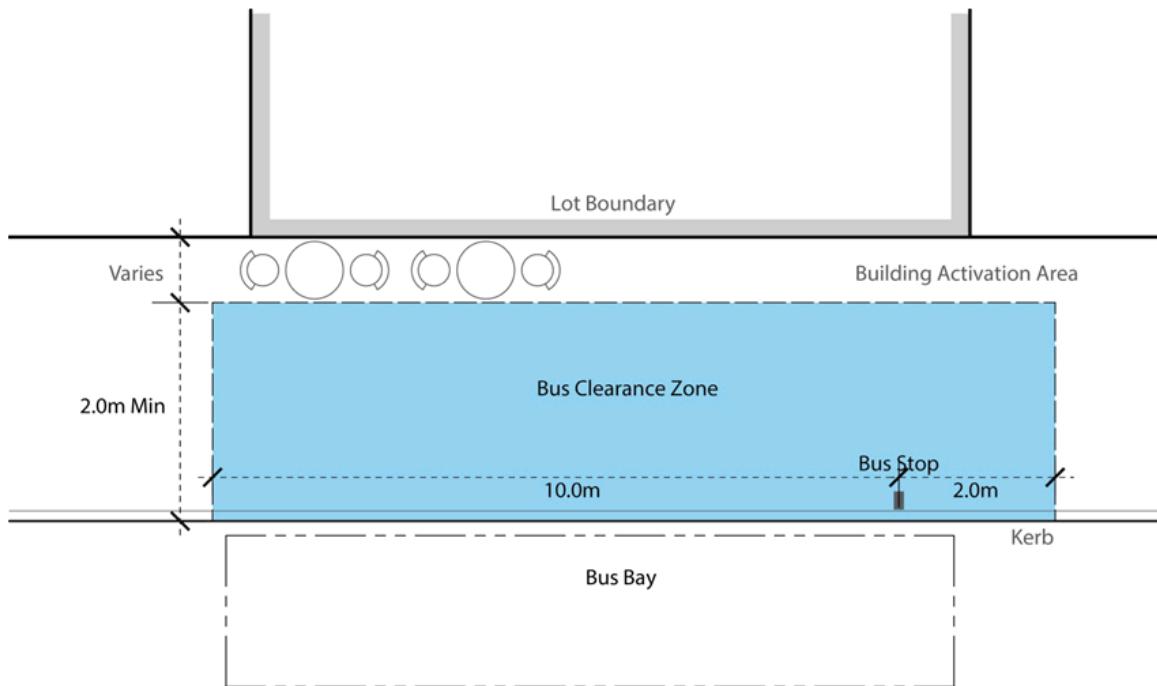
Setbacks from intersections may vary depending on site-specific streetscape conditions. Additional setbacks may be required at intersections with high traffic volumes, speeds and/or poor visibility. Final intersection setbacks are subject to the City's approval.



**Figure 2 - Street Corner Clearance Zone Requirements**

#### 8.1.4. Bus Stop Clearance Zone

A minimum 2 metre width of Footpath measured from the outer face of the kerb, extending laterally 10 metres behind and 2 metres forward of a bus stop, is to be kept clear to maintain pedestrian access to transit (refer to Figure 3).



**Figure 3 - Bus Stop Clearance Zone Requirements**

**8.1.5. Street Infrastructure Clearance Zone**

- a) The arrangement of Furniture and Decoration within Footpath Activation Areas shall not compromise public access to Street Infrastructure.
- b) Furniture and Decoration which are deemed by the City to obstruct Street Infrastructure shall be removed or relocated within a timeframe specified by the City.
- c) The City may consider the removal/relocation of any Street Infrastructure or minor modifications to engineering treatments of a Footpath in order to safely accommodate Trading and Activation in accordance with this Policy. Such proposals will require the Development Approval of the City and will be assessed against the objectives of this Policy.
- d) The cost of installation and reinstatement of any works and improvements shall be borne by the Permit Holder.

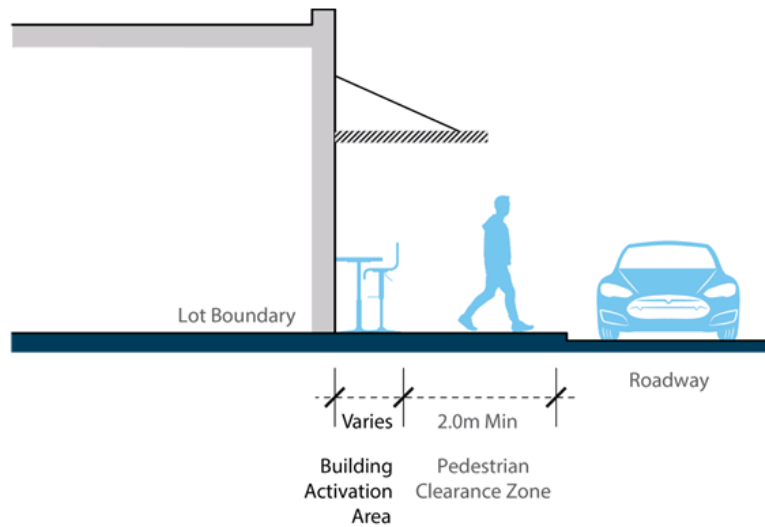
**8.2. Footpath Activation Layout and Design**

A Footpath Activation Area is:

- a) To be located within the existing Footpath and must not extend into parking areas or vehicle Carriageways;
- b) Not to encroach into Clearance Zones as defined in Clause 8.1; and
- c) Not exceed 30 square metres in area.

**8.2.1. Footpaths less than 3.5 metres wide**

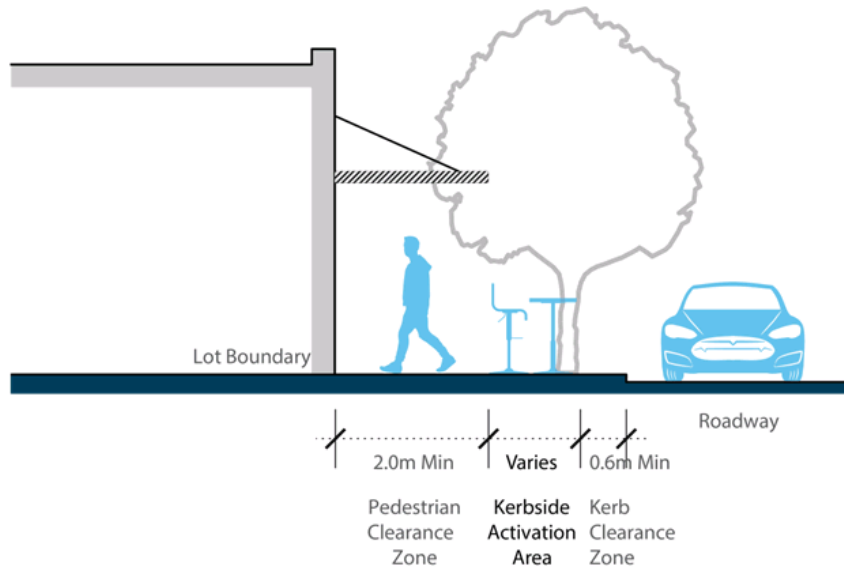
Where Footpaths are less than 3.5 metres in width, Footpath Activation Areas are to be located within the Building Activation Area (refer to Figure 4).



**Figure 4 - Building Activation Area - Footpaths Less Than 3.5 Metres Wide**

**8.2.2. Footpaths greater than 3.5 metres wide**

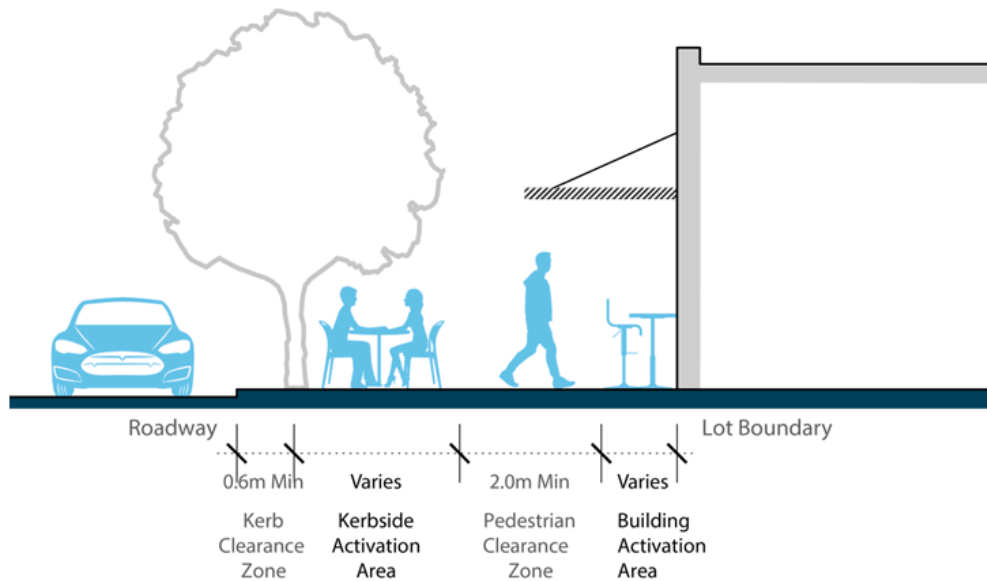
Where Footpaths are 3.5 metres in width or greater, Footpath Activation Areas may be located within the Kerbside Activation Area. A 0.6 metre Kerb Clearance Zone is required where a Kerbside Activation Area is proposed (refer to Figure 5).



**Figure 5 - Kerbside Activation Area - Footpaths 3.5 Metres Wide or Greater**

**8.2.3. Footpaths greater than 3.5 metres wide**

Where Footpaths are greater than 3.8 metres in width, both Kerbside and Building Activation Areas may be proposed, provided required Clearance Zones can be maintained (refer to Figure 6).



**Figure 6 - Both Building & Kerbside Activation Areas – Footpaths 3.8 Metres Wide or Greater**

**8.3. Exclusions**

Irrespective of Clause 8.2.2 and 8.2.3, Building Activation Areas are mandatory and Kerbside Activation Areas are prohibited where a posted speed limit of 60km/hr or greater applies to the adjacent street.

**8.4. Car Parking**

Where a Footpath Activation Area exceeds 30 square metres in area and proposes an Outdoor Eating Facility the provisions of the City' Parking Policy will apply.

**8.5. Use of Neighboring Activation Areas**

- a) Footpath Activation Areas shall be situated directly adjacent to the business premises.
- b) Use of a neighbouring Footpath Activation Area shall only be permitted where:
  - i. The neighbouring Business Operator provides written consent for the proponent's use the area; and/or
  - ii. Any limits to the maximum number of persons permitted at the adjacent premises under a Development Approval or Occupancy Permit are adhered to.

Where the Business Operator of an adjacent premises has withdrawn its consent (provided in accordance with 6.1b) in writing to the City, the proponent must cease using and reinstate the area to its original state within a timeframe specified by the City.

**9. Furniture and Decoration Requirements**

**9.1. Furniture and Decoration Permanency**

The permissibility of Furniture and Decoration shall be determined by whether they will be temporary, Semi-Permanent or permanent within the Footpath Activation Area.

**9.1.1. Temporary Items**

All Temporary Items shall be located with the Footpath Activation Area at all times and stored within the related business Premises outside of trading hours

**9.1.2. Semi-Permanent Items**

- a) Semi-Permanent Items are only Permitted on Footpaths of 3.5 metres or greater.
- b) Semi-Permanent Items must be able to be moved at the request of the City to provide for maintenance, cleaning or other activities.

#### **9.1.3. Permanent Items**

- a) Permanent Items may be supported at the City's discretion but will require Development Approval.
- b) Proposals for Permanent Items will be assessed against the objectives of this Policy and the following criteria:
  - i. In the opinion of the City, contributes a broader public benefit;
  - ii. The Permit Holder shall reinstate the affected public space back to its original condition at their own cost;
  - iii. Is in keeping with existing urban character and respects heritage streetscape values; and
  - iv. Does not create an impediment to cleaning or maintenance of the thoroughfare.

#### **9.2. Furniture and Decoration Requirements**

All Furniture and Decoration items must be maintained in a physically sound and safe condition to the City's satisfaction.

Specific requirements apply to some but not all Furniture and Decoration. Forms of Furniture and Decoration for which standards are not prescribed are still Permitted within Footpath Activation Areas.

All Furniture and Decoration and the like must be Temporary Items only (refer to Clause 9.1.1), fully contained within the Footpath Activation Area, including canopy, and not encroach into any applicable Clearance Zone.

##### **9.2.1. Screens and Barriers**

Screens and Barriers are:

- a) To provide a minimum of 2 metre gap per lot frontage to allow access from the roadway to the Footpath; and
- b) Not to exceed a maximum height of 1 metre.

##### **9.2.2. Weather Protection**

Weather protection devices are:

- a) To provide a minimum underside clearance of 2.1 metre;
- b) To be self-supporting; and
- c) To be adequately weighted or otherwise secured to ensure they do not become dislodged.

Note. *Clasps, ties, footings or other means of permanently fixing umbrellas and awnings to the Footpath Activation Area are considered to be permanent and require Development Approval.*

*Vertical café blinds are not acceptable due to their potential to visually enclose and privatise public spaces.*

##### **9.2.3. Lighting, Wiring and Electrical Devices**

No lighting or other items requiring mains power, including point-of-sale and power outlets, are to be installed on City Property. All electrical works need to be contained within the private lot. Lighting, wiring and other electrical installations are:

- a) To not comprise flashing, intermittent or running lights;

- b) To be disconnected and removed at close of daily trading unless permanent installation is approved by the City;
- c) Not to result in any occupational health and safety issues;
- d) To be sited so as not to obstruct pedestrian movement; and
- e) Not to be installed or operated in a manner that may be prejudicial to safety or inconsistent with relevant Australian Standards.

#### 9.2.4. Heating Devices

Heating devices are:

- a) To be self-contained, stable and free standing;
- b) To be sited to achieve adequate clearances from combustible objects;
- c) To operate in accordance with the manufacturers specifications; and
- d) To have a registered Australian Gas Association Number (AGA No.) or SAI Global approval where relevant.

#### 9.2.5. Signage and Advertising

Advertising signs are:

- a) To be an 'A' frame or similar Ground Based sign;
- b) To be located adjacent to the building to which the sign relates and be located on the Footpath immediately adjacent to the building;
- c) To be displayed only during the normal business hours of the business to which the sign relates;
- d) To be limited to a maximum of one sign per Footpath Activation Area;
- e) To advertise only the name of the owner or occupier of the Premises, and/or the nature of the business and/or activities to which it relates and carried on therein; and
- f) To have a maximum vertical or horizontal dimension of 1 metre and have an area of not more than 0.6m<sup>2</sup>.

Product advertising additional to ground based sign is Permitted and does not require Development Approval where limited to umbrellas and barriers.

## 10. Operation, Management and Compliance

### 10.1. Cleaning and Maintenance

A Permit Holder is:

- a) To ensure that Furniture and Decoration within the Footpath Activation Area are maintained in a physically sound and aesthetically acceptable condition at all times;
- b) To be responsible for regular cleaning of the approved Footpath Activation Area; and
- c) To be responsible for repairing any damage to works on public land (e.g. paving, street furniture, street planting) caused by the operations of the Footpath Activation Area, to the satisfaction of the City.

Should the Footpath Activation Area not be maintained in a good condition and clean and tidy state and/or the conditions of Council's approval are not adhered to, the City may cancel the Permit (refer to the City's Clause 6.11 of the *Thoroughfares and Public Places Local Law 2009*).

### 10.2. Operations of an Outdoor Eating Facility

- a) An Outdoor Eating Facility within a Footpath Activation Area will be considered only where it is part of a proposal to establish an eating establishment within a directly

adjoining tenancy, or is proposed as an extension of an existing eating establishment operating within a directly-adjointing tenancy.

- b) If not previously granted as part of an existing eating establishment, a proposal to operate an Outdoor Eating Facility will require a separate Certificate of Registration of a Food Business.
- c) A Permit issued by the City of Stirling for a Footpath Activation Area does not authorise the sale, supply, display, or consumption of liquor. To permit the sale, supply, display and/or consumption of liquor in connection with an an Outdoor Eating Facility, a Permit Holder must obtain the relevant licence or other approval under the *Liquor Control Act 1998* permit from the Department of Racing, Gaming and Liquor.
- d) The A Permit may be used to accompany an application for a licence under section 40 of the *Liquor Control Act 1988* for a Footpath Activation Area may be used to accompany a Section 40 Application.

### **10.3. Sale of Goods**

Goods on display are to reflect the products sold within the related business Premises and are to be removed at the end of trading for that day.

### **10.4. Public Works and Special Events**

- a) The City may require the use of a Footpath or adjacent area to undertake works or to allow an event or other activity to occur. This may include repair to infrastructure as a result of emergency works being undertaken. The City will endeavour to give a Permit Holder sufficient notice to vacate the Footpath Activation Area prior to the event.
- b) Where notice is given, a Permit Holder shall remove all Furniture and Decoration from the Footpath Activation Area within the time period and for the duration specified by the City.
- c) In cases of an emergency, the Footpath Activation Area may need to be cleared immediately by the Permit Holder at the request of the City or its authorised agents, and/or government agencies, or emergency services. The City shall not be responsible for any claim for loss of trade or damage and repair of the Permit Holder's Furniture and Decoration items during the time of an emergency.

### **10.5. Permit Validity**

- a) A Permit is not subject to a requirement for renewal and remains valid unless otherwise cancelled by the City.
- b) A Permit is not tied to a property and will be cancelled requiring a new application where:
  - i. The Permit Holder has not complied with a condition of the Permit; or
  - ii. The Permit Holder fails to maintain any required public liability insurance or ceases to indemnify the local government against damages; or
  - iii. The transfer of a tenancy or change of ownership of a Premises; or
  - iv. Permanent cessation of the activity occurs; or
  - v. The owner of a neighbouring premises withdraws consent for the proponent to occupy public space in front or immediately adjacent to their premises; or
  - vi. In the opinion of the City, the Activation is causing a nuisance or is having an unreasonable impact upon surrounding residents, pedestrians, cyclists or surrounding businesses; or
  - vii. The Footpath Activation Area is on land defined under the Metropolitan Region Scheme as within a Planning Control Area or an Other Regional Roads or Primary Regional Roads reservation, and the Western Australian Planning Commission requests the cancellation of the Permit.

**10.6. Cancellation of a Permit**

- a) Following cancellation of a Permit, all Furniture and Decoration must be removed from a Footpath Activation Area within the time period specified by the City.
- b) Once the Permit is cancelled, a Footpath Activation Area must be restored to its original condition within the time period specified by the City, including the removal of all permanent fixtures, to the satisfaction of the City and at the Permit Holder's cost.
- c) If a Footpath Activation Area is not restored to its original condition within the time period specified by the City, or is damaged as a result of Footpath Activation, restoration works and/or repair works must be carried out at the Permit Holder's expense. The Permit Holder shall not be entitled to any payments, compensation or damages of any kind from the City where this occurs.

**OFFICE USE ONLY:**

**Local Planning Scheme No.3 – Local Planning Policy History:**

<b>Action</b>	<b>Resolution Number</b>	<b>Effective Date</b>
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## 6.14 FOOTPATH TRADING & ACTIVATION

### 1. Introduction

A vibrant and active footpath area has a positive impact on commercial centres and on the viability of local businesses. Carefully planned and well managed footpath trading areas, including outdoor dining, street trading, and product display areas, can activate and energise the street environment.

It is also important that the limited available space within footpaths is used in a way that does not compromise pedestrian access and safety.

This Policy sets out the requirements for the conduct of footpath trading and other forms of activation on footpaths in accordance with the City's *Thoroughfares and Public Places Local Law 2009*.

### 2. Objectives

- a) To promote the use of the City's Footpaths for place activation purposes in a way that does not adversely impact on the amenity of adjacent businesses, residents and other street users.
- b) To activate the City's Footpaths in a way that does not visually or physically enclose the Footpaths or privatise that space.
- c) To allow Footpaths to be used by traders in a way that does not impede access to the Footpath or cause a hazard or danger to any person using the Footpath.
- d) To ensure that items placed on the Footpath do not result in visual or physical clutter, or restrict views of building and shop frontages.
- e) To promote and activate the Footpath in a way that does not obstruct or impede the use of the Footpath or access to buildings, or sight lines for pedestrians or vehicles.

### 3. Purpose

The purpose of this Policy is to:

- a) Identify the process by which footpath trading and activation can take place without the need for Development Approval.
- b) Encourage the practice of street activation to create vibrant, innovative and economically successful activity centres and Public Places.
- c) Enhance the shopping, dining and visitor experience within the public realm.
- d) Ensure that proposals which comply with the requirements of this Policy are exempt from requiring Development Approval.

### 4. Applications Subject of this Policy

- a) Use of the Footpath and Verge for trading and other forms of Activation shall only commence following the granting of a Permit or Development Approval from the City, as applicable.
- b) A Permit will be issued by the City for proposals for footpath trading and other forms of Activation which comply with the requirements of this Policy, as demonstrated through the 'Self-Assessment Checklist' (see Appendix 1).
- c) Proposals for footpath trading and other forms of Activation which do not comply with the requirements of this Policy will be assessed against the Objectives of this Policy and any other relevant legislation. Such proposals shall also require Development Approval.
- d) A Permit will generally only be issued to the ~~owner or o~~[Business Operator](#) of an existing or proposed tenancy fronting the Public Place where the Footpath Activation Area will be situated, unless otherwise approved by the City.

- e) In addition to the information contained within this Policy, the operation of a Footpath Activation Area is to comply with all requirements of the *Disability Discrimination Act 1992*, the *City of Stirling Thoroughfares and Public Places Local Law 2009*, the Building Code of Australia and any other relevant legislation and City of Stirling local laws and policies.

Note: Applicants are required to ensure that all relevant Planning, Health and other relevant approvals are in place.

## 5. Definitions

**Activation:** means the use of Public Place by the occupants of adjoining commercial tenancies for the purposes of street Trading, commercial display, an Outdoor Eating Facility, ground-based signage, furniture, amenities and decoration.

**Applicant:** means a person who applies for a Permit.

**Building Activation Area:** means a Footpath Activation Area located immediately adjacent to a building or lot boundary.

**Business Operator:** means the owner or occupier of a Premises proposing to conduct street Activation in accordance with this Policy.

**Carriageway:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**City Property:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, it means anything except a thoroughfare –

- a) which belongs to the City;
- b) of which the City is the management body under the *Land Administration Act 1997*; or
- c) which is an 'otherwise unvested facility' within section 5.33 of the *Local Government Act 1995*.

**Clearance Zone:** means an area into which a Footpath Activation Area shall not encroach.

**Compliant Proposal:** means a proposal for a Footpath Activation Area which meets the standards and requirements of this Policy.

**Footpath:** means the same as defined in the *Thoroughfares and Public Places Local Law 2009*.

**Footpath Activation Area:** means an area within a thoroughfare where an Outdoor Eating Facility, street Trading, display of goods and other forms of Activation related to an adjoining Premises may be located. A Footpath Activation Area may be located immediately adjacent to a building or lot boundary (Building Activation Area) and/or adjacent to a Carriageway (Kerbside Activation Area).

**Furniture and Decoration:** means items which may be Permitted within Footpath Activation Areas including but not limited to, tables and chairs, decorative objects, goods displays (e.g. clothing racks, card stands, shelves etc.), screens and barriers, blinds and weather barriers, umbrellas, lighting, public art, heating devices, planter boxes, pot plants, bike racks, street furniture, and the like.

**Kerbside Activation Area:** means a Footpath Activation Area located adjacent to a Carriageway.

**Outdoor Eating Facility:** means an Outdoor Eating Facility or establishment on any part of a Public Place.

**Permanent Items:** Means Furniture and Decoration which are permanently fixed within the Footpath Activation Area.

**Permit:** means a Permit issued under this Policy and the *Thoroughfares and Public Places Local Law 2009*.

**Permit Holder:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* – that is, a person who holds a valid Permit.

**Premises:** means a building or similar structure, but does not include a carpark or a similar place.

**Public Place:** has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, it includes a thoroughfare or place which the public are allowed to use,

whether or not the thoroughfare or place is on private property, but does not include –

- a) Premises on private property from which trading is lawfully conducted under a written law; and
- b) City Property.

Semi-Permanent Items: means Furniture and Decoration that can be removed at will but which remain within Footpath Activation Area outside of trading hours.

Street Infrastructure: means public seating, bins, bicycle racks, street trees and tree pits, public art, parking meters, parking signage, pay phones, fire hydrants, bollards, power poles, public signage, sewer manholes, telecommunications and electricity conduits, service easements, post boxes, paving and the like.

Temporary Items: means Furniture and Decoration that can be shifted or removed at will and are removed from the Footpath Activation Area at close of daily trading.

Trading: includes –

- a) the selling or hiring of, the offering for sale or hire of, or the soliciting of orders for, goods or services in a public place; and
- b) displaying goods in any public place for the purpose of –
  - i. offering them for sale or hire;
  - ii. inviting offers for their sale or hire;
  - iii. soliciting orders for them; or
  - iv. carrying out any other transaction in relation to them.

Verge: has the same meaning as in clause 1.5 of the *Thoroughfares and Public Places Local Law 2009* - that is, that part of the thoroughfare between the Carriageway and the land which abuts the thoroughfare and includes a nature strip, but does not include a Footpath.

## **6. Process for Obtaining a Permit**

### **6.1. Permit Requirements**

- a) To be eligible for a Permit, the Applicant must be the Business Operator of a business Premises adjacent to the Footpath Activation Area.
- b) An Applicant will need to satisfy the following requirements:
  - i. Complete the Footpath Trading and Activation Form, including the Self-Assessment Checklist (Appendix 1);
  - ii. Provide a sketch of the proposed Footpath Activation Area on the supplied sheet accompanying the Footpath Trading and Activation Form;
  - iii. Provide a letter of consent where the proponent seeks to occupy the public space immediately adjoining a neighboring premises; and
  - iv. Complete and sign the Terms and Conditions Agreement attached to the Footpath Trading and Activation Form.

### **6.2. Public Risk**

- a) The Permit Holder is responsible for any injury or damage to a third party which occurs in connection with an Activation area.
- b) The Permit Holder must ensure that it obtains and maintains, at all times, adequate public liability insurance to cover the risk of injury or damage to a third party in connection with an Activation area.
- c) To meet the City's requirements the public liability insurance must:
  - i. Be for a minimum amount of \$10,000,000 that specifically includes using the Footpath for the proposed activity.
  - ii. Cover injury, loss, or damage to persons arising out of the activity carried out under the Permit or the granting of a Permit.

- iii. Note the interest of the City of Stirling on the insurance policy.
  - iv. State the period covered by the insurance policy (ie. commencement and expiration date) and be renewed upon expiry.
  - v. Be issued by an insurer approved by the Australian Prudential Regulation Authority (APRA).
  - vi. Be supplied in an approved form, such as a Certificate of Currency.
- d) The Permit Holder must agree to indemnify the City in respect of any injury to any person or any damage to any property which may occur in connection with an Activation area.

### **6.3. Determination of Proposals**

The Applicant's completion of the Self-Assessment Checklist shall be used to establish if a proposal is a Compliant Proposal.

#### **6.3.1. Compliant Proposals**

Where the City determines a proposal meets the standards and requirements of this Policy, the City shall issue a Permit. Development Approval will not be required for the proposed works and use of a Compliant Proposal.

#### **6.3.2. Non-Compliant Proposals**

Where the City determines a proposal is not a Compliant Proposal:

- a) A Development Approval is required.
- b) The Applicant shall provide with their Development Application the following additional information:
  - i. A written description of the proposed variation(s) from the Policy standards and requirements; and
  - ii. Supporting justification for proposed variation(s) which addresses the objectives of this Policy.
- c) If the Development Approval is granted, the City shall issue a Permit.
- d) For the purpose of assessing a non-Compliant Proposal, the City may seek the comments of adjoining or nearby neighbours in accordance with the City's Planning Consultation Procedure'.

## **7. Other Approvals**

### **7.1. Development Approvals**

- a) The following proposal types require Development Approval in accordance with the City's Local Planning Scheme No.3:
  - i. Modifications to a building's frontage.
  - ii. All works on or adjacent to:
    - A place included on a Heritage List prepared in accordance with the City's Local Planning Scheme No. 3; or
    - Land located within a Heritage Protection Area; or
    - A place entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*.
    - ~~Land located within a Heritage Protection Area.~~
  - iii. Proposals for Footpath Activation Areas which include Permanent Items as outlined under Clause 9.1.3 of this Policy; or
  - iv. Proposals for Footpath Activation Areas which are proposed by entities other than

an adjacent Business Operator.

- b) Applications for Footpath Activation Areas that are reserved under the Metropolitan Region Scheme including Other Regional Roads or Primary Regional Roads, or that are located within a Clause 32 Area or Planning Control Area may require Development Approval from the Western Australian Planning Commission pursuant to the requirements of the Metropolitan Region Scheme.

*Note: Applicants are encouraged to contact the Western Australian Planning Commission and/or refer to <https://www.dplh.wa.gov.au/>.*

## 8. Site and Access Requirements

### 8.1. Clearance Zone

A Clearance Zone must be adhered to and shall not be encroached upon by any object or Activation associated with an approved Footpath Activation Area (refer to Figure 1). The Clearance Zones may overlap for the purposes of determining the maximum width of the Footpath Activation Area.

#### 8.1.1. Pedestrian Clearance Zone

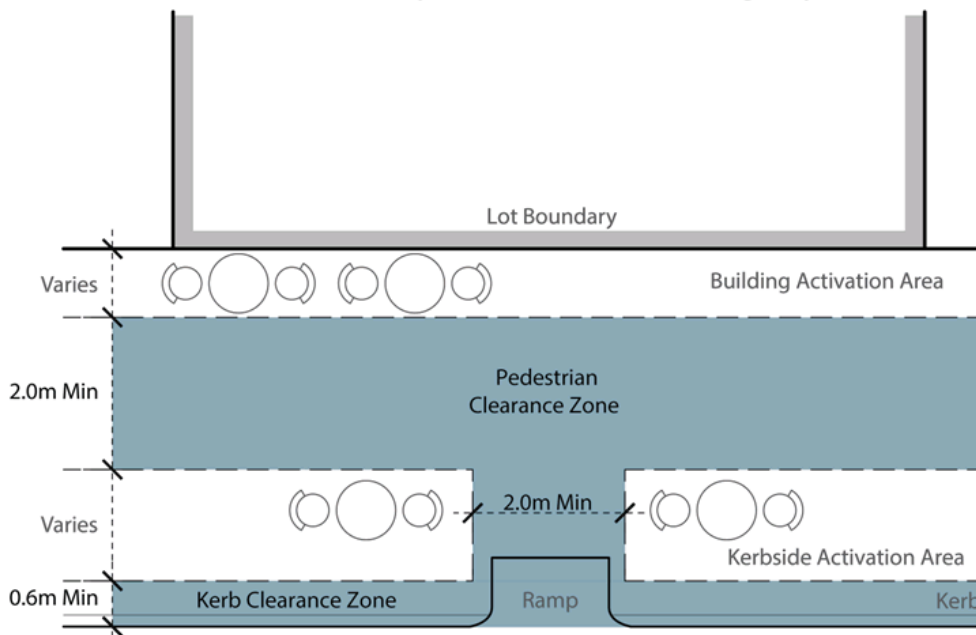
~~a) A minimum 1.5 metre width of Footpath is to be kept clear between the building frontage and the kerb line to provide a clear path of travel for pedestrians, which is to align with any adjacent Pedestrian Clearance Zones.~~

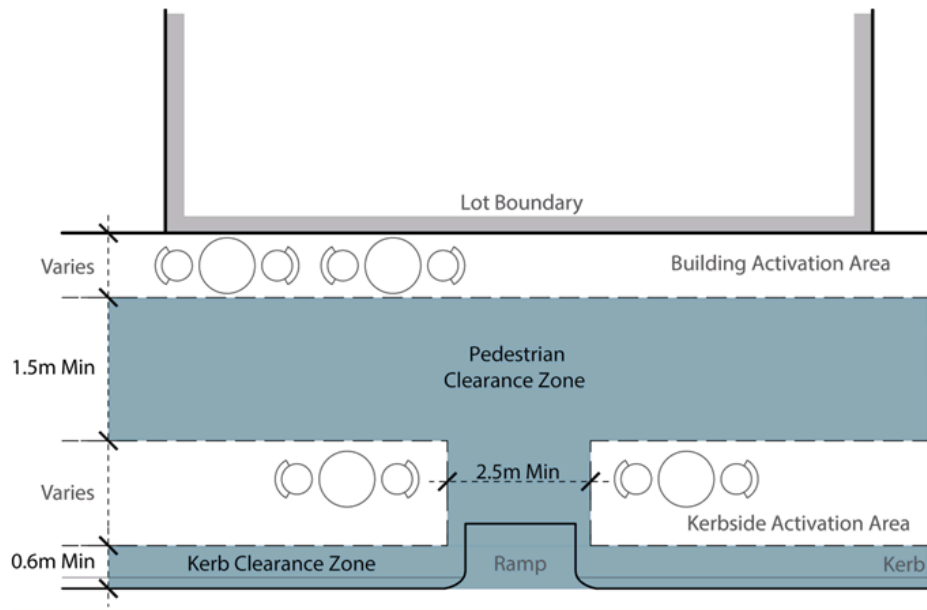
~~a) A minimum 2 metre width of Footpath is to be kept clear between the building frontage and the kerb line to provide a clear path of travel for pedestrians, which is to align with any adjacent Pedestrian Clearance Zones.~~

- b) A Pedestrian Clearance Zone to access ramps, as measured from the centreline of the ramp, at a minimum width of 2.5 metres.
- c) Where there is no ramp, a minimum 1.5 metre wide evenly spaced pedestrian break is to be provided per lot frontage.

#### 8.1.2. Kerb Clearance Zone

A minimum 0.6 metre setback distance is to be provided between the Footpath Activation Area and the roadway, measured from the Carriageway side of the kerb.



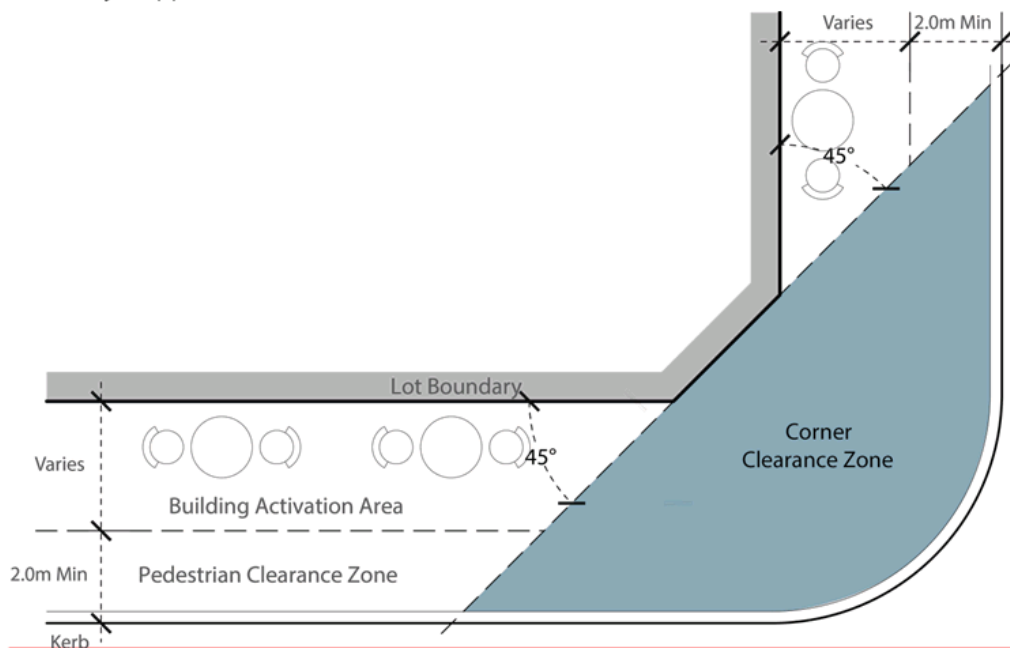


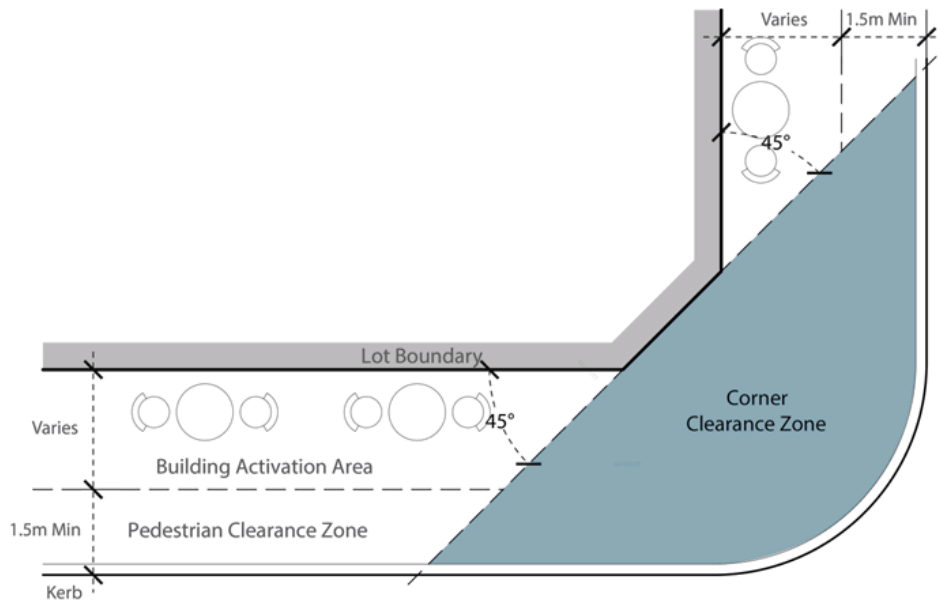
**Figure 1 - Pedestrian and Kerb Clearance Zone Requirements**

### 8.1.3. Street Corner Clearance Zone

To maintain sightlines for road users, Activation areas must be setback from intersections, including any driveway, laneway, and/or right-of-way. The typical minimum setback from intersections to the Activation area is determined by a line of sight, set at a 45-degree angle from the corner of the property to the kerb (refer to Figure 2). For a Kerbside Activation Area within 20m from the corner of the property at an unsignalised intersection, Furniture and Decoration may be no greater than 1m high and all barriers shall be visually permeable.

Setbacks from intersections may vary depending on site-specific streetscape conditions. Additional setbacks may be required at intersections with high traffic volumes, speeds and/or poor visibility. Final intersection setbacks are subject to the City's approval.



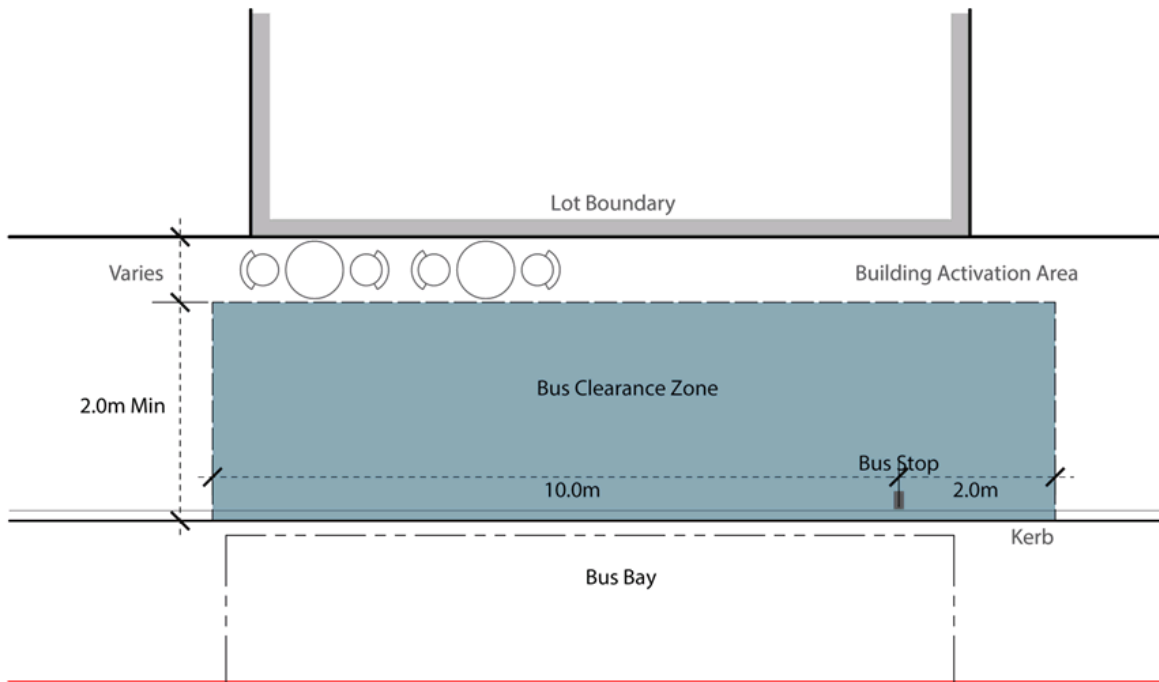


**Figure 2 - Street Corner Clearance Zone Requirements**

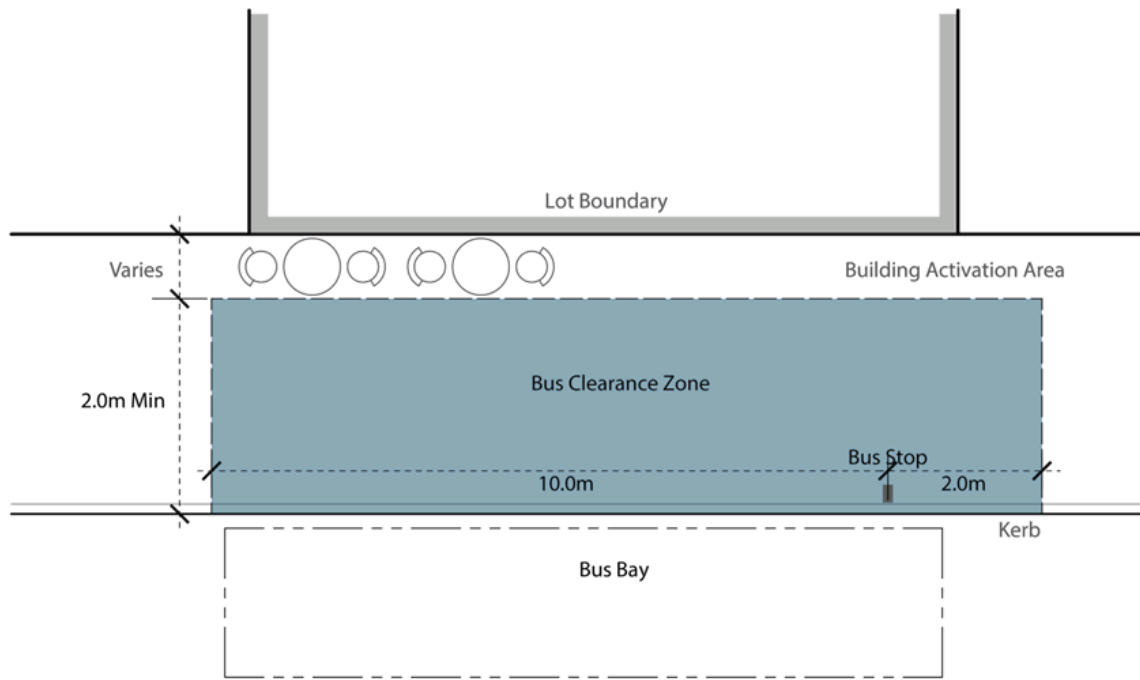
**8.1.4. Bus Stop Clearance Zone**

A minimum 2 metre width of Footpath measured from the outer face of the kerb, extending laterally 10 metres behind and 2 metres forward of a bus stop, is to be kept clear to maintain pedestrian access to transit (refer to Figure 3).

*Note: The arrangement of Furniture and Decoration within Footpath Activation Areas shall not obstruct, impact or affect Public Transport Authority infrastructure, such as a bus shelter and tactile paving.*







**Figure 3 - Bus Stop Clearance Zone Requirements**

#### 8.1.5. Street Infrastructure Clearance Zone

- a) The arrangement of Furniture and Decoration within Footpath Activation Areas shall not compromise public access to Street Infrastructure.
- ~~b) Furniture and Decoration which are deemed by the City to obstruct, impact or affect Street Infrastructure shall be removed or relocated within a timeframe specified by the City.~~
- ~~b) Furniture and Decoration which are deemed by the City to obstruct Street Infrastructure shall be removed or relocated within a timeframe specified by the City.~~
- c) The City may consider the removal/relocation of any Street Infrastructure or minor modifications to engineering treatments of a Footpath in order to safely accommodate Trading and Activation in accordance with this Policy. Such proposals will require the Development Approval of the City and will be assessed against the objectives of this Policy.
- d) The cost of installation and reinstatement of any works and improvements shall be borne by the Permit Holder.

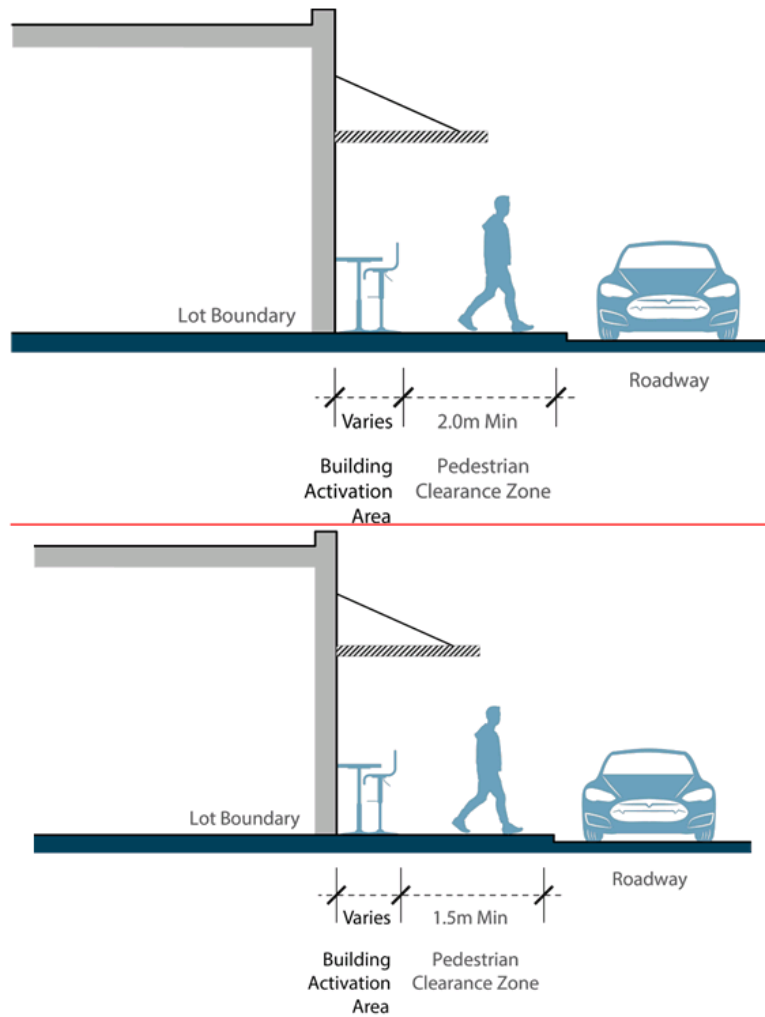
#### 8.2. Footpath Activation Layout and Design

A Footpath Activation Area is:

- a) To be located within the existing Footpath and must not extend into parking areas or vehicle Carriageways;
- b) Not to encroach into Clearance Zones as defined in Clause 8.1; and
- c) Not exceed 30 square metres in area.

##### 8.2.1. Footpaths less than 3.5 metres wide

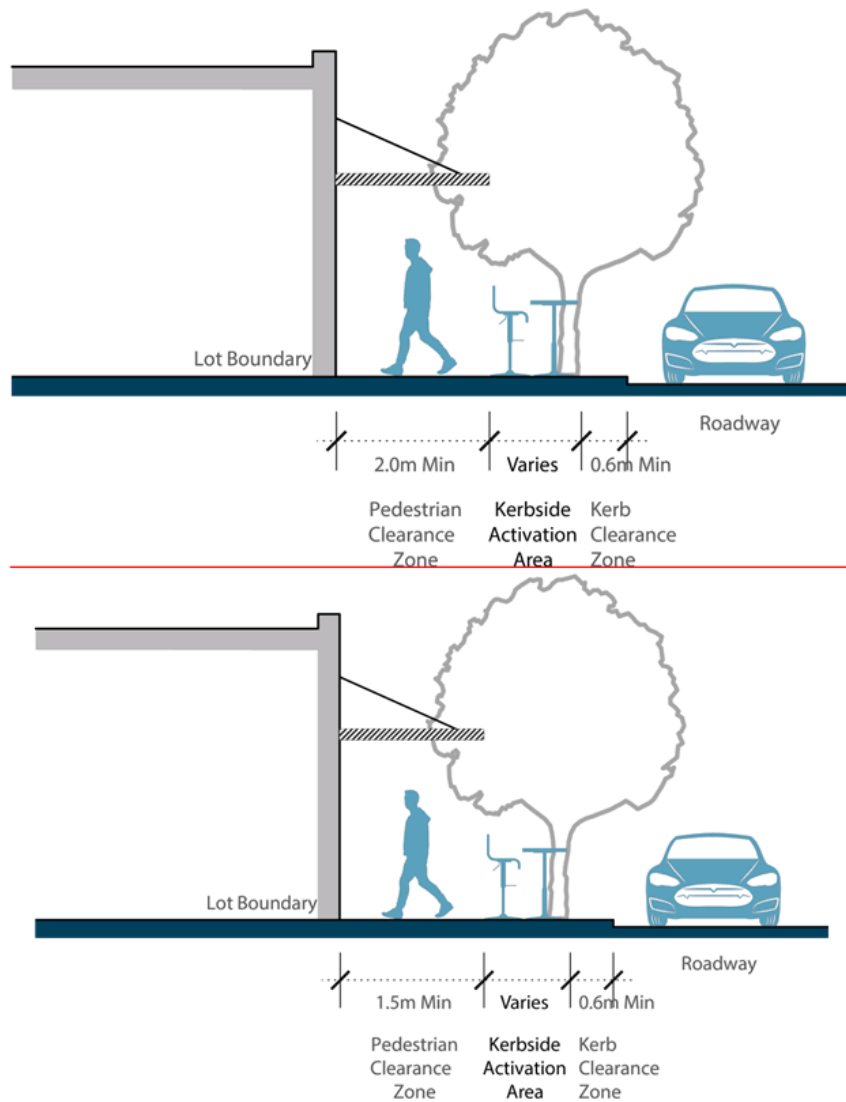
Where Footpaths are less than 3.5 metres in width, Footpath Activation Areas are to be located within the Building Activation Area (refer to Figure 4).



**Figure 4 - Building Activation Area - Footpaths Less Than 3.5 Metres Wide**

**8.2.2. Footpaths greater than 3.5 metres wide**

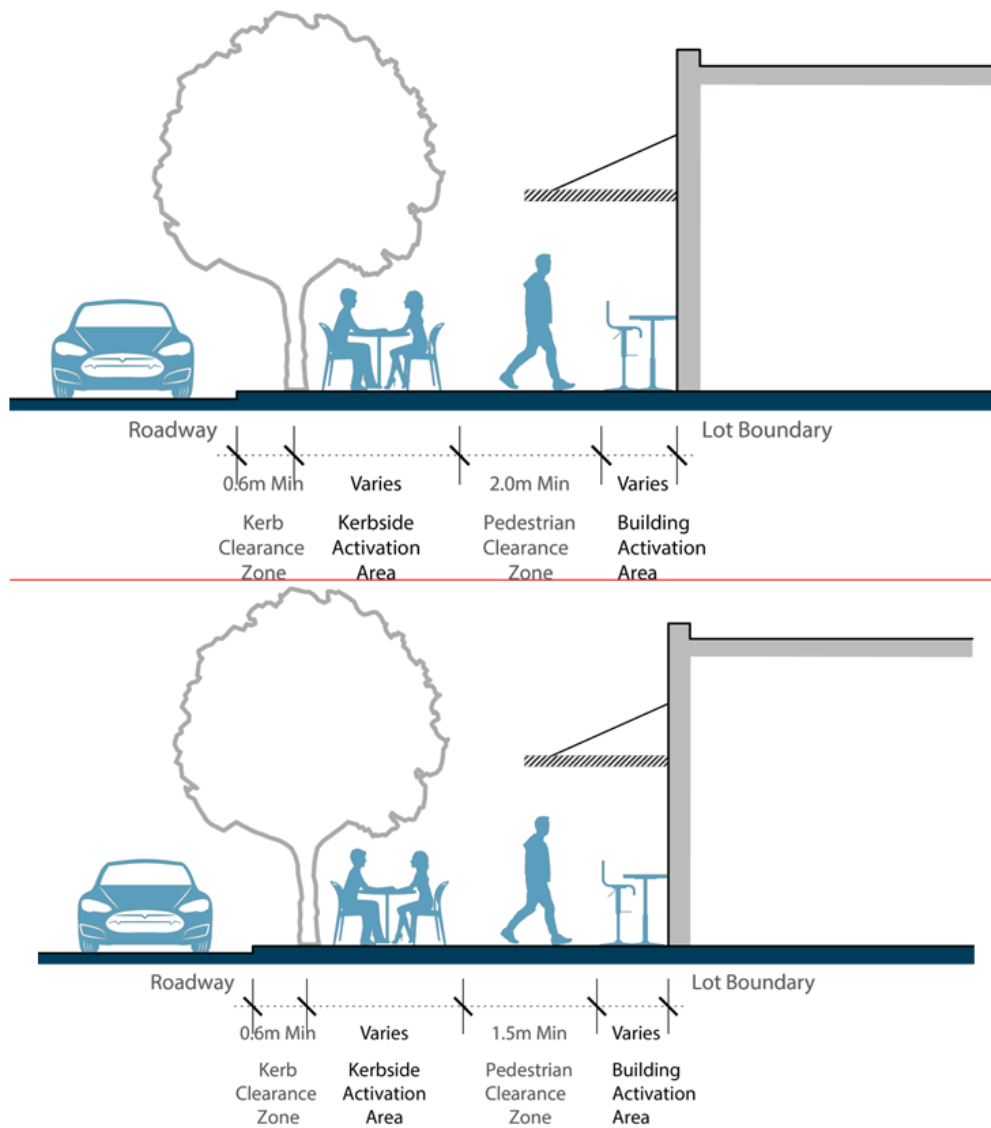
Where Footpaths are 3.5 metres in width or greater, Footpath Activation Areas may be located within the Kerbside Activation Area. A 0.6 metre Kerb Clearance Zone is required where a Kerbside Activation Area is proposed (refer to Figure 5).



**Figure 5 - Kerbside Activation Area - Footpaths 3.5 Metres Wide or Greater**

**8.2.3. Footpaths greater than 3.8 metres wide**

Where Footpaths are greater than 3.8 metres in width, both Kerbside and Building Activation Areas may be proposed, provided required Clearance Zones can be maintained (refer to Figure 6).



**Figure 6 - Both Building & Kerbside Activation Areas – Footpaths 3.8 Metres Wide or Greater**

### 8.3. Exclusions

Irrespective of Clause 8.2.2 and 8.2.3, Building Activation Areas are mandatory and Kerbside Activation Areas are prohibited where a posted speed limit of 60km/hr or greater applies to the adjacent street.

### 8.4. Car Parking

Where a Footpath Activation Area exceeds 30 square metres in area and proposes an Outdoor Eating Facility the provisions of the City' Parking Policy will apply.

### 8.5. Use of Neighboring Activation Areas

- a) Footpath Activation Areas shall be situated directly adjacent to the business premises.
- b) Use of a neighbouring Footpath Activation Area shall only be permitted where:
  - i. The neighbouring Business Operator provides written consent for the proponent's

use the area; and/or

ii. Any limits to the maximum number of persons permitted at the adjacent premises under a Development Approval or Occupancy Permit are adhered to.

c) The written consent of a neighbouring Business Operator is not required for tenants in the same strata complex.

ii. —

Where the Business Operator of an adjacent premises has withdrawn its consent (provided in accordance with 6.1b) in writing to the City, the proponent must cease using and reinstate the area to its original state within a timeframe specified by the City.

## 9. Furniture and Decoration Requirements

### 9.1. Furniture and Decoration Permanency

The permissibility of Furniture and Decoration shall be determined by whether they will be temporary, Semi-Permanent or permanent within the Footpath Activation Area.

#### 9.1.1. Temporary Items

All Temporary Items shall be located with the Footpath Activation Area at all times and stored within the related business Premises outside of trading hours

#### 9.1.2. Semi-Permanent Items

- a) Semi-Permanent Items are only Permitted on Footpaths of 3.5 metres or greater.
- b) Semi-Permanent Items must be able to be moved at the request of the City to provide for maintenance, cleaning or other activities.

#### 9.1.3. Permanent Items

- a) Permanent Items may be supported at the City's discretion but will require Development Approval.
- b) Proposals for Permanent Items will be assessed against the objectives- and clause 8.1.5 of this Policy and the following criteria:
  - i. In the opinion of the City, contributes a broader public benefit;
  - ii. The Permit Holder shall reinstate the affected public space back to its original condition at their own cost;
  - iii. Is in keeping with existing urban character and respects heritage streetscape values; and
  - iv. Does not create an impediment to cleaning or maintenance of the thoroughfare.

### 9.2. Furniture and Decoration Requirements

All Furniture and Decoration items must be maintained in a physically sound and safe condition to the City's satisfaction.

Specific requirements apply to some but not all Furniture and Decoration. Forms of Furniture and Decoration for which standards are not prescribed are still Permitted within Footpath Activation Areas.

All Furniture and Decoration and the like must be Temporary Items only (refer to Clause 9.1.1), fully contained within the Footpath Activation Area, including canopy, and not encroach into any applicable Clearance Zone.

#### 9.2.1. Screens and Barriers

Screens and Barriers are:

- a) To provide a minimum of 2 metre gap per lot frontage to allow access from the

roadway to the Footpath; and

- b) Not to exceed a maximum height of 1 metre.

#### 9.2.2. Weather Protection

Weather protection devices are:

- a) To provide a minimum underside clearance of 2.14 metre;
- b) To be self-supporting; and
- c) To be adequately weighted or otherwise secured to ensure they do not become dislodged.

Note. *Clasps, ties, footings or other means of permanently fixing umbrellas and awnings to the Footpath Activation Area are considered to be permanent and require Development Approval.*

*Vertical café blinds are not acceptable due to their potential to visually enclose and privatise public spaces.*

#### 9.2.3. Lighting, Wiring and Electrical Devices

No lighting or other items requiring mains power, including point-of-sale and power outlets, are to be installed on City Property. All electrical works need to be contained within the private lot. Lighting, wiring and other electrical installations are:

- a) To not comprise flashing, intermittent or running lights;
- b) To be disconnected and removed at close of daily trading unless permanent installation is approved by the City;
- c) Not to result in any occupational health and safety issues;
- d) To be sited so as not to obstruct pedestrian movement; and
- e) Not to be installed or operated in a manner that may be prejudicial to safety or inconsistent with relevant Australian Standards.

#### 9.2.4. Heating Devices

Heating devices are:

- a) To be self-contained, stable and free standing;
- b) To be sited to achieve adequate clearances from combustible objects;
- c) To operate in accordance with the manufacturers specifications; and
- d) To have a registered Australian Gas Association Number (AGA No.) or SAI Global approval where relevant.

#### 9.2.5. Signage and Advertising

Advertising signs are:

- a) To be an 'A' frame or similar Ground Based sign;
- b) To be located adjacent to the building to which the sign relates and be located on the Footpath immediately adjacent to the building;
- c) To be displayed only during the normal business hours of the business to which the sign relates;
- d) To be limited to a maximum of one sign per ~~tenancy-Footpath-Activation-Area~~;
- e) To advertise only the name of the owner or occupier of the Premises, and/or the nature of the business and/or activities to which it relates and carried on therein; and
- f) To have a maximum vertical or horizontal dimension of 1 metre and have an area of not more than 0.6m<sup>2</sup>.

Product advertising additional to ground based sign is Permitted and does not require Development Approval where limited to umbrellas and barriers.

## **10. Operation, Management and Compliance**

### **10.1. Cleaning and Maintenance**

A Permit Holder is:

- a) To ensure that Furniture and Decoration within the Footpath Activation Area are maintained in a physically sound and aesthetically acceptable condition at all times;
- b) To be responsible for regular cleaning of the approved Footpath Activation Area; and
- c) To be responsible for repairing any damage to works on public land (e.g. paving, street furniture, street planting) caused by the operations of the Footpath Activation Area, to the satisfaction of the City.

Should the Footpath Activation Area not be maintained in a good condition and clean and tidy state and/or the conditions of Council's approval are not adhered to, the City may cancel the Permit (refer to the City's Clause 6.11 of the *Thoroughfares and Public Places Local Law 2009*).

### **10.2. Operations of an Outdoor Eating Facility**

- a) An Outdoor Eating Facility within a Footpath Activation Area will be considered only where it is part of a proposal to establish an eating establishment within a directly adjoining tenancy, or is proposed as an extension of an existing eating establishment operating within a directly-adjointing tenancy.
- b) If not previously granted as part of an existing eating establishment, a proposal to operate an Outdoor Eating Facility will require a separate Certificate of Registration of a Food Business.
- c) A Permit issued by the City of Stirling for a Footpath Activation Area does not authorise the sale, supply, display, or consumption of liquor. To permit the sale, supply, display and/or consumption of liquor in connection with an Outdoor Eating Facility, a Permit Holder must obtain the relevant licence or other approval under the *Liquor Control Act 1998* permit from the Department of Racing, Gaming and Liquor.
- d) The A Permit may be used to accompany an application for a licence under section 40 of the *Liquor Control Act 1988* for a Footpath Activation Area may be used to accompany a Section 40 Application.

### **10.3. Sale of Goods**

Goods on display are to reflect the products sold within the related business Premises and are to be removed at the end of trading for that day.

### **10.4. Public Works and Special Events**

- a) The City may require the use of a Footpath or adjacent area to undertake works or to allow an event or other activity to occur. This may include repair to infrastructure as a result of emergency works being undertaken. The City will endeavour to give a Permit Holder sufficient notice to vacate the Footpath Activation Area prior to the event.
- b) Where notice is given, a Permit Holder shall remove all Furniture and Decoration from the Footpath Activation Area within the time period and for the duration specified by the

City.

- c) In cases of an emergency, the Footpath Activation Area may need to be cleared immediately by the Permit Holder at the request of the City or its authorised agents, and/or government agencies, or emergency services. The City shall not be responsible for any claim for loss of trade or damage and repair of the Permit Holder's Furniture and Decoration items during the time of an emergency.

**10.5. Permit Validity**

- a) A Permit is not subject to a requirement for renewal and remains valid unless otherwise cancelled by the City.
- b) A Permit is not tied to a property and will be cancelled requiring a new application where:
  - i. The Permit Holder has not complied with a condition of the Permit; or
  - ii. The Permit Holder fails to maintain any required public liability insurance or ceases to indemnify the local government against damages; or
  - iii. The transfer of a tenancy or change of ownership of a Premises; or
  - iv. Permanent cessation of the activity occurs; or
  - v. The owner of a neighbouring premises withdraws consent for the proponent to occupy public space in front or immediately adjacent to their premises; or
  - vi. In the opinion of the City, the Activation is causing a nuisance or is having an unreasonable impact upon surrounding residents, pedestrians, cyclists or surrounding businesses; or
  - vii. The Footpath Activation Area is on land defined under the Metropolitan Region Scheme as within a Planning Control Area or an Other Regional Roads or Primary Regional Roads reservation, and the Western Australian Planning Commission requests the cancellation of the Permit.

**10.6. Cancellation of a Permit**

- a) Following cancellation of a Permit, all Furniture and Decoration must be removed from a Footpath Activation Area within the time period specified by the City.
- b) Once the Permit is cancelled, a Footpath Activation Area must be restored to its original condition within the time period specified by the City, including the removal of all permanent fixtures, to the satisfaction of the City and at the Permit Holder's cost.
- c) If a Footpath Activation Area is not restored to its original condition within the time period specified by the City, or is damaged as a result of Footpath Activation, restoration works and/or repair works must be carried out at the Permit Holder's expense. The Permit Holder shall not be entitled to any payments, compensation or damages of any kind from the City where this occurs.

**OFFICE USE ONLY:**

**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date
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Councillor Keith Sargent returned to the meeting at 8.09pm during consideration of Item 12.1/CP2.

Councillor Suzanne Migdale returned to the meeting at 8.11pm during consideration of Item 12.1/CP2.

## **12.1/CP2 BETTER SUBURBS STRATEGY AND LOCAL PLANNING SCHEME NO.3 AMENDMENT NO.109 - BETTER SUBURBS NEIGHBOURHOOD CENTRES - INITIATION**

### **Report Information**

Location: Neighbourhood Centres in Balga, Mirrabooka and Nollamara  
Applicant: City of Stirling  
Reporting Officer: Manager City Planning  
Business Unit: City Planning  
Ward: Balga, Parts of Lawley, Inglewood, Osborne and Hamersley  
Suburb: Balga, Mirrabooka, Nollamara, Westminster, Parts of Dianella, Yokine, Tuart Hill, Balcatta and Hamersley

### **Authority/Discretion**

#### **Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

Moved Councillor Italiano, seconded Councillor Lagan

1. That the draft Better Suburbs Planning Strategy, as shown in Attachment 1, be ADVERTISED for public comment.
2. That pursuant to the *Planning and Development Act 2005*, Council PREPARES Amendment No.109 to Local Planning Scheme No.3 as shown in Attachment 2.
3. That pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESOLVES that in its opinion Local Planning Scheme No.3, Amendment No.109 is considered a Standard Amendment, as it is an Amendment that would have minimal impact on land in the scheme area and does not result in any significant environmental, social, economic or governance impacts on the land in the scheme area.
4. That Council APPROVES the advertising of the proposed closure, as shown in Attachment 3, of the following roads in accordance with Section 58 of the *Land Administration Act 1997*:
  - a. Approximately 982m<sup>2</sup> of Hillsborough Drive, Nollamara, as shown in Attachment 3; and
  - b. Approximately 2,782m<sup>2</sup> of Nollamara Avenue, Nollamara, as shown in Attachment 3.

### Amendment

Moved Councillor Sandri, seconded Councillor Caddy

That Recommendation 1 be REWORDED as follows:-

1. That the draft Better Suburbs Planning Strategy, as shown in Attachment 1, be ADVERTISED for public comment, with the following amendment:-
  - a. That Stage 3 of the Better Suburbs Project (Wanneroo Road and Morley Drive) is identified as 'medium term' (i.e. up to three years).

The amendment was put and declared CARRIED (12/0).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Council Resolution

0719/006

Moved Councillor Italiano, seconded Councillor Lagan

1. That the draft Better Suburbs Planning Strategy, as shown in Attachment 1, be ADVERTISED for public comment, with the following amendment:-
  - a. That Stage 3 of the Better Suburbs Project (Wanneroo Road and Morley Drive) is identified as 'medium term' (i.e. up to three years).

2. That pursuant to the *Planning and Development Act 2005*, Council PREPARES Amendment No.109 to Local Planning Scheme No.3 as shown in Attachment 2.
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  - b. Approximately 2,782m<sup>2</sup> of Nollamara Avenue, Nollamara, as shown in Attachment 3.

The motion was put and declared CARRIED (12/0).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Committee Recommendation

1. That the draft Better Suburbs Planning Strategy, as shown in Attachment 1, be ADVERTISED for public comment.
2. That pursuant to the *Planning and Development Act 2005*, Council PREPARES Amendment No.109 to Local Planning Scheme No.3 as shown in Attachment 2.
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  - b. Approximately 2,782m<sup>2</sup> of Nollamara Avenue, Nollamara, as shown in Attachment 3.

## Officer's Recommendation

1. That the draft Better Suburbs Planning Strategy, as shown in Attachment 1, be ADVERTISED for public comment.
2. That pursuant to the *Planning and Development Act 2005*, Council PREPARES Amendment No.109 to Local Planning Scheme No.3 as shown in Attachment 2.
3. That pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESOLVES that in its opinion Local Planning Scheme No.3, Amendment No.109 is considered a Standard Amendment, as it is an Amendment that would have minimal impact on land in the scheme area and does not result in any significant environmental, social, economic or governance impacts on the land in the scheme area.
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  - b. Approximately 2,782m<sup>2</sup> of Nollamara Avenue, Nollamara, as shown in Attachment 3.

## Report Purpose

To consider and to obtain a resolution of Council to initiate public advertising of the following documents:-

1. Draft Better Suburbs Strategy
2. Proposed Amendment No.109 to Local Planning Scheme No.3 (LPS3)
3. Road closures to implement proposed Amendment No.109

## Relevant Documents

### Attachments

Attachment 1 - Draft Better Suburbs Strategy (previously circulated to Councillors under separate cover)\*

Attachment 2 - Scheme Amendment No.109 - Better Suburbs Neighbourhood Centres [↓](#)

### Available for viewing at meeting

Nil

\* (Please note that Attachment 1 can be viewed as a separate document to the Agenda on the City of Stirling website).

## Background

### Project purpose

At its meeting held 5 July 2016, Council resolved (Council Resolution Number 0716/015) to approve a brief to undertake a planning project to improve development outcomes in the suburbs of Balga, Dianella (north of Morley Drive), Nollamara, Mirrabooka and Westminster and parts of Balcatta, Hamersley, Tuart Hill and Yokine near Wanneroo Road and Morley Drive (Refer to Figure 1). Council also resolved to rename the project to the 'Better Suburbs Project'.

The project purpose is to deliver a plan for the Better Suburbs area that will:-

- Focus investment, jobs and housing growth on corridors and centres;
- Maintain residential areas of the City for family and larger households;
- Increase tree coverage;
- Improve the overall liveability of the City; and
- Protect and enhance the City's natural environment.

The Better Suburbs area has an estimated population of 48,734 people (ABS Census Data 2016), which is forecast to increase by approximately 40,000 people by 2051.

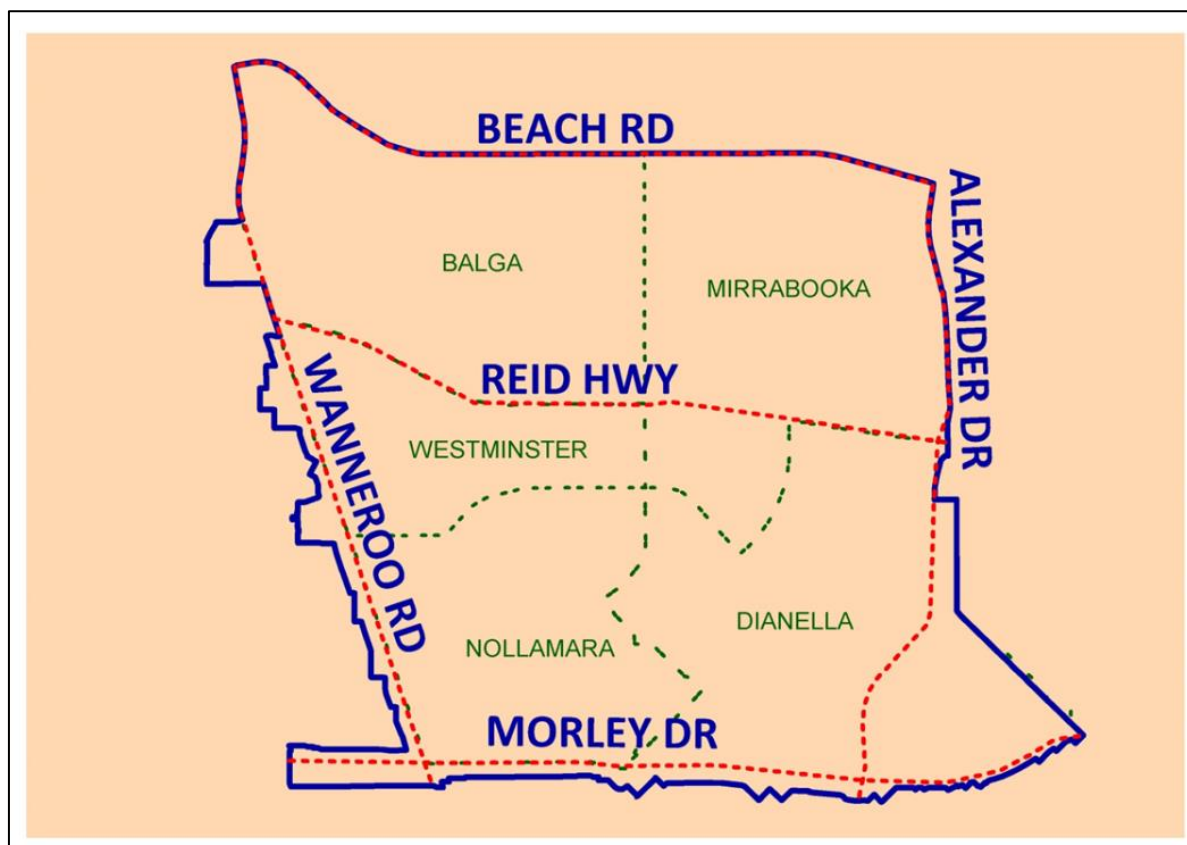


Figure 1 - Better Suburbs Project Area

The City can accommodate a significant proportion of the City's urban residential infill target under the State Government's Perth and Peel @ 3.5 Million land use planning and infrastructure framework in the Better Suburbs area. Perth and Peel @ 3.5 Million which sets an infill housing target of 60,330 additional dwellings by 2050 for the City of Stirling.

#### Project deliverables

The City of Stirling appointed a consultant team on 14 September 2016 to prepare a planning framework for the Better Suburbs area consisting of the following:-

- Better Suburbs Planning Strategy
- Local Planning Scheme Amendment/s
- Local Development Plan/s
- Better Suburbs Community Infrastructure Plan
- Better Suburbs Development Contribution Plan
- Community Consultation

The City initiated the community consultation programme in December 2016. The Better Suburbs area was divided into four quadrants for this purpose as shown in Figure 2: Quadrant 1 Balga, Quadrant 2 Mirrabooka, Quadrant 3 Nollamara and Westminster, and Quadrant 4 the part of Dianella located north of Morley Drive.

The community consultation programme included:-

- Eight listening posts held across the Better Suburbs area from 8 December 2016 to 10 December 2016 at Mirrabooka Village, Nollamara Shops, Stirling Central, Balga Friday Markets, Mirrabooka Mosque, Nollamara Buddhist Centre and the Mirrabooka Shopping Centre.

City officers talked to tenants and visitors to learn their views on their suburbs. Participants also completed a survey that covered a range of development issues affecting their area. The survey, which was also available on the City's website, ended on 28 February 2017 by which time the City had received 864 completed surveys.

- During March and April 2017, City officers held five vision/design workshops at which 156 community members worked with officers to develop a long-term vision and to generate design options for the future development of their area.
- From July to August 2017, the City met with community groups, building industry representatives and State Government Agencies to generate ideas on multi-generational housing, shop houses and centre design.
- During 2017 City officers held more than 50 additional consultation sessions with centre owners and land owners living on or close to centres and transport corridors at which the draft Strategy Concept and the concept centre plans were discussed. Participants generally welcomed the proposals presented to them.

- On 26 November 2017 approximately 142 people attended an open day that was held in Mirrabooka for the Better Suburbs project to display the preliminary Better Suburbs Strategy.

The draft Strategy Concept identifies growth opportunities around centres and along transport corridors. In addition, draft concept centre plans were prepared for each centre within the Better Suburbs Area.

The presentations, summary reports and concept plans are available for viewing on the City's website at <https://www.stirling.wa.gov.au/your-city/projects-and-initiatives/planning-strategies>.



Figure 2 - Quadrants for community consultation

## Comment

### Strategic Context

The draft Better Suburbs Plan (Strategy, Scheme Amendment and Local Development Plan) has been prepared in the context of the State's Planning Framework for the Perth and Peel Metropolitan Region, as well as the City's draft Planning Strategy, LPS3 and relevant local planning policies.

## a) Perth and Peel @ 3.5 Million

Perth and Peel @ 3.5 Million, published in March 2018, is the Western Australian Government's suite of strategic documents that seeks to realise the vision for future growth of the Perth and Peel Regions as encapsulated in the preceding '*Directions 2031 and Beyond*' and State Sustainability Strategy 2050 documents. It incorporates a series of planning frameworks with a unified, long-term growth strategy for land use and infrastructure over 35 to 40 years. Local governments are required to align local planning to this framework.



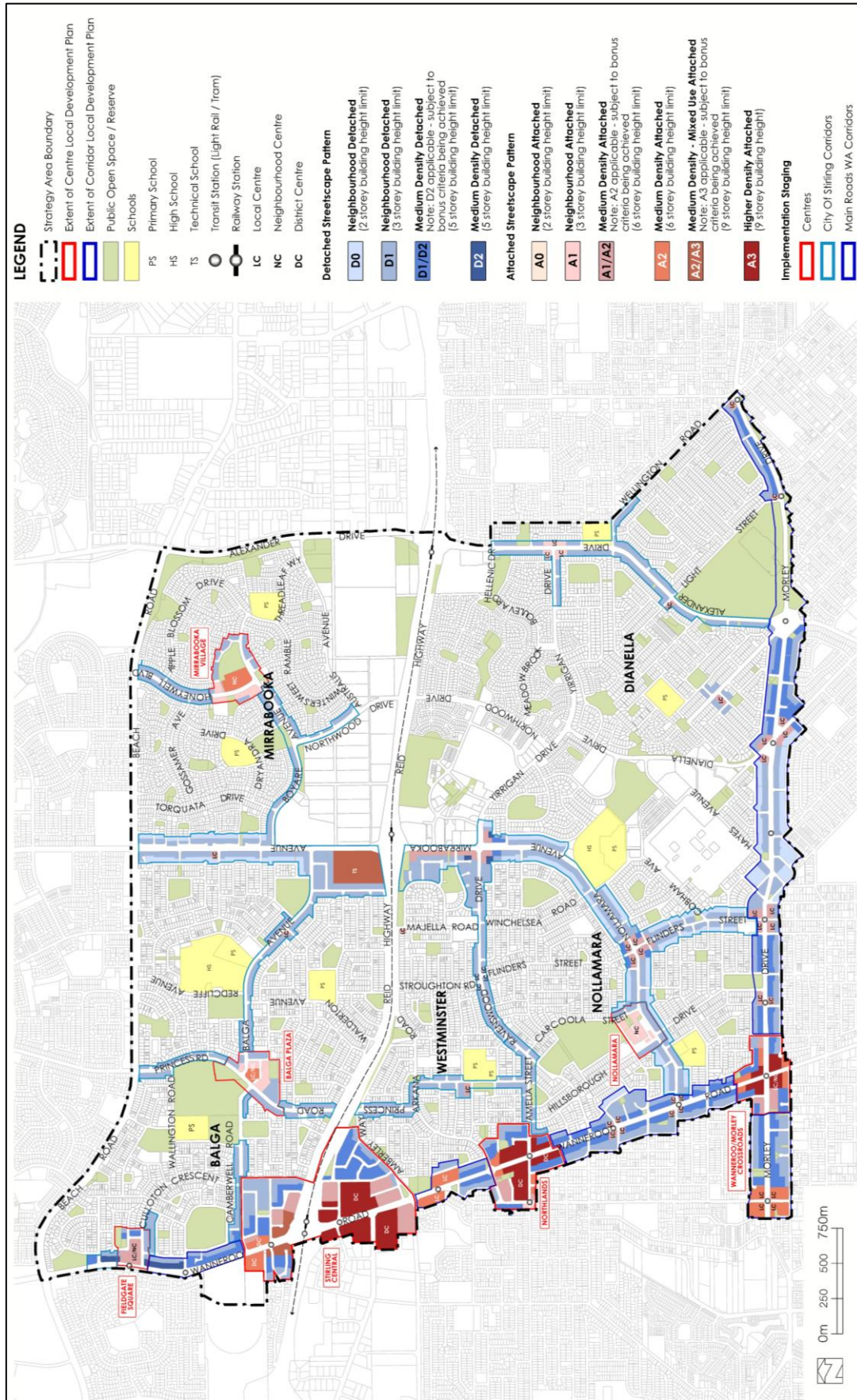


Figure 3: Better Suburbs Strategy

Key elements of the Perth and Peel @ 3.5 Million document are:-

- The Central sub-region (of which the City of Stirling forms part) will contribute 32.5% of Perth and Peel's population by 2050, bringing its population close to 1.2 million people.
- Key residential growth targets, including 47% (or 380,000) additional dwellings as infill, are identified as being needed for the Central sub-region based on the preferred "Connected City" model of growth.
- The City of Stirling will need to provide 60,330 more dwellings by approximately 2050 in corridors, centres and station precincts in accordance with the Central Sub Regional Planning Framework as outlined in Figure 4.

The City's Local Planning Strategy and the Better Suburbs project, in particular, incorporate the key elements identified in Perth and Peel @ 3.5 Million into the City's planning framework.

b) State Planning Policy 4.2 Activity Centres for Perth and Peel

State Planning Policy 4.2 Activity Centres for Perth and Peel identifies a hierarchy of Activity Centres for Perth and Peel.

"Local Centres" are at the lowest end of the hierarchy, with "Neighbourhood Centres" above that, and above that are "District Centres". The City's LPS3 contains "Local Centre" and "District Centre" zones, but does not include a "Neighbourhood Centre" zone.

To align LPS3 with State Planning Policy 4.2 Activity Centres for Perth and Peel, LPS3 Amendment 109 proposes to introduce a 'Neighbourhood Centre' zone into LPS3.

c) City of Stirling Local Planning Strategy

A Local Planning Strategy is required as a precursor to the preparation of a local planning scheme, pursuant to the Local Planning Strategy Regulations. The Local Planning Strategy is to be prepared by the local government.

Council adopted the City of Stirling Local Planning Strategy at its meeting held 18 September 2018 (Council Resolution Number 0918/030). The Western Australian Planning Commission (WAPC) endorsed the Strategy on 24 January 2019 subject to modifications.

The City's Local Planning Strategy provides the framework for the review of and amendments to the City's Local Planning Scheme. Decisions made under the local planning scheme must generally conform to the local planning strategy.

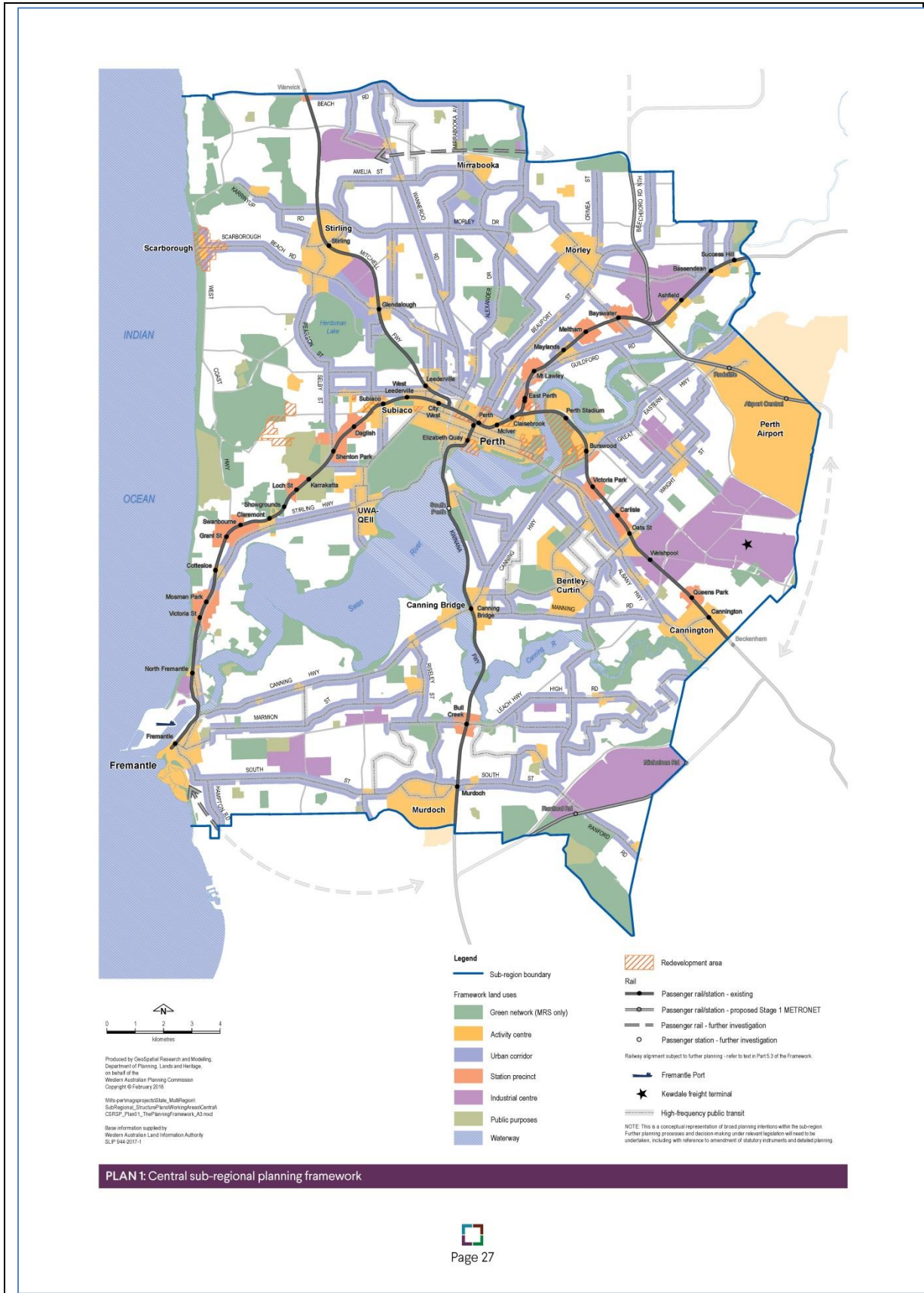


Figure 4 – Central Sub Regional Planning Framework

The Local Planning Strategy guides the detailed land use, transport and infrastructure planning for the City of Stirling that will enable the City to meet the dwelling and population targets in Perth and Peel @ 3.5 Million. It anticipates that by 2031 the City of Stirling will accommodate an additional 87,117 persons living in an additional 37,325 dwellings. To do so, the Local Planning Strategy seeks to:-

- Focus investment, jobs and housing growth on corridors and centres;
- Maintain residential areas of the City for family and larger households;
- Increase tree coverage and improve the overall liveability of the City; and
- Protect and enhance the City's natural environment.

The City's Local Planning Strategy classifies activity centres in accordance with the State Planning Policy 4.2 Activity Centres Hierarchy. The Strategy also proposes that the City's Local Planning Scheme be reviewed to support the Activity Centres Hierarchy.

The City's Local Planning Strategy follows the Activity Centres Hierarchy in State Planning Policy 4.2 Activity Centres for Perth and Peel. In doing so, the Local Planning Strategy identified a number of 'neighbourhood centres' that are currently zoned 'Local Centre' in LPS3.

d) Local Planning Scheme No.3

The City's LPS3 expresses the desired land use pattern for the City as expressed in State and Local Government level planning strategies.

LPS3 Amendment No.109 will give effect to the City's Local Planning Strategy (as it applies to this area) and the draft Better Suburbs Planning Strategy by amending the Local Planning Scheme text (scheme clauses) and maps (zoning) to align the Planning Scheme with the City's Local Planning Strategy.

### **Proposed Better Suburbs Planning Framework**

Due to the size and complexity of the project, the City intends to implement the Better Suburbs planning framework in a phased manner, as follows:-

- Adoption of the draft Better Suburbs Planning Strategy, initiation of Stage 1: Scheme Amendment to Neighbourhood Centres - Local Development Plan, and related road closures and reservations;
- Initiation of Stage 2: Scheme Amendment to Local Corridors - Local Development Plans and initiation of a development contribution plan; and
- Initiation of Stage 3: Scheme Amendment to Major Corridors (Wanneroo Road and Morley Drive).

This report deals with the first implementation phase which requires Council to initiate public advertising of the following documents:-

- Draft Better Suburbs Planning Strategy;
- LPS3 Amendment No.109: Neighbourhood Centres; and
- Road closures to enable centre redevelopment.

On completion of the Better Suburbs Project, the Better Suburbs Planning Framework will consist of the Better Suburbs Strategy, planning scheme amendments, Centres and Corridors Local Development Plan, Better Suburbs Community Infrastructure Plan, and the Better Suburbs Development Contribution Plan.

a) Draft Better Suburbs Strategy

The City prepared a preliminary Better Suburbs Strategy map to present at the open day in 2017. Since that date the City has completed a detailed Draft Better Suburbs Strategy document that provides an explanation of the proposed strategy for the entire Better Suburbs Area. The strategy outlines:-

- The strategic justification for the way forward;
- Details of the findings of the Consultation undertaken to date; and
- Details on the statutory mechanisms to achieve the desired outcomes.

Consistent with the State Government's Strategic Planning Framework and the City's Local Planning Strategy, the Draft Better Suburbs Strategy proposes that future dwelling and population growth be accommodated in and around centres, and along transport routes. This will require the transformation, over time, of major roads to high-quality, high-frequency transport corridors, supported by a greater mix of land uses, including quality higher-density residential land uses along corridors and in and around centres.

Table 1 shows the potential dwelling and population yields for corridors and centres if the development opportunities created by the Draft Better Suburbs Strategy are fully realised.

	Yield (Fully Developed)	
	Dwellings	Population
<b>Corridors</b>	12,682	24,375
<b>Centres</b>	10,260	18,748
<b>Total</b>	22,942	43,123

**Table 1: Better Suburbs Centres and Corridors Potential Dwelling and Population Yields**

Table 2 shows the population projections for the Better Suburbs Area by suburb up to 2051.

Suburb	Additional Population			
	2021	2031	2041	2051
Balga – Mirrabooka	4,650	7,205	8,813	10,518
Dianella	3,800	5,811	6,427	7,056
Nollamara – Westminster	8,700	15,072	19,583	22,493
<b>Total</b>	<b>17,150</b>	<b>28,088</b>	<b>34,823</b>	<b>40,067</b>

Source: City of Stirling Local Planning Strategy

**Table 2: Better Suburbs Population Projections to 2051**

The strategy provides guidance as to the future built form outcome of all the centres and corridors in the study area. The strategy highlights the following changes to the three Neighbourhood Centres that are subject to Scheme Amendment No.109.

b) Local Planning Scheme No.3 Amendment No.109

Currently the City's LPS3 has three centre zones under which it classifies its centres being Local, District and Regional. The City's Local Planning Strategy however classifies centres into five categories being Local, Neighbourhood, District, Secondary and Strategic Metropolitan. These five categories are consistent with the States Centre Hierarchy outlined in State Planning Policy 4.2.

In order for the City to ensure the Scheme is aligned to the Local Planning Strategy, the creation of a Neighbourhood Centre zone is required to allow the different types of centres to have different objectives and standards in line with their functions.

The City's Local Planning Strategy identifies the following three centres in this part of the Better Suburbs area as Neighbourhood Centres:-

- Mirrabooka Village Shopping Centre;
- Balga Plaza Shopping Centre; and
- Nollamara Shopping Centre.

State Planning Policy 4.2 Activity Centres for Perth and Peel describes Neighbourhood Centres as providing for daily and weekly household shopping needs, community facilities and a small range of other convenience services. The above three centres contain all the attributes of a Neighbourhood Centre as outlined in the State Planning Policy 4.2 Activity Centres for Perth and Peel. The WAPC has confirmed that it would support the inclusion of a 'Neighbourhood Centre' zone in LPS3.

To accommodate and encourage higher density residential development the Scheme Amendment will also recode residential and commercial lots within the centres to R-AC0.

Table 2.1 of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments determines that land coded R-AC0 is to be developed in accordance with the applicable local planning scheme, local development plan or applicable precinct controls. The R-AC0 coding will enable Council to adopt a Local Development Plan that sets out development standards for the Neighbourhood Centres.

The proposed zoning changes will improve the development potential and economic viability of the centres enabling them to offer a greater range of shops, offices, dining and residential uses compared to their current configuration.

The City's LPS3 currently does not include a 'Neighbourhood Centre' zone. LPS3 Amendment No.109 proposes to introduce a 'Neighbourhood Centre' zone into the Scheme to align LPS3 with the activity centres hierarchy in State Planning Policy 4.2 Activity Centres for Perth and Peel.

These are discussed individually below.

## Balga Plaza Neighbourhood Centre

The Balga Plaza is located on the corner of Balga Avenue and Princess Road, Figure 5. Previously called Westminster Plaza, the centre was built in the 1960s and has a limited relationship with the surrounding street frontages providing blank walls to these streets. The centre itself orients towards an internal car park.

The centre provides a small range of convenience shops and a supermarket. The local community has stated that due to the negative appearance of the centre and the small amount of services offered they only use the centre on a limited basis to obtain convenience items.

The City's retail strategy has identified that the retail spend of the Balga area has increased over the last 15 years in line with population growth. There has been a decline in the retail floor space of this centre over this period. This has resulted in a significant retail leakage to nearby major centres where the community advise they do most of their shopping.



**Figure 5 – Balga Plaza – Centre Boundary**

The City has met on numerous occasions with business owners and the strata company of the shopping centre as well as other commercial landowners and nearby residents to develop an agreed vision for the centre.

The agreed vision has been informally advertised at the Better Suburbs Open Day in November 2017. The vision for the centre is to expand its retail offering and create a new shopping/dining street, a new privately owned public space, to encourage more infill residential development and improve its appearance and safety.

To achieve this vision the following changes are required:-

- Zoning Changes;
- Building type changes; and
- Centre Plan Changes.

These changes are discussed below.

Zoning Changes

Figure 6 outlines the proposed zoning changes that will be advertised as part of Amendment No.109. A part of the centre is currently zoned “Development Zone” and the remainder is zoned “Residential R40”. A “Development” zone requires the City to either adopt a Structure Plan or a Local Development Plan to enable development to occur.

It is proposed to change the “Development Zone” land to a combination of “Neighbourhood Centre” zone and “Residential” zone. It is also proposed to recode the density of all properties within the centre from “R40” to “R-AC0” for “Residential” zoned land and for land zoned “Non-Residential” from “R80” to “R-AC0”.

R-AC0 coding requires the City to prepare a local development plan for the site which is outlined below. An R-AC0 coding also allows the city to formulate site specific building standards to meet the need of the centre and surrounding community ensuring that the amenity of the area is improved.

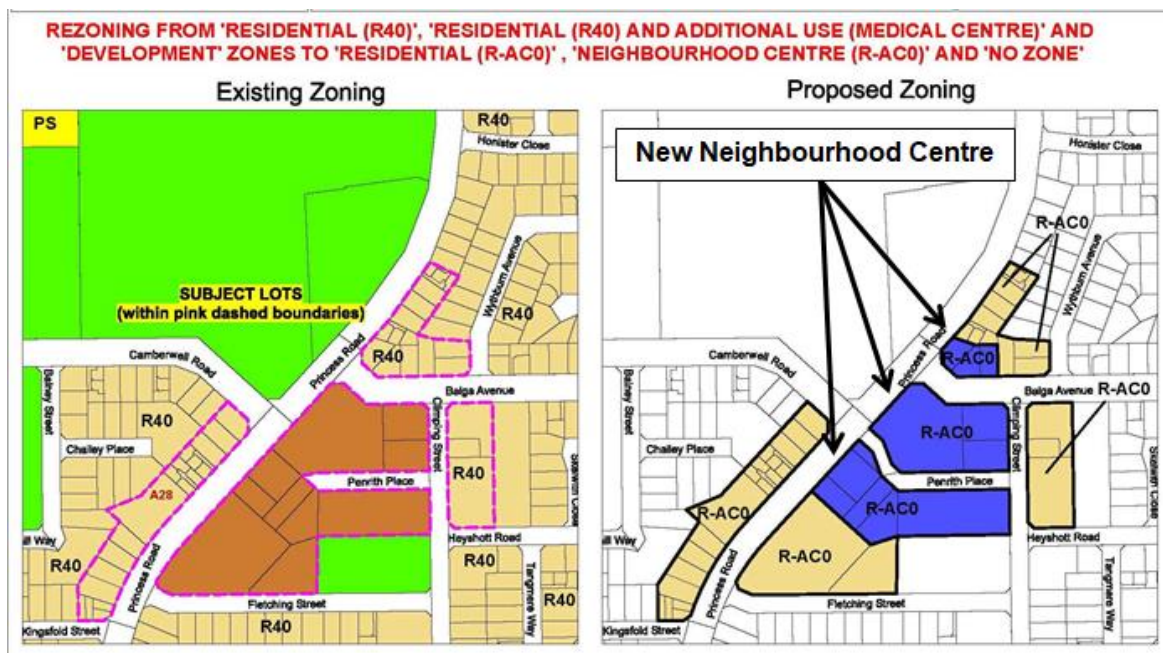


Figure 6 – Existing and Proposed Zoning – Balga Plaza Neighbourhood Centre





**Figure 7 – Draft Centre Plan – Balga Plaza Neighbourhood Centre**

### Centre Plan Changes

A draft Centre Plan has been prepared (Figure 7) and includes the following features:-

- Creation of new shopping / dining street linking Penrith Place to Princess Road;
- Creation of new privately owned centre square on the shopping centre site on Penrith Place to allow for space for residents to meet friends and community;
- New mixed use buildings on the corner of Balga Avenue and Princess Avenue;
- Reduced parking requirements for the shopping centre lot to allow redevelopment to occur and increase the retail floor space to provide more retail choice and allow buildings built to the street edges;
- Allow more residential development in the centre to support the retail uses; and
- New on-street parking on Balga Avenue, Princess Avenue, Climping Street and Penrith Place to provide additional on-street parking as the centre becomes more popular over time.

A Local Development Plan for the Balga Plaza Neighbourhood Centre has been prepared. The Local Development Plan does not need to be endorsed by Council prior to advertising, but will be advertised at the same time as the Strategy and Scheme Amendment.

## Mirrabooka Village

The Mirrabooka Village Centre is located on the corner of Honeywell Boulevard and Boyare Avenue. The centre is located in the middle of a large car park with little relationship to its surrounding streets as shown in Figure 8.



**Figure 8 – Mirrabooka Village Neighbourhood Centre – Centre Boundary**

The centre contains a supermarket, a number of small convenience shops, local professional services and some specialty stores. The centre is performing well in the sense of low vacancy rate and has a waiting list of tenants wanting to move to the centre. However the shopping centre cannot expand on its current lot size given the current car parking ratios. The Centre currently has a shortfall of parking compared to the required parking ratios even though on typical shopping days, the centre has a significant surplus of parking.

The City has met on numerous occasions with the business owners and the strata company of the shopping centre as well as other commercial landowners and nearby residents to develop an agreed vision for the centre. The preliminary centre plan for the centre has been informally advertised at the Better Suburbs Open Day in November 2017.

The vision for the centre is to expand its retail offering and create a new shopping/dining street, a new privately owned public space, to encourage more infill residential development and improve its appearance and safety.

To achieve this vision the following changes are required:-

- Zoning Changes;
- Building Type changes; and
- Centre Plan changes.

These changes are discussed below.

### Zoning Changes

Figure 9 outlines the proposed zoning changes for the centre that will be advertised as part of Amendment No.109. The non-residential part of the centre is currently zoned “Local” zone, “Civic” zone, “Business” zone and “Private Institution” zone and the remainder of the centre is zoned “Residential R20”.

It is proposed to change all of the non-residential zoned land to “Neighbourhood Centre” zone as well as the existing residential zoned properties on the western side of Honeywell Boulevard as shown in Figure 10. It is also proposed to recode the density of all properties within the centre from “R20” to “R-AC0” for “Residential” zoned land and for land zoned “Non-Residential” from “R80” to R-AC0”.

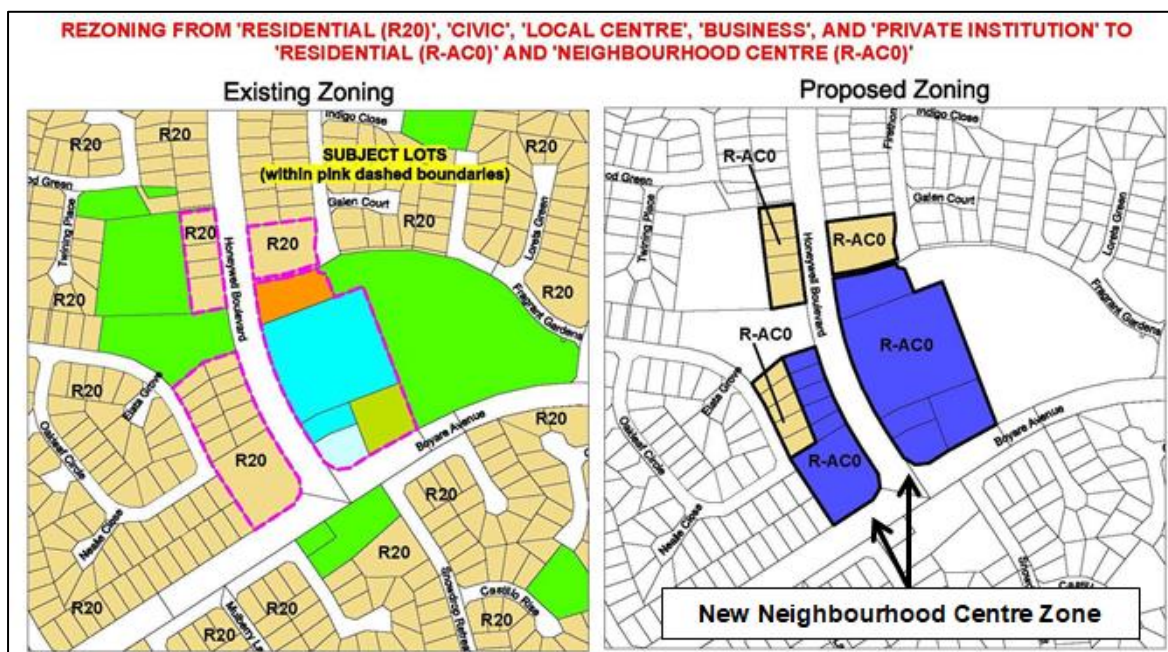


Figure 9 – Existing and Proposed Zoning – Mirrabooka Village Neighbourhood Centre

### Centre Plan Changes

The draft Centre Plan, Figure 10, includes the following features:-

- Creation of a new shopping / dining street on Honeywell Boulevard;
- Reducing Honeywell Boulevard down to one lane each way and converting the existing kerbside lane into on-street parking;
- Creation of a privately owned centre square on the shopping centre site to allow for space for residents to meet friends and family;

- Creation of new privately owned streets on the shopping centre owned site in the medium to long term to create street based retail uses;
- New mixed use buildings on the western side of Honeywell Boulevard;
- Reduced parking requirements for the shopping centre lot to allow redevelopment to occur and increase the retail floor space to provide more retail choice and allow buildings built to the street edges;
- Creation of a new pedestrian access way linking Honeywell Boulevard to Oakleaf Circle through redevelopment of the adjoining site;
- Allow more residential development in the centre to support the retail uses; and
- Additional residential development on lots surrounding Fragrant Gardens Reserve to also support the retail uses in the centre.

A Local Development Plan for the Mirrabooka Village has been prepared. The Local Development Plan does not need to be endorsed by Council prior to advertising, but will be advertised at the same time as the Strategy and Scheme Amendment.



Figure 10 – Draft Centre Plan – Mirrabooka Village

## Nollamara Shopping Centre

The Nollamara Centre is bounded by Nollamara Avenue, Hillsborough Drive, Sylvia Street and Carcoola Street. The centre is located in the middle of a large car park with little relationship to its surrounding streets is shown in Figure 11.



**Figure 11 – Nollamara Neighbourhood Centre – Centre Boundary**

The centre contains a supermarket and a small range of convenience shops and some vacant shops, underperforming shops and vacant land. The City's retail strategy has identified that the retail spend of the area has increased over the last 15 years in line with population growth. The retail spend in this centre however has not increased in line with this growth.

There has been a reduction in retail floor space over the last 15 years with a number of vacant shops. This has resulted in a significant retail leakage to major centres such as Morley and Karrinyup.

The City has met on numerous occasions with the business owners of the centre and local residents to agree a vision for the rejuvenation of the Centre. The agreed vision for the centre was informally advertised at the Better Suburbs Open Day in November 2017.

The vision for the centre is to expand its retail offering and create a new shopping/dining street, a new City owned centre square to encourage more infill residential development, improve its appearance and safety, a village green and protection of the existing mature trees.

To achieve this vision the following changes are required:-

- Zoning Changes;
- Building Type changes;
- Centre Plan changes; and
- Road Closures.

These changes are discussed below.

### Zoning Changes

Figure 12 outlines the proposed zoning changes for the centre that will be advertised as part of Amendment No.109. The non-residential part of the centre is currently zoned “Local” zone and “Civic” zone and the remainder of the centre is zoned “Residential R40”.

It is proposed to change all of the non-residential zoned land in the centre to “Neighbourhood Centre” and “Residential” zone as well as rezone part of the road reserve (car park) to a mix of “Neighbourhood Centre” zone and “Civic” zone. It is also proposed to recode the density of all properties within the centre from “R40” to “R-AC0” for “Residential” zoned land and for land zoned “Non-Residential” from “R80” to “R-AC0”.

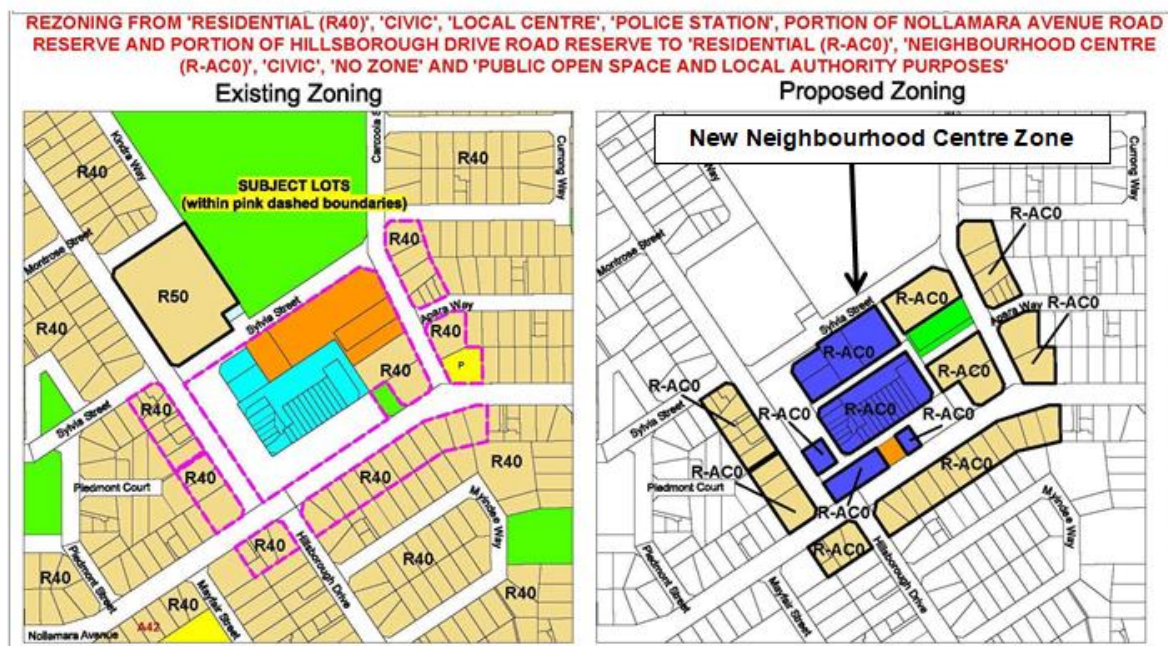


Figure 12 – Existing and Proposed Zoning – Mirrabooka Village Neighbourhood Centre

### Centre Plan Changes

Figure 13 identifies the changes proposed to occur in the centre, including:-

- Creation of a new shopping / dining street between the current shops and a set of new shops to be created on the car park;
- Closure of part of the road reserve (car park) to allow for the creation of the new shopping / dining street and to create development lots to increase the supply of retail;

- Creation of a City owned centre square on the car park fronting Nollamara Avenue to allow for space for residents to meet friends and family;
- Reduced parking requirements for the shopping centre lot to allow redevelopment to occur and increase the retail floor space to provide more retail choice and allow buildings built to the street edges;
- Rezone civic sites to residential to allow for more residential development in the centre to support the retail uses;
- Creation of a new village green in the centre; and
- Protection of significant trees in the area.

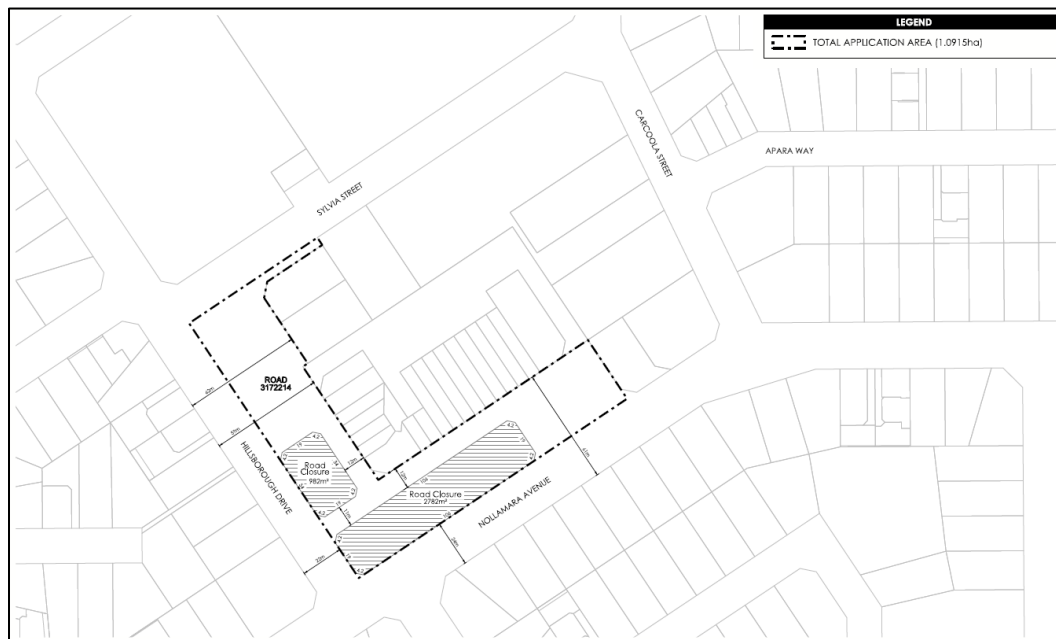


Figure 13 – Draft Centre Plan – Nollamara Neighbourhood Centre

### Road Closures

To enable the creation of a shopping / dining street in the centre as well as increase the supply of retail floor space in the centre to ensure that it can compete with the major centres the closure of part of the road reserve is required.

Figure 14 shows the two new lots to be created by the proposed road closures. The lots, measuring 982m<sup>2</sup> and 2,782m<sup>2</sup> respectively, will provide development opportunities in a prominent location on the corner of Nollamara Avenue and Hillsborough Drive.



**Figure 14 – Nollamara Neighbourhood Centre – Proposed Creation of New Lots and Road Closures**

A Local Development Plan for the Nollamara Shopping Centre has been prepared. The Local Development Plan does not need to be endorsed by Council prior to advertising, but will be advertised at the same time as the Strategy and Scheme Amendment.

c) Draft Activity Centres Local Development Plan

A draft Activity Centres Local Development Plan is being prepared to provide the development standards for new development in the three proposed Neighbourhood Centres in the Better Suburbs area.

The draft Activity Centres Local Development Plan will be advertised in conjunction with the overall planning framework for the area. A report to Council on the outcomes of advertising of the planning framework will be presented to Council after the advertising period has been completed.

The Draft Activity Centres Local Development Plan identifies general development objectives for centres as well as specific development control provisions for them. The Draft Activity Centres Local Development Plan proposes the reconfiguration of each centre based on the following:-

- Increasing commercial and residential floor space;
- Introducing a centrally located mixed-use shopping street to activate and unify the centre;
- Ensure parking supply matches demand;
- Orienting buildings and their active frontages to the shopping street and adjacent streets;
- Accommodating a diversity of land uses and building heights; and
- Promoting residential development within the Centre in the form of mixed-use buildings, and as standalone developments.



The lots have been configured to allow for the creation of a shopping street between the existing shopping centre and the new lot on Nollamara Avenue. The lot boundaries have also been chosen to ensure the retention of the prominent trees that are currently located in the parking lot.

### **Options**

The following options are available to Council.

#### **Option 1 – Not adopt the Better Suburbs Planning Strategy and not prepare (initiate) Local Planning Scheme No.3 Amendment No.109 to rezone the lots to ‘Neighbourhood Centre’**

This option retains the existing zoning of the lots in the Centres and does not progress the Scheme Amendment, Draft Better Suburbs Strategy. The costs and benefits of this option are:-

### **Costs**

- The City has collaborated with the community extensively on an agreed vision for these Neighbourhood Centres and has advised that it will undertake changes to the planning framework in line with the Better Suburbs project to enable improved building outcomes, tree canopy and amenity in the localities. The community will lose confidence in the City’s ability to deliver high quality rejuvenation of its centres.
- The State Government may impose density changes to these areas without the collaboration of the community.
- Planning for the area will not be based on strategic planning principles.

### **Benefits**

- The City will not incur any costs related to advertising the Better Suburbs Planning Strategy Scheme amendment. Redevelopment of the centres will be unlikely due to current site constraints (lot size and parking requirements).

This option is not supported as it will not encourage redevelopment as envisaged by the City’s Local Planning Strategy and the community outcomes of the Better Suburbs project. It will also fail to meet the State Government infill targets.

#### **Option 2 – Adopt the Draft Better Suburbs Planning Strategy, prepare (initiate) Local Planning Scheme No.3 Amendment No.109 to rezone lots in the Centres to ‘Neighbourhood Centre’, and the proposed road closures around the Nollamara Shopping Centre for public advertising**

This option initiates Scheme Amendment No.109 to rezone the identified local centres to ‘Neighbourhood Centre’. The costs and benefits of this option are:-

### **Costs**

- The City will bear the cost of public advertising of the Draft Better Suburbs Planning Strategy, Local Planning Scheme Amendment No.109.

## **Benefits**

- Enables expansion and redevelopment of existing centres, including additional housing options for the community.
- Will increase urban density consistent with the objectives of the State Government's Central Sub-regional Planning Framework.
- Will deliver on the agreed vision for the centres that has included extensive collaboration with the community.

This option is recommended as it will create a planning framework that supports redevelopment and rejuvenation of Centres in the Better Suburbs area. It will provide additional commercial opportunities for small businesses in an area well served by public and private transport and accommodate higher density residential development close to public open space, retail outlets and employment opportunities.

This option is consistent with the City's Local Planning Strategy, and the outcomes of the Better Suburbs community consultation process.

## **Amendment Type**

Regulation 34 of the Planning and Development (Local Planning Scheme) Regulations 2015 identifies the various Amendment types. City Planning has determined that the proposed Amendment to LPS3 is a Standard Amendment, as:-

- i. It is an Amendment that would have minimal impact on land in the Scheme Area that is not the subject of the Amendment

The Amendment, if approved, would have a minimal impact on land in the Scheme Area that is not the subject of the Amendment.

- ii. It is an Amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area

Should the proposed Amendment be gazetted, it would likely result in the some areas of revegetation on residential and commercial lots. The Amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

- iii. It is an Amendment that is not a complex or basic Amendment

It is considered that the Amendment is neither a Complex nor a Basic Amendment.

## **Consultation/Communication Implications**

### **Local Planning Scheme No.3 Amendment No.109**

If Council resolves to prepare Amendment No.109, the City Planning Business Unit will advertise the proposal for a period of 42 days as required by both the Planning and Development (Local Planning Scheme) Regulations 2015 and the City's Planning Consultation Procedure.

Regulation 50 of the Planning and Development (Local Planning Scheme) Regulations 2015 requires the local government to consider all submissions received in relation to the Scheme Amendment within 60 days of the end of the submission period.

### Road Closures

Section 58 of the *Land Administration Act 1997* requires the City to advertise the proposed road reserve closures in a local newspaper, and allow the elapse of a period of not less than 35 days from the date of publication.

A further report on the outcomes of advertising of the proposed road closure will be presented to Council at a later date.

### Comment

The City intends to advertise the Draft Better Suburbs Strategy, LPS3 Amendment No.109 and the proposed road closures simultaneously for public comment for a period of 42 days.

This will allow the community to view all of the proposed planning changes simultaneously and fully understand the implications of the changes. It will also ensure that the City completes this part of the project on the timeframes previously advised to the community.

Advertising these documents separately would cost the City an additional \$80,000 and delay the finalisation of this part of the process by an additional 18 months. It would also result in confusion in the community, as well as increased work for the City (from six months to two and a half years) to try to explain complex planning proposals.

## **Policy and Legislative Implications**

### Draft Better Suburbs Centres Strategy

There are no statutory requirements that govern how the Better Suburbs Centres strategy is advertised.

### Local Planning Scheme No.3 Amendment No.109

Part 5 of the *Planning and Development Act 2005*, together with the Planning and Development (Local Planning Scheme) Regulations 2015 details procedures for amending an existing Town Planning Scheme.

Regulation 35 of the Planning and Development (Local Planning Scheme) Regulations 2015 requires:-

- *A resolution of a local government to prepare or adopt an amendment to a local planning scheme must be in a form approved by the Commission; and*
- *The resolution must specify whether, in the opinion of the local government, the Amendment is a complex Amendment, a standard Amendment or a basic Amendment.*

Scheme Amendment No.109 satisfies this requirement.

### Draft Better Suburbs Centres Local Development Plan

Clause 47(d), Schedule 2, Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 determines that a local government may prepare a local development plan in respect of an area of land in the Scheme area if the Commission and the local government considers that a local development plan is required for the purposes of orderly and proper planning. The Local Planning Scheme Regulations 2015 do not require a resolution of Council to advertise a Local Development Plan.

The City has sent a letter requesting an agreement to prepare a Local Development Plan from the WAPC. Confirmation of this agreement is pending. The documents will not be advertised until this agreement is forthcoming.

The Centres Local Development Plan that has been prepared will be referred to the City's Design Review Panel prior to advertising of the planning of the planning framework for their comment. Any comments of the Design Review Panel will be incorporated into the Centres Local Development Plan that is advertised.

### **Financial Implications**

Advertising the documents all together will cost the City approximately \$20,000 in advertising costs.

To date, the City has invested \$551,730 on the Better Suburbs project, and this involved extensive community consultation to develop a plan collaboratively with the community.

The planning framework explained in this report will deliver the plan that has been collaboratively drafted. Failure to proceed with the plan jeopardises the financial investment made by Council in this area.

### **Strategic Implications**

**Built Environment:** Liveable and accessible City

**Outcome B1:** Places to live, work and enjoy

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

**Economic:** Prosperous and vibrant City

**Outcome E1:** Destination City

**Objective E1.1:** Attract visitors to our City

**Outcome E2:** A great place to work

**Objective E2.1:** Facilitate economic growth

**Social:** Thriving local communities

**Outcome S1:** Inclusive and harmonious City

**Objective S1.1:** Strengthen communities through sense of place

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Vegetation impact	The Draft Better Suburbs Strategy includes some tree protection within the activity centres that are subject of rezoning.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	By attracting new investment, redevelopment of the neighbourhood centres will improve the amenity of the centres and the area surrounding them.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Dvlpmt of key business sectors	Redevelopment of the neighbourhood centres will increase the number of small and medium sized businesses in the area, and increase local employment, retail and personal services in the area.

## Conclusion

The City has been collaborating with the community over the last few years to prepare the Draft Better Suburbs Strategy to provide a framework for the future development of the Better Suburbs area. Significant consultation has already occurred on all parts of the proposed changes, including design and visioning workshops, individual meetings as well as an open day.

The purpose of the planning framework is to allow and encourage the rejuvenation and redevelopment of the neighbourhood centres that cater for the daily needs of the local communities. It is consistent with the City's Local Planning Strategy and with Perth and Peel @ 3.5 Million.

Therefore it is recommended that:-

- The Draft Better Suburbs Strategy is advertised for public comment;
- LPS3 Amendment No.109 is initiated; and
- Proposed road closures around the Nollamara Shopping Centre, to create the opportunity for shopping/dining streets around the Nollamara Shopping Centre, are also advertised for public comment.



**CITY OF STIRLING**

## ***Local Planning Scheme No. 3***

### ***AMENDMENT NO. 109***

*Amend Local Planning Scheme No.3 in relation  
to the Nollamara, Balga Plaza and Mirrabooka  
Village Neighbourhood Centres within the Better  
Suburbs area*

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## INTRODUCTION

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### AMENDMENT PURPOSE

The purpose of the Scheme Amendment is to amend Local Planning Scheme No.3 in relation to the Nollamara, Balga Plaza and Mirrabooka Village Neighbourhood Centres within the Better Suburbs area.

### BACKGROUND

This Scheme Amendment seeks to rezone the subject area to facilitate subdivision and development for residential, commercial, retail, entertainment and community/civic purposes, consistent with the intent of the City of Stirling's draft Better Suburbs Preliminary Strategy and draft Local Planning Strategy. These centres have not grown or redeveloped since the original subdivisions were created. They are all requiring upgrades and new investment to compete with the major upgrades that are underway in the major centres. This includes the need for the creation of "shopping streets", "town squares" and additional dining and entertainment facilities to broaden from the current provision of convenience retail uses.

The predominant proposed zoning within the centres is 'Neighbourhood Centre', 'Residential' and 'Civic'. A residential density coding of 'R-AC0' is proposed for all lots the subject of this amendment. The proposed amendment will provide the optimal framework for more detailed elements of planning through the preparation of Local Development Plan/s for each centre to guide future redevelopment.

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## RELEVANT DOCUMENTS

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The following report was considered by Council on **XXX**



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## FORMAL DOCUMENTATION

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PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 109**

**Resolution to prepare Amendment to Local Planning Scheme No.3**

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by amending the Scheme Map and Text by:

- Introducing a new 'Neighbourhood Centre' zone into the Scheme Text with a new Clause 4.2.16 Neighbourhood Centre Zone, adding a new "Neighbourhood Centre" zone in Part 4 Table 1 – Zoning Table and inserting new use symbols, and Deleting the following Additional Use from 'Schedule 2 Additional Uses [CL 4.5]'
- Introducing a new 'Neighbourhood Centre' zone into the Scheme Map by including the 'Neighbourhood Centre' zone category in the Scheme Map legend, and rezoning various lots within the Balga Plaza, Nollamara and Mirrabooka Village Neighbourhood Centres, and deleting Additional Use No.28 (Medical Centre):
  - Rezoning specific lots within the 'Balga Plaza Neighbourhood Centre' from 'Development', 'Residential (R40)' and 'Residential (R40) – Additional Use (A28)' to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)' and 'No Zone', and deleting Additional Use No.28 (Medical Centre), as shown on the Scheme Maps accordingly
  - Rezoning specific lots within the 'Nollamara Neighbourhood Centre' from 'Local Centre', 'Civic', 'Public Use Reserve – Police Station', 'Residential (R40)', portion of Nollamara Avenue Road Reserve and portion of Hillsborough Drive Road Reserve to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)', 'Civic', 'Public Open Space' and 'No Zone' as shown on the Scheme Maps accordingly
  - Rezoning specific lots within the 'Mirrabooka Village Neighbourhood Centre' from 'Local Centre', 'Civic', 'Business', 'Private Institution' and 'Residential (R20)' to 'Neighbourhood Centre (R-AC0)', and 'Residential (R-AC0)' as shown on the Scheme Maps accordingly

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- i. It is an Amendment that would have minimal impact on land in the Scheme Area that is not the subject of the Amendment.
- ii. It is an Amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area
- iii. It is an Amendment that is not a complex or basic Amendment.

Dated this

day of

.

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 109**

**Resolution to adopt Amendment to Local Planning Scheme No.3**

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by amending the Scheme Map and Text by:

- Introducing a new 'Neighbourhood Centre' zone into the Scheme Text with a new Clause 4.2.16 Neighbourhood Centre Zone, adding a new "Neighbourhood Centre" zone in Part 4 Table 1 – Zoning Table and inserting new use symbols, and Deleting the following Additional Use from 'Schedule 2 Additional Uses [CL 4.5]'
- Introducing a new 'Neighbourhood Centre' zone into the Scheme Map by including the 'Neighbourhood Centre' zone category in the Scheme Map legend, and rezoning various lots within the Balga Plaza, Nollamara and Mirrabooka Village Neighbourhood Centres, and deleting Additional Use No.28 (Medical Centre):
  - Rezoning specific lots within the 'Balga Plaza Neighbourhood Centre' from 'Development', 'Residential (R40)' and 'Residential (R40) – Additional Use (A28)' to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)' and 'No Zone', and deleting Additional Use No.28 (Medical Centre), as shown on the Scheme Maps accordingly
  - Rezoning specific lots within the 'Nollamara Neighbourhood Centre' from 'Local Centre', 'Civic', 'Public Use Reserve – Police Station', 'Residential (R40)', portion of Nollamara Avenue Road Reserve and portion of Hillsborough Drive Road Reserve to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)', 'Civic', 'Public Open Space' and 'No Zone' as shown on the Scheme Maps accordingly
  - Rezoning specific lots within the 'Mirrabooka Village Neighbourhood Centre' from 'Local Centre', 'Civic', 'Business', 'Private Institution' and 'Residential (R20)' to 'Neighbourhood Centre (R-AC0)', and 'Residential (R-AC0)' as shown on the Scheme Maps accordingly

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- i. It is an Amendment that would have minimal impact on land in the Scheme Area that is not the subject of the Amendment.
- ii. It is an Amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area
- iii. It is an Amendment that is not a complex or basic Amendment.

Dated this

day of

.

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 109**

**Resolution to adopt Amendment to Local Planning Scheme No.3**

The City of Stirling Council, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

1. Amending the Scheme Text by:
  - a. Inserting a new 'Neighbourhood Centre' Zone Clause into Part 4 - Zones and the use of land as follows:

"4.2.16 Neighbourhood Centre Zone

    - a) To service daily and weekly household shopping needs; community facilities; and a small range of other convenience services.
    - b) To contain a small supermarket to provide for a mix of small retail and commercial land uses, in addition to entertainment, professional offices, business services.
    - c) To ensure that residential apartment development is an integral component of all neighbourhood centres, including within mixed use buildings.
    - d) To generally be between 1500m<sup>2</sup> and 6000m<sup>2</sup> in size and have a population catchment between 2,000 and 15,000 persons and a 1km radius.
    - e) To be located on public transport routes and on a district distributor road.
    - f) To provide for each centre to have a two sided shopping street with small public plazas for dining and meeting points for the local community."
    - b. Adding a new "Neighbourhood Centre" zone in Part 4 Table 1 – Zoning Table after "Mixed Use" and inserting the following use symbols:

**Table 1 – Zoning Table**

<b>Use Class</b>	<b>Neighbourhood Centre</b>
Aged or Dependent Persons Dwelling	D <sup>2</sup>
Amusement Parlour	P
Bed and Breakfast	D
Betting Agency	D
Boarding House	D <sup>2</sup>
Car Park	D
Caravan Park	X
Caretaker's Dwelling	D
Child Care Premises	D
Cinema / Theatre	D
Civic Use	D
Club Premises	A
Community Purposes	P
Club Premises	A
Community Purposes	P
Consulting Rooms	P
Convenience Store	P
Corrective Institution	X
Display Home	D
Drive Through Fast Food Outlet	X
Educational Establishment	D
Exhibition Centre	P
Family Day Care	D
Fast Food Outlet	P
Fuel Depot	X
Funeral Parlour	D
Garden Centre	D
Grouped Dwelling	D <sup>2</sup>
Hardware Showroom	D
Home Business	D
Home Occupation	D
Home Office	P
Home Store	P
Hospital	X
Hostel	D <sup>2</sup>
Hotel	D
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	X
Industry – Mining	X
Industry – Noxious	X
Industry – Rural	X
Industry – Service	D
Institutional Building	X
Institutional Home	X
Market	D
Media Establishment	P

Medical Centre	P
Motel	X
Motor Vehicle Repair	X
Motor Vehicle Wash	D
Motor Vehicle, Boat or Caravan Sales	X
Multiple Dwelling	D <sup>2</sup>
Night Club	X
Nursing Home	X
Office	P
Park Home Park	X
Personal Care Services	P
Personal Services	P
Place of Worship	D
Reception Centre	D
Recreation – Private	P
Residential Building	D <sup>2</sup>
Restaurant	P
Restricted Premises	D
Retail Establishment	P
Retirement Complex	D
Rural Pursuit	X
Salvage Yard	X
Service Station	D
Shop	P
Short Stay Accommodation	D <sup>2</sup>
Showroom	X
Single Bedroom Dwelling	X
Single House	X
Small Bar	D
Storage (Outdoor)	X
Tavern	D
Telecommunications Infrastructure	D
Trade Display	X
Transport Depot	X
Veterinary Centre	D
Warehouse	X
Wrecking	X

- c. Deleting the following Additional Use from 'Schedule 2 Additional Uses [CL 4.5]':

No.	Description of Land	Additional Uses	Conditions
A28	Portion of Swan Location K being Lots 2, 100, 204 & 207 on Plan 8893 and Diagrams 69645 and 93220 97 Princess Road Balga	Medical Centre	



## 2. Amending the Scheme Map by:

## • Rezoning 'Balga Plaza Neighbourhood Centre' Lots:

- Princess Road: Lot 2 (HN 108), Lot 2 (HN 89), Lot 7 (HN 102), Lot 21 (HN 92), Lot 51 (HN 98), Lot 103 (HN's 97, 99), Lots 182-187 (HN's 118, 120, 122, 124, 126, 128), Lots 200, 201 (HN's 103, 101), Lots 208-212 (HN's 87, 85, 83, 81, 79 [& 51, 49, 47 Kingsfold St]),
- Camberwell Road: Lot 199 (HN's 102, 104, 106, 108),
- Balga Avenue: Lot 1 (HN 7), Lot 8 (HN 8), Lots 180, 181 (HN's 5, 3),
- Climping Street: Lot 4 (HN 17), Lot 13 (HN 20), Lot 100 (HN's 26 [& 30 Balga Ave], Lot 101 (HN 24),
- Penrith Place: Lot 9 (HN 2), Lots 52, 53 (HN's 21, 23),
- Wythburn Avenue: Lots 2, 3 (HN's 1, 3), and
- Fletching Street: Lot 22 (HN's 17, 19, 21)

from 'Development', 'Residential (R40)' and 'Residential (R40) – Additional Use (A28)' to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)' and 'No Zone', and deleting Additional Use No.28 (Medical Centre), as shown on the Scheme Maps accordingly.

## • Rezoning 'Nollamara Neighbourhood Centre' Lots:

- Nollamara Avenue: Lots 9-18 (HN's 55, 57, 59, 59, 61, 61, 61, 63, 65, 67), Lots 22, 23 (HN 51, 53), Lot 50 (HN 70), Lot 66 (HN 88R), Lot 291 (HN 43 [& 81 Hillsborough Drive]), Lot 347 (HN 46), Lots 566-573 HN's 52 [& 74 Hillsborough Drive], 54, 56, 58, 60, 62, 64, 66), Lots 576, 577 (HN 72, 74), Lot 1574 (HN 68), Lot 6499 (HN 48), Lot 6500 (HN 50 [& 75 Hillsborough Drive]), Lot 6817 (HN 73),
- Sylvania Street: Lot 22 (HN 66), Lot 284 (HN 64), Lot 7163 (HN's 72, 74), Lot 7164 (HN 68),
- Hillsborough Drive: Lots 2, 3 (HN 88, 86), Lot 23-28 (HN's 90, 84, 82, 80A, 80, 78), Lot 285 (HN 93), Lot 288-290 (HN's 87, 85, 83), Lots 6470, 6471 (HN 91, 89), Lot 67 (HN 84R)
- Carcoola Street: Lot 29 (HN 1 [& 71 Nollamara Ave]), Lots 1455-1457 (HN's 10 [& 1 Aparra Way], 12, 14), Lot 6798 (HN 5), Lot 7939 (HN 9),
- Currong Way: Lot 1458 (HN 53, 55 [& 16 Carcoola St]),
- Aparra Way: Lot 1525 (HN 2),
- Portion of Nollamara Avenue Road Reserve, and
- Portion of Hillsborough Drive Road Reserve

from 'Local Centre', 'Civic', 'Public Use Reserve – Police Station', 'Residential (R40)', portion of Nollamara Avenue Road Reserve and portion of Hillsborough Drive Road Reserve to 'Neighbourhood Centre (R-AC0)', 'Residential (R-AC0)', 'Civic', 'Public Open Space' and 'No Zone' as shown on the Scheme Maps accordingly.

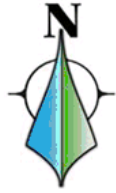
## • Rezoning 'Mirrabooka Village Neighbourhood Centre' Lots:

- Honeywell Boulevard: Lot 5 (HN 68), Lots 430-432 (HN's 77, 75, 73), Lots 601-604 (HN's 60, 62, 64, 66), Lot 857 (HN 63), Lot 872 (HN 84), Lots 878-882 (HN's 80, 78, 76, 74, 72), Lot 12808 (HN 69),
- Oakleaf Circle: Lots 876, 877 (HN 15, 17), Lots 883-885 (HN's 19, 21, 23), and
- Boyare Avenue: Lot 433 (HN 135)

from 'Local Centre', 'Civic', 'Business', 'Private Institution' and 'Residential (R20)' to 'Neighbourhood Centre (R-AC0)', and 'Residential (R-AC0)' as shown on the Scheme Maps accordingly.

- Include the following category in the Scheme Map legend:

 NEIGHBOURHOOD CENTRE'

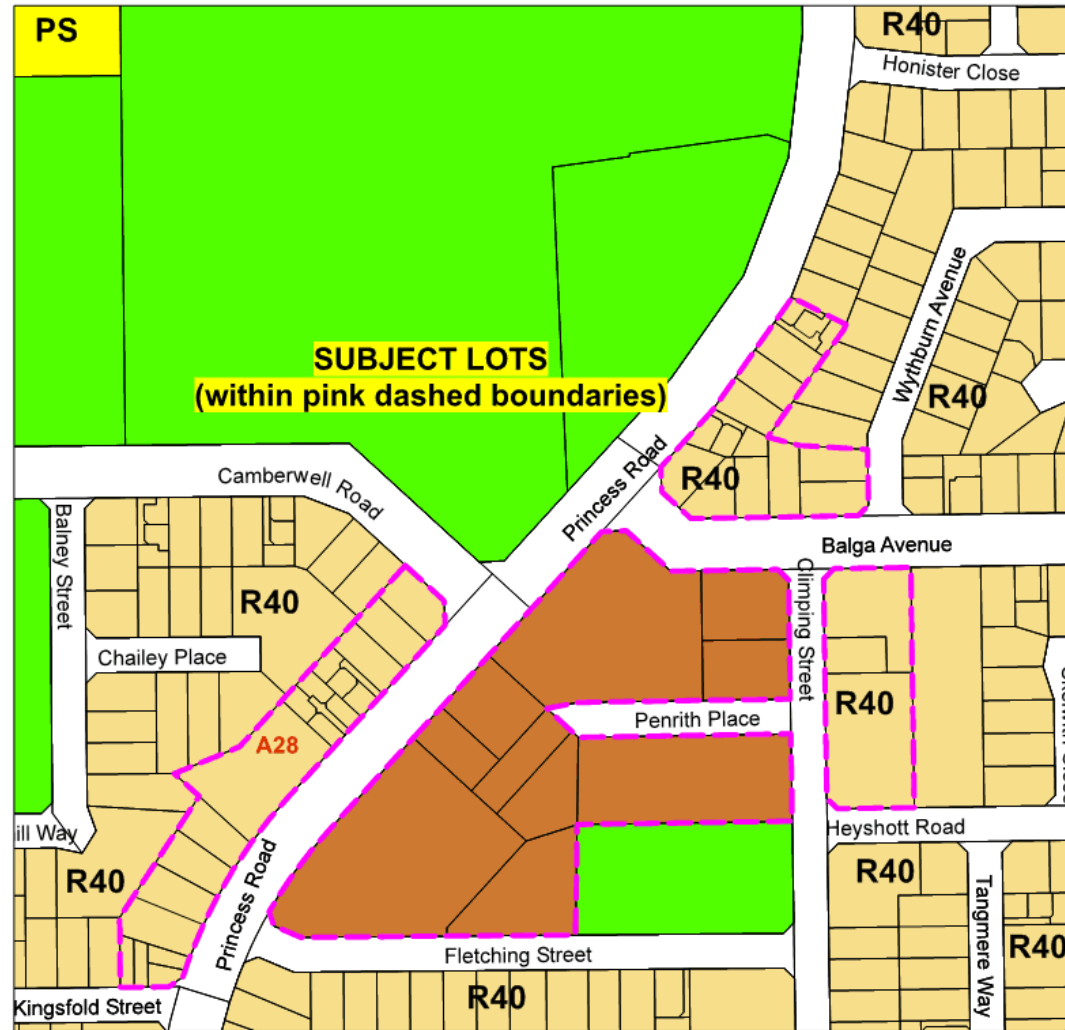


**CITY OF STIRLING**  
Local Planning Scheme No. 3

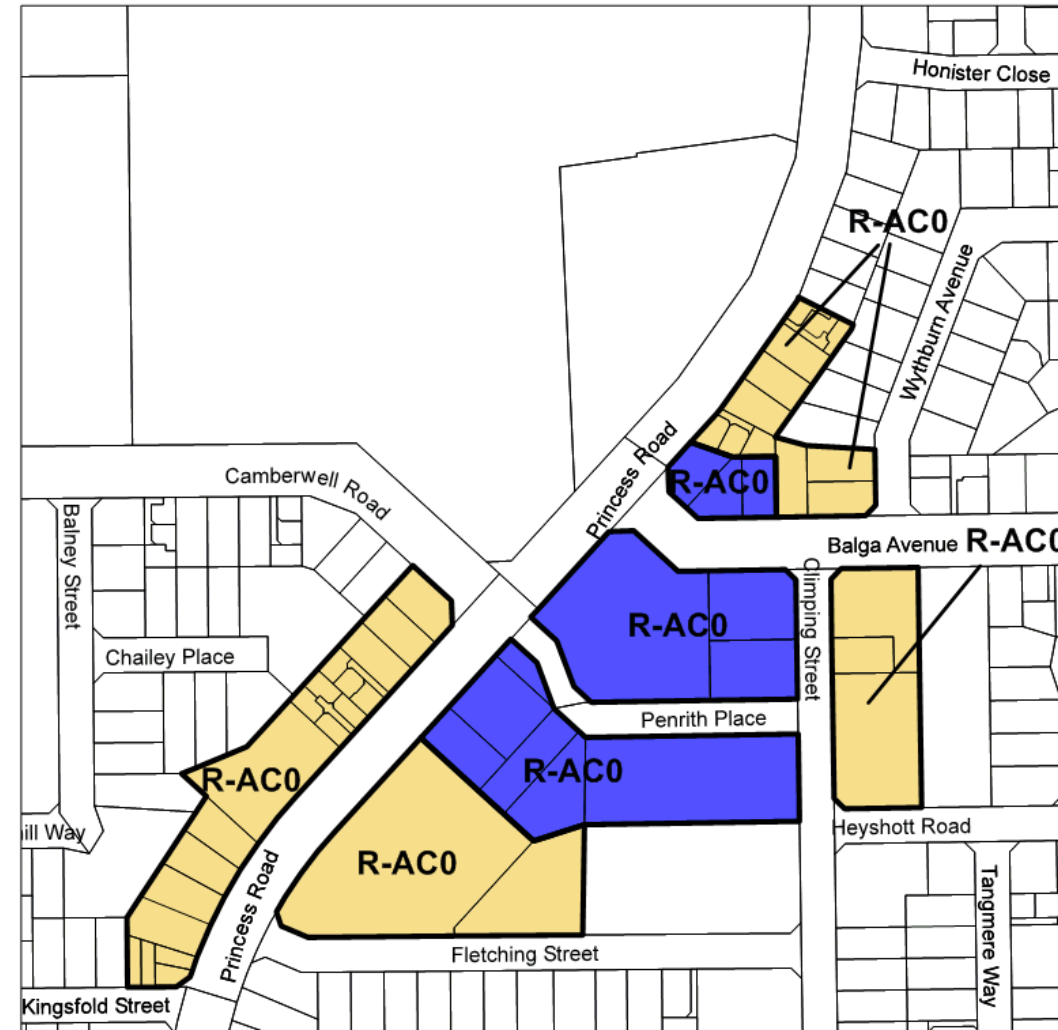
**AMENDMENT No. 109**  
**Better Suburbs - Balga Plaza**  
**Neighbourhood Centre**  
Sheet 1 of 3

**REZONING FROM 'RESIDENTIAL (R40)', 'RESIDENTIAL (R40) AND ADDITIONAL USE (MEDICAL CENTRE)' AND 'DEVELOPMENT' ZONES TO 'RESIDENTIAL (R-AC0)', 'NEIGHBOURHOOD CENTRE (R-AC0)' AND 'NO ZONE'**

Existing Zoning



Proposed Zoning



**LEGEND**

- SCHEME AREA BOUNDARY
- INTERIM SCARBOROUGH REDEVELOPMENT SCHEME
- DEVELOPMENT CONTRIBUTION AREAS**
- DEVELOPMENT CONTRIBUTION AREA
- DEVELOPMENT AREAS (STRUCTURE)**
- STRUCTURE PLAN AREA
- SPECIAL CONTROL AREAS**
- SPECIAL CONTROL AREA
- R40 AREAS AFFECTED BY CLAUSE 5.3.4 IN THE SCHEME TEXT.**
- 
- ZONES**
- NO ZONE
- RESIDENTIAL - R - CODE (where "n" is the R Code value)
- DEVELOPMENT
- A "n" ADDITIONAL USE (where "n" is listed in Schedule 2)
- S "n" SPECIAL USE (where "n" is listed in Schedule 4)
- SPECIAL BEACH DEVELOPMENT
- LOCAL CENTRE
- DISTRICT CENTRE
- REGIONAL CENTRE
- NEIGHBOURHOOD CENTRE
- BUSINESS
- MIXED USE
- MIXED BUSINESS
- H HOTEL
- SERVICE STATION
- INDUSTRY
- PRIVATE INSTITUTION
- CIVIC
- LOCAL RESERVES**
- PUBLIC OPEN SPACE AND LOCAL AUTHORITY PURPOSES
- PUBLIC USE RESERVES**
- T TRANSPORT
- U UTILITY
- PS PRIMARY SCHOOL
- COMMONWEALTH
- P POLICE STATION
- HOSPITAL
- METROPOLITAN REGION SCHEME RESERVES**
- PRIMARY REGIONAL ROAD
- OTHER REGIONAL ROAD
- RAILWAY
- REGIONAL PARKS AND RECREATION
- SU SPECIAL USE
- HS HIGH SCHOOL
- U UNIVERSITY
- TS TECHNICAL SCHOOL
- H HOSPITAL

**ADOPTION [REGULATION 13 (1)]**

Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_

\_\_\_\_\_  
Mayor Date

\_\_\_\_\_  
Chief Executive Officer Date

**FINAL APPROVAL**

1. Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:-

\_\_\_\_\_  
Mayor Chief Executive Officer

2. Recommended / Submitted for Final Approval

\_\_\_\_\_  
Delegated Under S.16 of the Planning & Development Act 2005 Date

3. Final Approval Granted

\_\_\_\_\_  
Minister for Planning Date



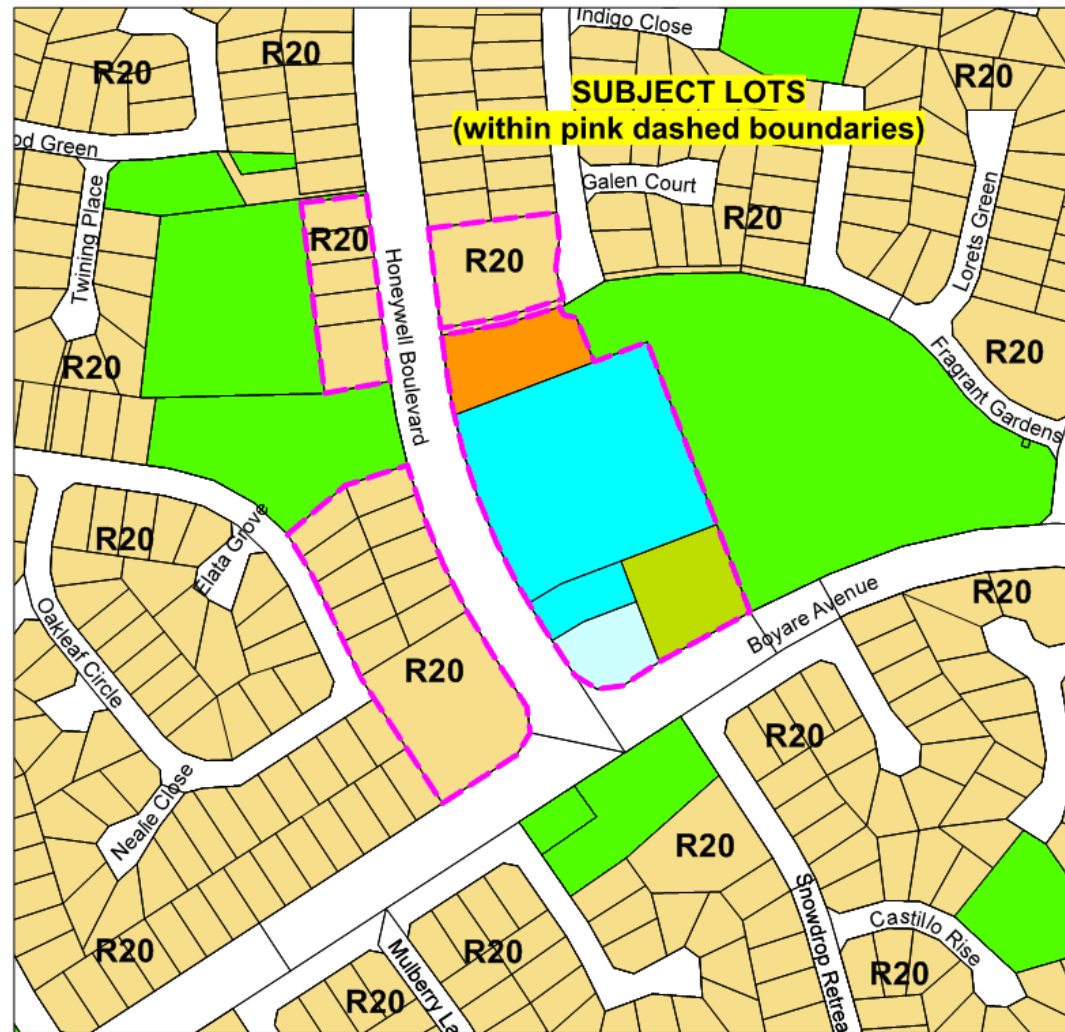


**CITY OF STIRLING**  
Local Planning Scheme No. 3

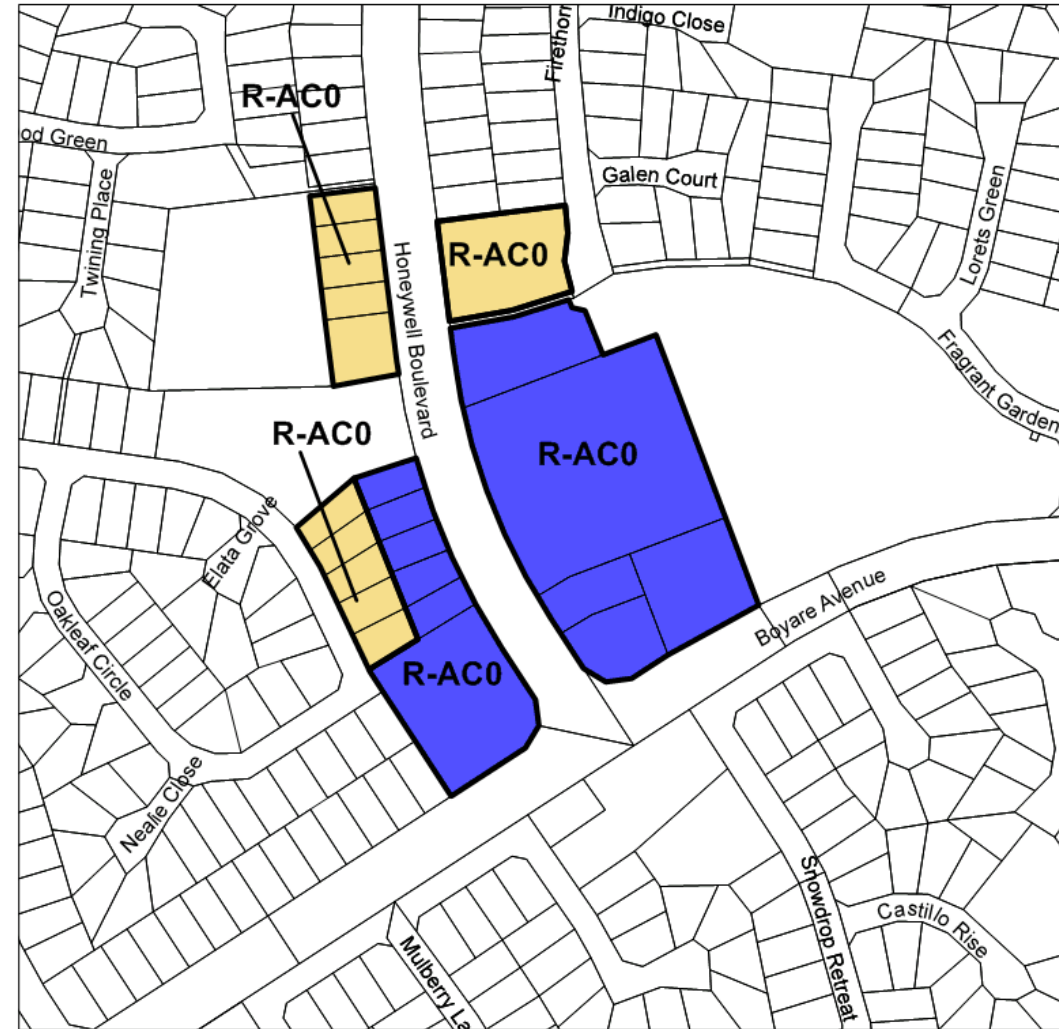
**AMENDMENT No. 109**  
**Better Suburbs - Mirrabooka**  
**Neighbourhood Centre**  
Sheet 2 of 3

**REZONING FROM 'RESIDENTIAL (R20)', 'CIVIC', 'LOCAL CENTRE', 'BUSINESS', AND 'PRIVATE INSTITUTION' TO 'RESIDENTIAL (R-AC0)' AND 'NEIGHBOURHOOD CENTRE (R-AC0)'**

Existing Zoning



Proposed Zoning



**LEGEND**

- SCHEME AREA BOUNDARY
- INTERIM SCARBOROUGH REDEVELOPMENT SCHEME
- DEVELOPMENT CONTRIBUTION AREAS**
- DEVELOPMENT CONTRIBUTION AREA
- DEVELOPMENT AREAS (STRUCTURE)**
- STRUCTURE PLAN AREA
- SPECIAL CONTROL AREAS**
- SPECIAL CONTROL AREA
- R40 AREAS AFFECTED BY CLAUSE 5.3.4 IN THE SCHEME TEXT.**
- 
- ZONES**
- NO ZONE
- RESIDENTIAL - R - CODE (where 'n' is the R Code value)
- DEVELOPMENT
- ADDITIONAL USE (where 'n' is listed in Schedule 2)
- SPECIAL USE (where 'n' is listed in Schedule 4)
- SPECIAL BEACH DEVELOPMENT
- LOCAL CENTRE
- DISTRICT CENTRE
- REGIONAL CENTRE
- NEIGHBOURHOOD CENTRE
- BUSINESS
- MIXED USE
- MIXED BUSINESS
- HOTEL
- SERVICE STATION
- INDUSTRY
- PRIVATE INSTITUTION
- CIVIC
- LOCAL RESERVES**
- PUBLIC OPEN SPACE AND LOCAL AUTHORITY PURPOSES
- PUBLIC USE RESERVES**
- TRANSPORT
- UTILITY
- PS PRIMARY SCHOOL
- COMMONWEALTH
- POLICE STATION
- HOSPITAL
- METROPOLITAN REGION SCHEME RESERVES**
- PRIMARY REGIONAL ROAD
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- RAILWAY
- REGIONAL PARKS AND RECREATION
- SU SPECIAL USE
- HS HIGH SCHOOL
- U UNIVERSITY
- TS TECHNICAL SCHOOL
- H HOSPITAL

**ADOPTION [REGULATION 13 (1)]**

Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_

\_\_\_\_\_  
Mayor Date

\_\_\_\_\_  
Chief Executive Officer Date

**FINAL APPROVAL**

1. Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:-

\_\_\_\_\_  
Mayor Chief Executive Officer

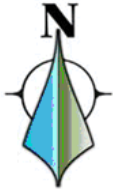
2. Recommended / Submitted for Final Approval

\_\_\_\_\_  
Delegated Under S.16 of the Planning & Development Act 2005 Date

3. Final Approval Granted

\_\_\_\_\_  
Minister for Planning Date



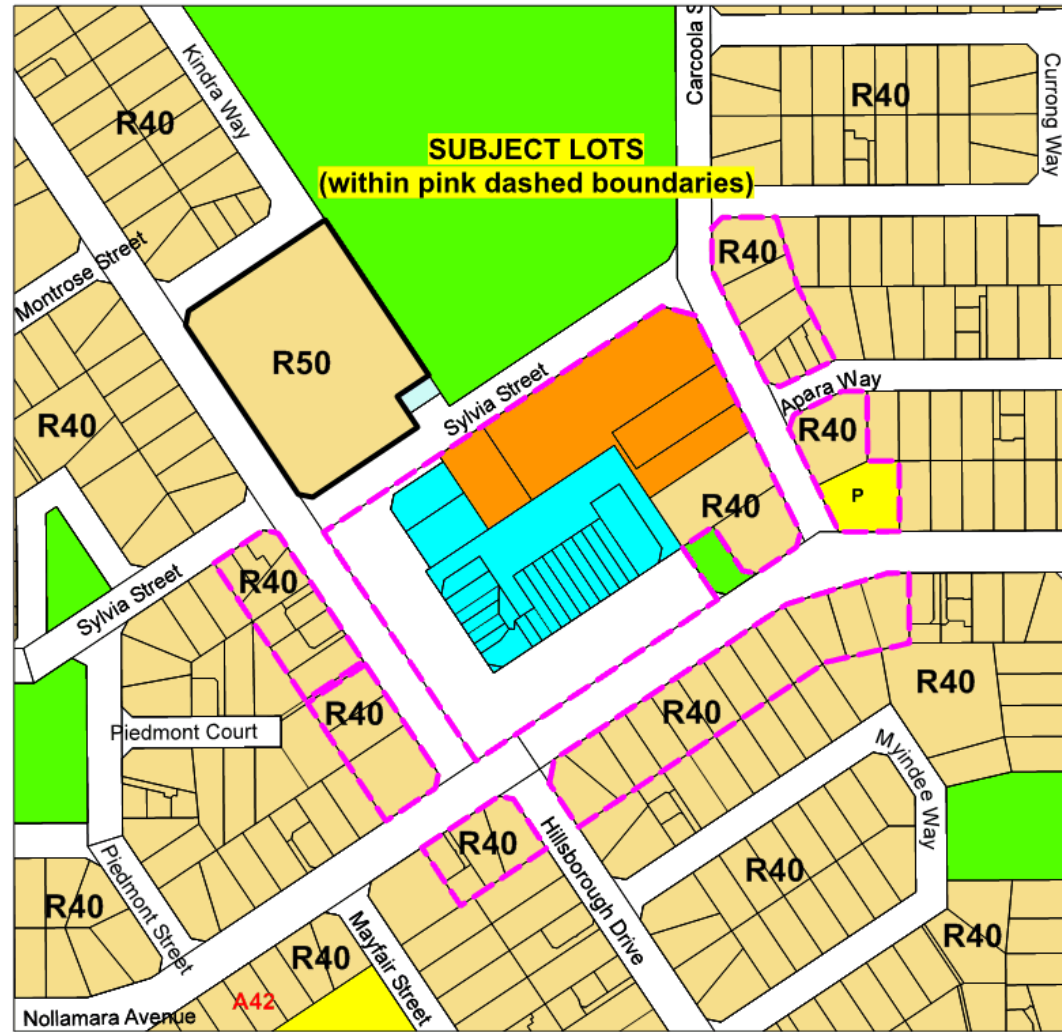


**CITY OF STIRLING**  
Local Planning Scheme No. 3

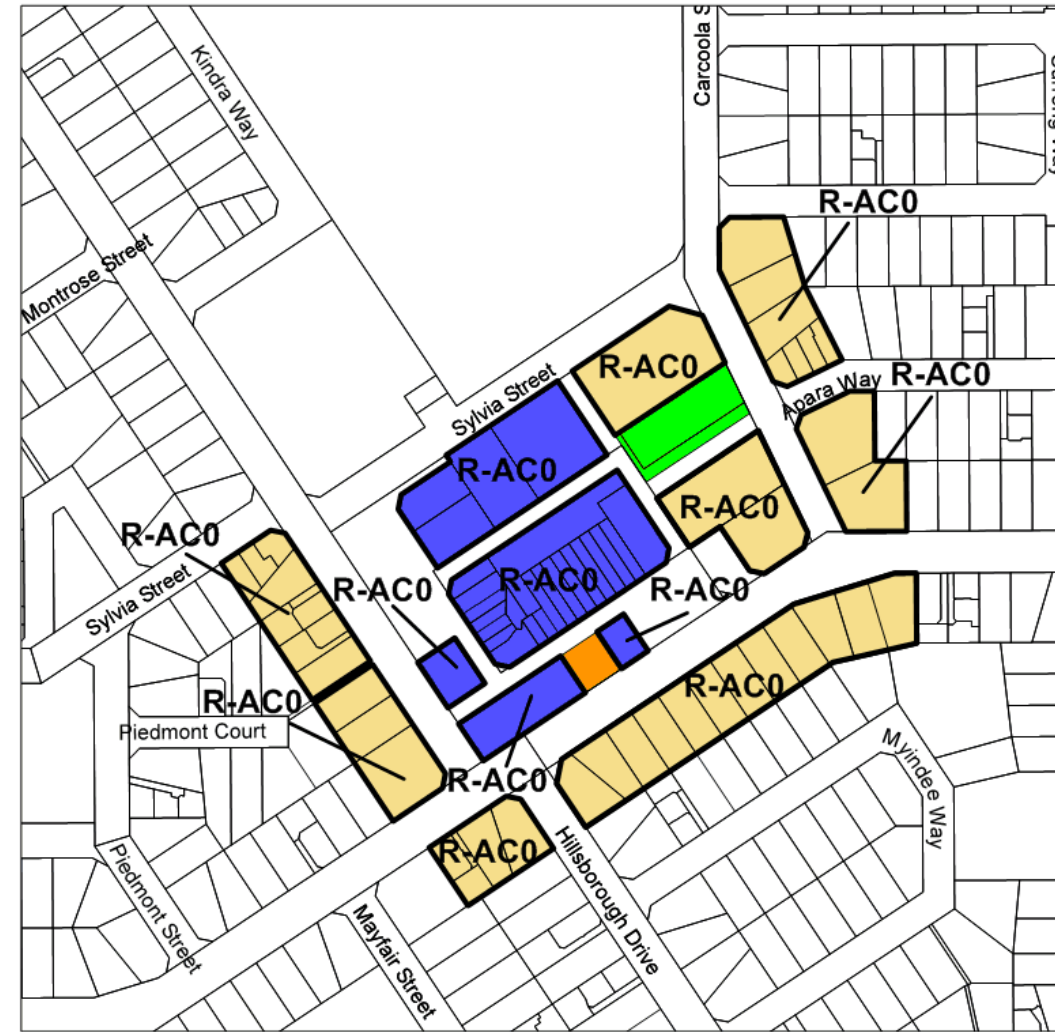
**AMENDMENT No. 109**  
**Better Suburbs - Nollamara**  
**Neighbourhood Centre**  
Sheet 3 of 3

**REZONING FROM 'RESIDENTIAL (R40)', 'CIVIC', 'LOCAL CENTRE', 'POLICE STATION', PORTION OF NOLLAMARA AVENUE ROAD RESERVE AND PORTION OF HILLSBOROUGH DRIVE ROAD RESERVE TO 'RESIDENTIAL (R-AC0)', 'NEIGHBOURHOOD CENTRE (R-AC0)', 'CIVIC', 'NO ZONE' AND 'PUBLIC OPEN SPACE AND LOCAL AUTHORITY PURPOSES'**

Existing Zoning



Proposed Zoning



**LEGEND**

- SCHEME AREA BOUNDARY
- INTERIM SCARBOROUGH REDEVELOPMENT SCHEME
- DEVELOPMENT CONTRIBUTION AREAS
- DEVELOPMENT CONTRIBUTION AREA
- DEVELOPMENT AREAS (STRUCTURE)
- STRUCTURE PLAN AREA
- SPECIAL CONTROL AREAS
- SPECIAL CONTROL AREA
- R40 AREAS AFFECTED BY CLAUSE 5.3.4 IN THE SCHEME TEXT.
- ZONES
- NO ZONE
- RESIDENTIAL - R - CODE (where 'n' is the R Code value)
- DEVELOPMENT
- ADDITIONAL USE (where 'n' is listed in Schedule 2)
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- RAILWAY
- REGIONAL PARKS AND RECREATION
- SPECIAL USE
- HIGH SCHOOL
- UNIVERSITY
- TECHNICAL SCHOOL
- HOSPITAL

**ADOPTION [REGULATION 13 (1)]**

Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_

\_\_\_\_\_  
Mayor Date

\_\_\_\_\_  
Chief Executive Officer Date

**FINAL APPROVAL**

1. Adopted by resolution of the Council of the City of Stirling at the Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 201\_\_ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:-

\_\_\_\_\_  
Mayor Chief Executive Officer

2. Recommended / Submitted for Final Approval

\_\_\_\_\_  
Delegated Under S.16 of the Planning & Development Act 2005 Date

3. Final Approval Granted

\_\_\_\_\_  
Minister for Planning Date



PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 109**

Adopted by resolution of the Council of the City of Stirling at the meeting  
of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Stirling at the  
Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 and the  
Common Seal of the City of Stirling was hereunto affixed by the authority  
of a resolution of the Council in the presence of:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for  
Final Approval

\_\_\_\_\_  
Delegated under S.16 of PD Act 2005

Date \_\_\_\_\_

Final Approval granted

\_\_\_\_\_  
MINISTER FOR PLANNING

Date \_\_\_\_\_

**Council Resolution****0719/007****Moved Councillor Italiano, seconded Councillor Proud****That the balance of the Planning and Development Committee recommendations be ADOPTED by exception resolution in accordance with Clause 4.7 of the City of Stirling Meeting Procedures Local Law 2009.****The motion was put and declared CARRIED (12/0).****For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.

Councillor David Lagan disclosed an Impartial Interest in Item 12.1/DS2 as his wife works in the Pulmonary Physiology Department of one of Perth's major health campuses.

Councillor Bianca Sandri disclosed an Impartial Interest in Item 12.1/DS2 as the depute is known to her and she has been approached by community members with respect to the application.

Manager Governance Jamie Blanchard disclosed an Impartial Interest in Item 12.1/DS2 as he is a member of the Audit and Risk Committee of the National Heart Foundation.

**12.1/DS2 LOT 2, HOUSE NUMBER 1, NELSON STREET, INGLEWOOD ADDITIONS AND A CHANGE OF USE FROM MOTOR VEHICLE SALES TO RESTAURANT, SHOP AND USE NOT LISTED (CIGAR LOUNGE)**

### Report Information

Location: Lot 2, House Number 1, Nelson Street, Inglewood  
Applicant: Michael Dryka Architects  
DA Reference: DA18/1514  
Reporting Officer: Manager Development Services  
Business Unit: Development Services  
Ward: Inglewood  
Suburb: Inglewood

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*



**Council Resolution****0719/008****Moved Councillor Italiano, seconded Councillor Proud**

**That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions and a Change of Use from Motor Vehicle Sales to Restaurant, Shop and Use Not Listed (Cigar Lounge) at Lot 2, House Number 1, Nelson Street, Inglewood be REFUSED for the following reasons:-**

- a. The proposed development does not satisfy the objectives of Local Planning Policy 6.7 – Parking and Access as the proposal results in a two bay car parking shortfall and will not facilitate the provision of adequate parking facilities onsite;**
- b. The proposed 1.8m timber screen wall to Beaufort Street does not satisfy the objectives of Part 2.1 Mixed Use of the Beaufort Street Local Development Plan as it addresses Beaufort Street with a blank wall contrary to the character, amenity and heritage of the area;**
- c. The proposed architectural style does not satisfy the objectives of Part 7.1 Architectural Styles of the Beaufort Street Local Development Plan as the lack of defined architectural elements do not enhance the overall character of the area, and does not strengthen the streetscape;**
- d. The proposed frontage to Beaufort Street does not satisfy the objectives of Part 8.1 Frontage Types of the Beaufort Street Local Development Plan as the lack of an articulated frontage does not interface with Beaufort Street nor does it create a sense of place;**
- e. The proposed awning does not satisfy the objectives of Part 8.1 Frontage Types of the Beaufort Street Local Development Plan as the awning is thin in style, which is inconsistent with the traditional character and style of the surrounding area;**
- f. The application does not satisfy Schedule 2 Clause 67 (m) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is contrary to the intent in terms of appearance, and retention and enhancement of the streetscape as required under the Beaufort Street Local Development Plan; and**
- g. The application does not satisfy Schedule 2 Clause 67 (n) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development will have a detrimental impact upon the amenity of locality including adjacent residential properties.**

**The motion was put and declared CARRIED (12/0) by exception resolution.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Committee Recommendation

That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions and a Change of Use from Motor Vehicle Sales to Restaurant, Shop and Use Not Listed (Cigar Lounge) at Lot 2, House Number 1, Nelson Street, Inglewood be REFUSED for the following reasons:-

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- c. The proposed architectural style does not satisfy the objectives of Part 7.1 Architectural Styles of the Beaufort Street Local Development Plan as the lack of defined architectural elements do not enhance the overall character of the area, and does not strengthen the streetscape;
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- e. The proposed awning does not satisfy the objectives of Part 8.1 Frontage Types of the Beaufort Street Local Development Plan as the awning is thin in style, which is inconsistent with the traditional character and style of the surrounding area;
- f. The application does not satisfy Schedule 2 Clause 67 (m) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is contrary to the intent in terms of appearance, and retention and enhancement of the streetscape as required under the Beaufort Street Local Development Plan; and
- g. The application does not satisfy Schedule 2 Clause 67 (n) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development will have a detrimental impact upon the amenity of locality including adjacent residential properties.

### Officer's Recommendation

That pursuant to Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the application for Additions and a Change of Use from Motor Vehicle Sales to Restaurant, Shop and Use Not Listed (Cigar Lounge) at Lot 2, House Number 1, Nelson Street, Inglewood be REFUSED for the following reasons:-

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- b. The proposed 1.8m timber screen wall to Beaufort Street does not satisfy the objectives of Part 2.1 Mixed Use of the Beaufort Street Local Development Plan as it addresses Beaufort Street with a blank wall contrary to the character, amenity and heritage of the area;
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- f. The application does not satisfy Schedule 2 Clause 67 (m) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is contrary to the intent in terms of appearance, and retention and enhancement of the streetscape as required under the Beaufort Street Local Development Plan; and
- g. The application does not satisfy Schedule 2 Clause 67 (n) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development will have a detrimental impact upon the amenity of locality including adjacent residential properties.

### **Report Purpose**

To consider a development application for Additions and a Change of Use from Motor Vehicle Sales to Restaurant, Shop and Use Not Listed (Cigar Lounge) at Lot 2, House Number 1, Nelson Street, Inglewood.

In line with Council Resolution Number 0314/030 (18 March 2014) relating to the presentation of development applications to the Planning and Development Committee for Council determination, a call-in request has been signed by Councillor David Lagan and seconded by Councillor Bianca Sandri.

## Relevant Documents

### Attachments

Attachment 1 - Plans [↓](#)

Attachment 2 - Policy and Legislative Implications [↓](#)

Attachment 3 - Appliant Justification [↓](#)

Attachment 4 - Photographs of Site and Surrounding Area [↓](#)

Attachment 5 - External Referral Comments [↓](#)

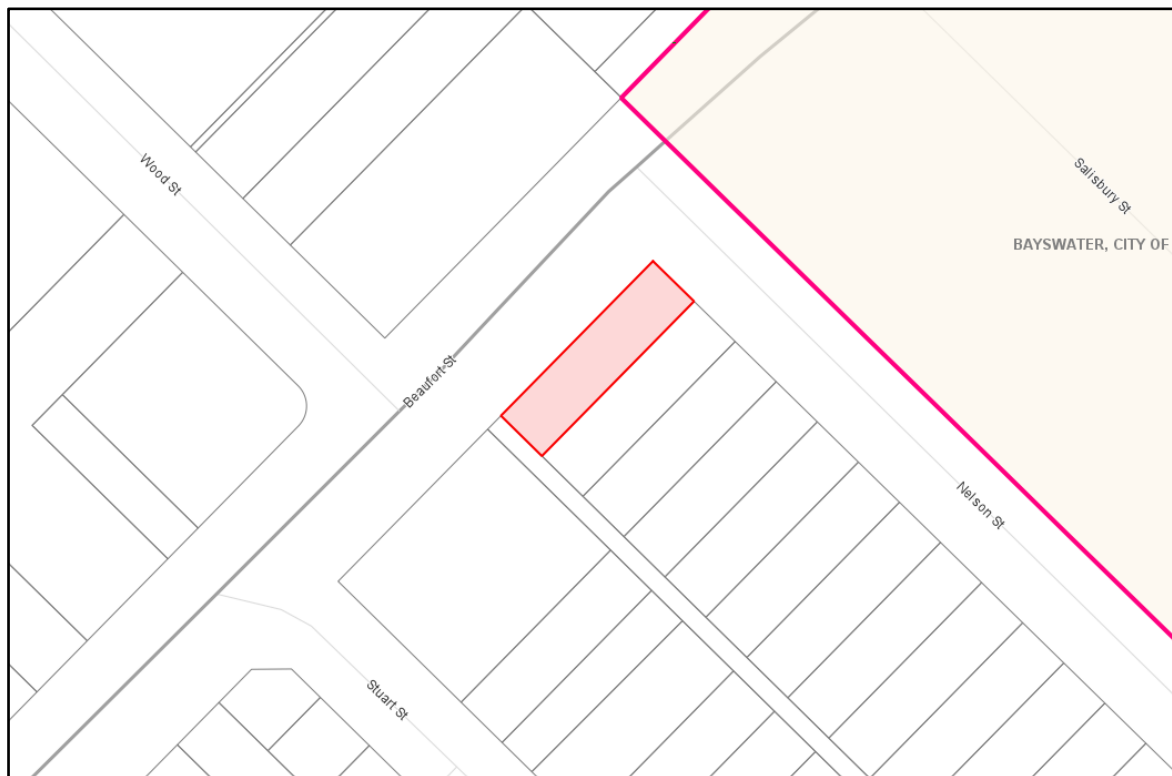
### Available for viewing at meeting

Nil

## Description of Development

Site Area: 561m<sup>2</sup>

Nearest Cross Street: Beaufort Street



Location Plan



Aerial Photograph

## Background

The subject site is zoned 'Mixed Use' under the City of Stirling's Local Planning Scheme No.3 (LPS3) and 'Urban' under the Metropolitan Region Scheme (MRS). The site is bound by Beaufort Street to the North, Nelson Street to the east, residential properties to the south and a Right of Way (ROW) to the west.

The subject site falls within the Beaufort Street Local Development Plan area, and is within the Heritage Protection Area Special Control Area. The existing Motor Vehicle Sales use was originally approved in 1986 (M20/3740 refers). A change of use to Motor Vehicle Sales and Garden Store was approved in 2017 (DA17/0651 refers).

A development application (DA18/1514 refers) for Additions and a Change of Use at the subject lot was submitted to the City on 21 August 2018. The proposal is summarised as follows:-

- Partial demolition of existing Motor Vehicles Sales building;
- Change of use from Motor Vehicle Sales to Shop, Restaurant and Cigar Lounge (Use Not Listed);
- The Restaurant/Café will operate from 8.00am – 4.00pm daily
- The Cigar Lounge will operate from 4.00pm – 12.00am (Tuesday to Sunday). The Cigar Lounge will have a maximum occupancy of 50 patrons.
- The provision of five car parking bays onsite with three car parking bays accessed via the ROW to the south of the site and two car parking bays accessed from Nelson Street to the north of the site;

- Additions to existing building including a new shop tenancy, Cigar Lounge and outdoor smoking area, and a Restaurant with Alfresco area; and
- The provision of soft landscaping including four advanced trees.

The application was refused by the City on 15 May 2019 under delegated authority. This determination, however, was preceded by a call-in request received by the City on 14 May 2019 which was signed by Councillor David Lagan and seconded by Councillor Bianca Sandri. The City's determination for refusal is not clearly valid as it was issued after the call-in request. The City can reconsider the refusal decision to ensure that it is valid under Clause 55 of the *Interpretation Act 1984*.

## Principal Statutory Provisions

### Use Table

#### Zoning

MRS Urban

LPS3 Mixed Use

Special Control Area – Beaufort Street Activity Corridor

#### Use

Class Restaurant, Shop and Use Not Listed

Type Restaurant and Shop: P - The use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.

Use Not Listed: A – Not permitted unless the Council has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4.

## Consultation/Communication Implications

### Public Consultation

The application was advertised for a period of 35 days on 30 November 2019, with an additional 14 days added to the 21 day consultation period due to the Christmas holiday period, in accordance with the City's Planning Consultation Procedure.

During the public consultation period, a total of 17 submissions were received, comprising 14 letters of objection, and three letters of support.

Submissions Received	Within 100m of proposed site	Remainder of City	All Submissions
Support	0%	17.64% (3)	17.64% (3)
Object	17.64% (3)	64.70% (11)	82.35% (14)
Other (Not stated / No opinion / 'conditional')	0%	0%	0%

All issues raised in submissions received during the consultation period have been summarised in the table below. Also provided is the number of submissions in which the issue was raised, and the City's response to the issue.

Number of Submissions to Raise Issue	Submission Details	Officer's Comment
10	Health concerns relating to cigar smoke.	The use of tobacco on a premise is controlled by the Department of Health and is outside of the jurisdiction of the City.
6	A cigar lounge is not appealing to a wide customer base, not appropriate use for the area and is not family friendly.	Noted.
6	Provided parking is insufficient.	Parking provision is discussed in further detail in the comments section of this report.
5	Lack of clarity relating to the operation of the cigar lounge.	Additional information has been provided by the applicant, which is included in this report.
4	Proposal does not provide adequate parking, nor does the parking comply with the City's requirements.	Parking provision is discussed in further detail in the comments section of this report.
3	Concerns relating to the advertising of the subject application.	The application was advertised as per the City's Consultation Procedure.
3	Proposal does not meet the requirements of the Beaufort Street Local Development Plan in terms of setbacks, design and interaction with the streetscape.	An assessment against the relevant planning framework including the Beaufort Street Local Development Plan is discussed in further detail in the comments section of this report.
2	Proposal is inconsistent with current planning framework and Local Planning Policies.	An assessment against the relevant planning framework is contained within Attachment 2 of this report.

Number of Submissions to Raise Issue	Submission Details	Officer's Comment
1	Proposal is consistent with the unique entertainment and food and beverage offerings trend in the area, can positively impact house prices, attract investment in high density and diverse housing along the transport corridor, increasing the viability of public transport along Beaufort Street.	Noted.
1	The proposed use classes will have an impact on the residential amenity of the adjacent properties.	The impact of the proposed land use is discussed in further detail in the comments section of this report.
1	The nil setback to the southern boundary will have an impact on the amenity of the adjacent property.	The proposed building design is discussed in further detail in the comments section of this report.
1	The proposal does not comply with Local Planning Policy 6.11 'Trees and Development' and Local Planning Policy 6.6 'Landscaping'	Landscaping provision is discussed in further detail in the comments section of this report.
1	Concern about the potential of a liquor licence in the future.	This is not proposed as part of the subject application.
1	Concerns relating to the fire separation of the building.	This is not a planning consideration and is assessed at Building Permit stage.
1	Proposal will make good use of a derelict site and encourage investment into Beaufort Street.	Noted.
1	Support for coffee/ food use onsite.	Noted.
1	Contemporary design should be embraced.	Amended plans were lodged which have been assessed against the Beaufort Street Local Development Plan in this report.
1	Proposal will rejuvenate Beaufort Street.	Noted.
1	Patronage should be capped to reduce parking concerns.	Noted.



## Comment

The relevant matters to be considered by Council when determining this development application are:-

- Land Uses
- Building Design;
- Car Parking;
- Landscaping; and
- Bin Storage Areas.

### Land Uses

The application proposes the Change of Use of the existing Motor Vehicles Sales use to a Shop, Restaurant and Cigar Lounge. The subject site is zoned “Mixed Use” under the City’s LPS3 and the proposed uses are classified as:-

Proposed Land use	Mixed Use Zone Permissibility (Table 1 LPS3)
Cigar Lounge	Use Not Listed
Shop	P
Restaurant	P

The proposed Cigar Lounge land use is not contained within Table 1 of LPS3 and can be considered under Clause 4.4 – Interpretation of the Table 1 – Zoning Table. Clause 4.4 states:-

#### *4.4 Interpretation of the Table 1 - Zoning Table*

*4.4.1 Where a specific use is mentioned in the Table 1 - Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.*

*4.4.2 If a person proposes to carry out on land any use that is not specifically mentioned in the Table 1 - Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the Council may -*

- a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) determine that the use may be consistent with the objectives of that particular zone and thereafter follow the advertising procedures of Clause 9.4 in considering an application for planning approval; or*
- c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

The subject site is zoned “Mixed Use” under LPS3 which is required to:-

#### *Mixed Use Zone*

- a) To provide for a wide variety of active uses on the street level that contribute to a vibrant and active street which are compatible with residential and other non-active uses on upper levels.*

- b) *To facilitate the creation of employment within the area so as to reduce the demand for travel, and enhance the level of self-sufficiency.*
- c) *To ensure a high standard of design that negates issues such as noise, smell and vibration that are related to mixed use developments.*

The proposal is required to be assessed against the above objectives.

*To provide for a wide variety of active uses on the street level that contribute to a vibrant and active street which are compatible with residential and other non-active uses on upper levels.*

The proposed development will provide for a wide variety of uses including a Cigar Lounge, Shop and Restaurant and will all be easily accessible from Beaufort Street. The development is single storey and does not seek to provide any residential development on upper levels of the site. The uses are diverse and will contribute to a vibrant and active street.

*To facilitate the creation of employment within the area so as to reduce the demand for travel, and enhance the level of self-sufficiency.*

The proposal seeks to provide for three separate land uses which will facilitate job creation in the area.

*To ensure a high standard of design that negates issues such as noise, smell and vibration that are related to mixed use developments.*

The proposal seeks to provide three separate commercial tenancies on site being a Restaurant, Shop and a Cigar Lounge. The Cigar Lounge proposes to have an open style smoking area which is external to the lounge, located to the rear of the site and abuts a residential property.

The smoking area is considered to have a detrimental impact on the existing residential amenity of adjoining properties due to an increase in noise and odours which would emanate from the smoking area which will be located 1.5m away from the adjoining residential boundary of House Number 3, Nelson Street. The applicant has not demonstrated that the proposed development would not impact the amenity of the residential properties in the locality and is not supported by the City.

Should Council support this proposal, it is recommended that appropriate conditions of approval be imposed to ensure that an Acoustic Report and Odour Management Plan are required to be submitted and approved by the City prior to commencement of development to ensure that the amenity of the locality is not adversely impacted.

#### Building Design

The proposal seeks to retain part of the existing non-traditional building on site and construct a new building to encompass:-

- A Restaurant with an alfresco dining area;
- A Cigar Lounge, accessed from the entrance of the Restaurant, which is to be unenclosed to the rear; and
- A Shop.

<b>Element</b>	<b>Applicable Policy Requirement</b>	<b>Variation Proposed</b>	<b>Comment</b>
<b>Setbacks</b>	2m setback to rear	Nil setback to rear	<p>The proposed variation relates to a bin store which is 2.7m long and is located on the boundary. The bin store, which is located towards the rear of the adjacent site and abuts a neighbouring residential rear garage.</p> <p>The other portion of the building setback at 1.5m in lieu of 2m is open in nature, and abuts the side elevation of a dilapidated residential property which is also located within the Mixed Use zone. The single storey and open nature of the proposed portion of the building mitigates any building bulk impacts on the adjacent property. The variations are supported.</p>
<b>Location of Car Parking Spaces</b>	Car parking spaces shall be located off Rights of Ways (ROWs) where available.	Car parking spaces are located off the secondary street as well as the ROW.	The proposed variation is supported as it does not impact the pedestrian orientated character of Beaufort Street, reduces vehicular impacts to Beaufort Street and is generally consistent with existing access to the site.
<b>Front Fences</b>	Fences to have a solid brick portion up to 0.75m and then visually permeable infill up to 1.2m or 1.8m if constructed of high quality materials.	1.8m wooden fence proposed.	The proposed variation is not supported as the blank wall does not compliment the pedestrian orientated character of Beaufort Street, and reduces amenity onsite.
<b>Architectural Styles</b>	The development is to adhere to one of the architectural styles and demonstrate that style.	The development is closest to Art Deco in style however lacks strong architectural elements.	The proposed variation is not supported as it does not strengthen the traditional character of the streetscape - it does not demonstrate strong heritage design elements and the design lacks streetscape cohesion and does not respond to the surrounding area.
<b>Shop Fronts</b>	The ground floor shall be articulated and transparent, and all new windows shall be 0.6m above finished floor level.	The ground floor is not articulated and the windows are 0.5m above finished floor level.	The proposed variation is not supported as the design does not enhance the character of the Beaufort Street area as the overall design lacks interest and detailing and is not in balance or proportion.

<b>Element</b>	<b>Applicable Policy Requirement</b>	<b>Variation Proposed</b>	<b>Comment</b>
			The design lacks pedestrian connectivity as there is little interest, touch-points or detailing at the pedestrian level, and these are not provided through materials and colours. There is one double door entry point which lacks legibility for being the entry point. The proposed variation is not considered to create a sense of place as the built form is not architecturally interesting and is inconsistent with the street's context and history.
<b>Weather Protection</b>	Awnings to be provided on the Beaufort Street frontage and half of the secondary frontage.	Awnings are provided on the Beaufort Street frontage but not the secondary frontage.	The proposed variation is supported as the Nelson Street elevation does not front Beaufort Street, and as such the potential to contribute to Beaufort Street's sense of place is minimised. The awning on the primary street only creates definition to the pedestrian frontage and contributes to the Beaufort Street streetscape.
<b>Weather Protection</b>	Awning to be a traditional thickness and keeping with the nominated architectural style.	The awning is thin in design and non-traditional.	The proposed variation is not supported as the awning is not in proportion with the traditional streetscape as it lacks depth and is inconsistent with traditional shop front facades. The awning fails to contribute or interface with the streetscape.

The building design is considered not to meet the requirements of the Beaufort Street Local Development Plan and will not contribute to or enhance the character of the Beaufort Street area.

Car Parking

Element	Applicable Policy Requirement	Variation Proposed	Comment
<b>Car Parking</b>	Seven bays required	Five bays provided	<p>The proposed variation is not supported as public transport, walking and cycling have not been prioritised through design. Access to the site is not considered convenient as the car parking is both limited onsite and bisected off two different streets. The parking required as per the Beaufort Street Local Development Plan calculated as a minimum, and provision of only 71% of the required parking for three separate uses onsite is considered insufficient due to the potential vehicular requirements of the site.</p> <p>There is no nearby public parking which may have benefited the site. As only five parking bays are provided for three separate uses, which are to operate separately with exclusive entrances to the shop and the restaurant, it is not considered that sufficient parking has been provided. There is potential for a parking problem on the corner of Beaufort Street, Nelson Street and the ROW as a result of this variation.</p>

Landscaping

Element	Applicable Policy Requirement	Variation Proposed	Comment
<b>Landscaping</b>	10% of site is to be landscaped, and provided in the rear setback.	6.6% landscaping is provided, and none is provided in the rear setback.	<p>The proposed variation is supported as the provided landscaping is on either side of the building frontage and is easily viewed from Beaufort Street.</p> <p>Given a nil setback is proposed, there is limited opportunity to provide further landscaping to Beaufort Street. The provided landscaping is complimentary to the proposed frontage. As the site is narrow in nature, providing 1.5m of landscaping to the rear is unfeasible in the context of the development.</p>

Element	Applicable Policy Requirement	Variation Proposed	Comment
			The landscaping screens two car parking bays from the corner of Nelson Street and Beaufort Street. The site is not proposed to be built up as it is single storey with the landscaping providing a positive visual interaction with the streetscape.

#### Bin Storage Areas

Element	Applicable Policy Requirement	Variation Proposed	Comment
<b>Bin Storage Areas</b>	Bin Storage Areas to be 10m <sup>2</sup> in area and 3.5m in width.	The bin storage area is 5.4m <sup>2</sup> in area and 2m in width.	The proposed variation is supported as the proposed bin store provides sufficient space for the provision of bins for this site. Additionally, the bin areas are screened from the street and are consistent with the built form.

### Policy and Legislative Implications

Should Council refuse the application for development approval, the applicant may have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

Please refer to Attachment 2 for all Policy and Legislative matters relevant to the application.

### Financial Implications

Should Council resolve to refuse this proposal, and the application proceeds to a full hearing at the State Administrative Tribunal, the City may be required to engage planning or legal representation which may cost in excess of \$20,000.

### Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B3:** Built infrastructure that meets community needs

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

**SOCIAL**

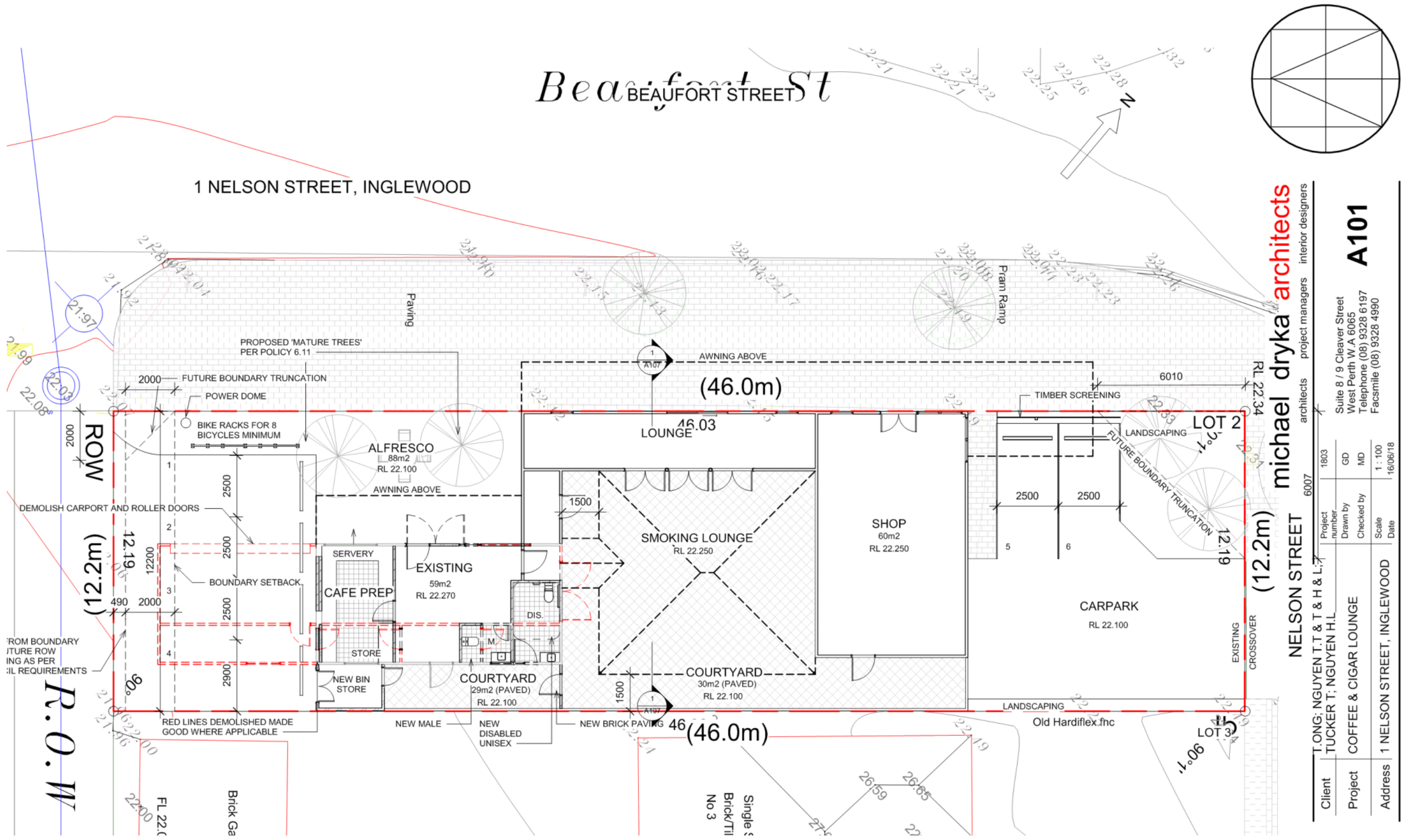
Issue	Comment
Amenity	The proposed built form will negatively affect the amenity of the area as it fails to meet the objectives of the Beaufort Street Local Development Plan and protect adjoining residential amenity.

**ECONOMIC**

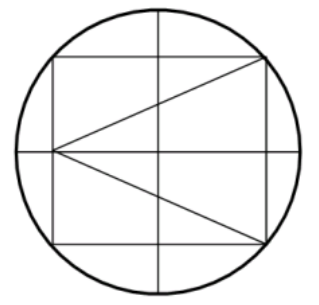
Issue	Comment
Dvlpmt of key business sectors	The proposal will activate a currently vacant site on Beaufort Street.
Job creation	The proposal will create both long and short term jobs through the operation of the development.

**Conclusion**

The proposed application for Additions and a Change of Use from Motor Vehicle Sales to Restaurant, Shop and Use Not Listed (Cigar Lounge) does not meet the objectives of the Beaufort Street Local Development Plan and will have a detrimental impact upon the amenity of the locality. The application is recommended for refusal.



**1** Ground Floor  
1: 100



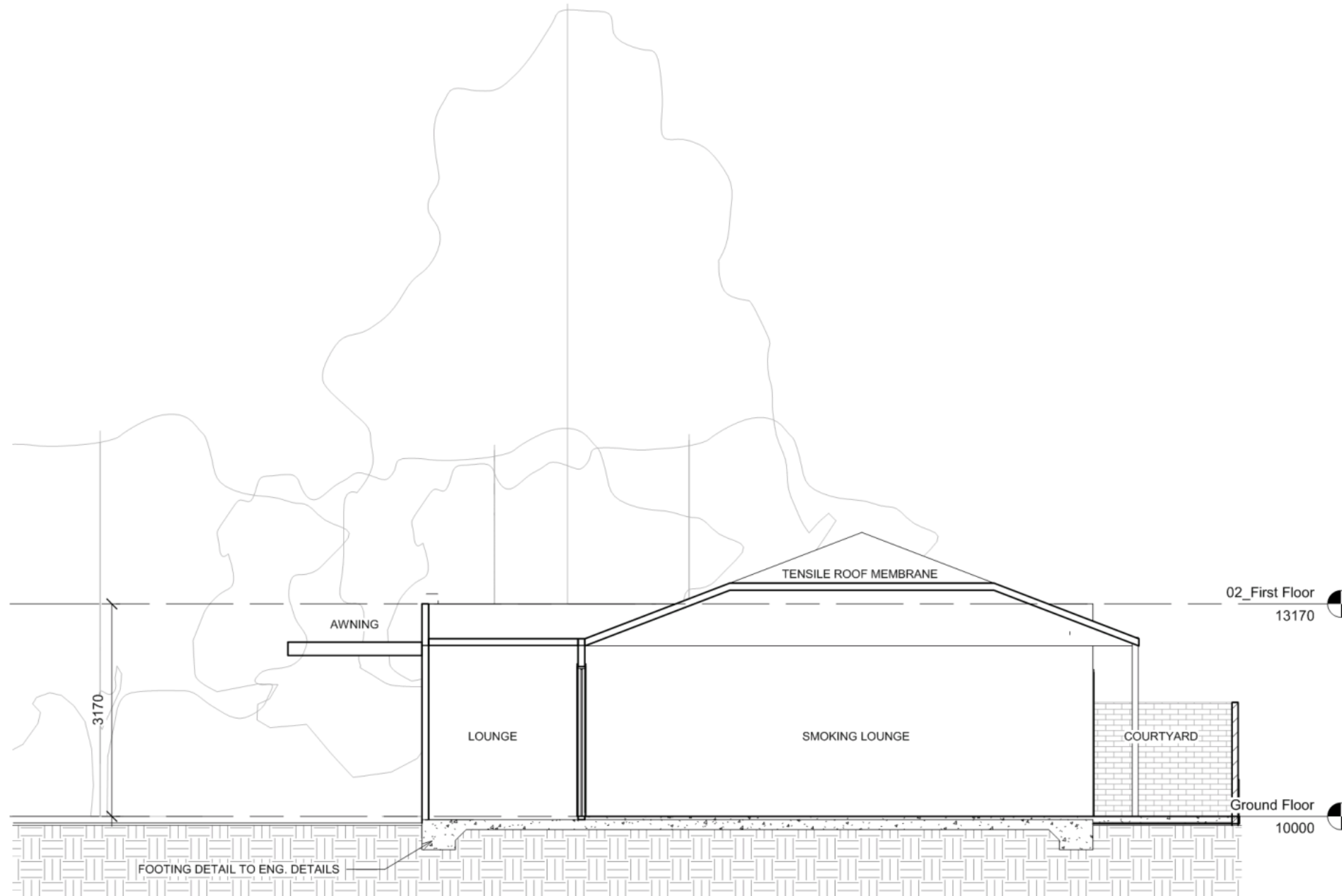
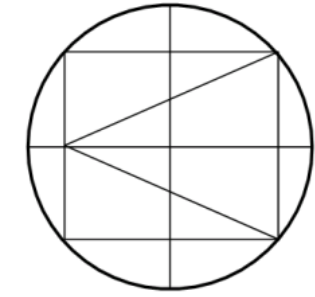
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interior designers  
architects project managers

**A101**

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Client	T. ONG, NGUYEN T. T & T & H & L, TUCKER T, NGUYEN H. L.
Project	COFFEE & CIGAR LOUNGE
Address	1 NELSON STREET, INGLEWOOD
Project number	1803
Drawn by	GD
Checked by	MD
Scale	1: 100
Date	16/06/18





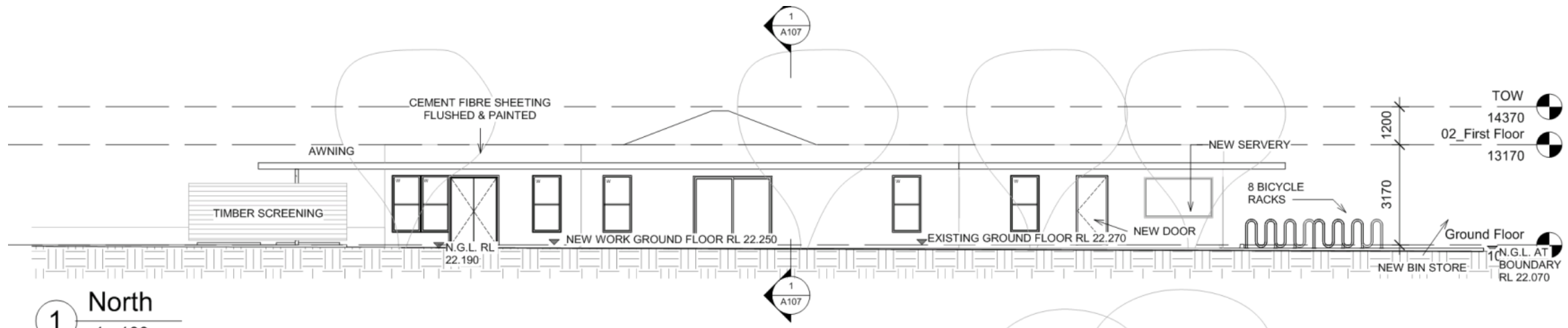
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**michael dryka architects**  
architects project managers interior designers

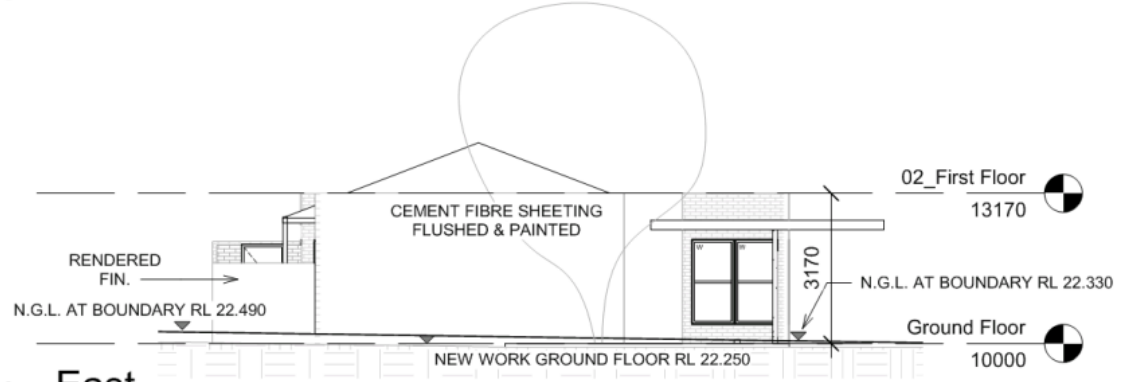
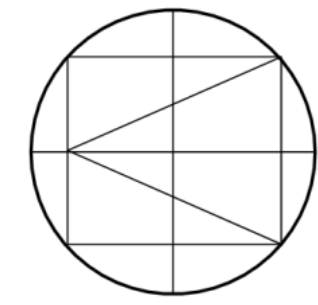
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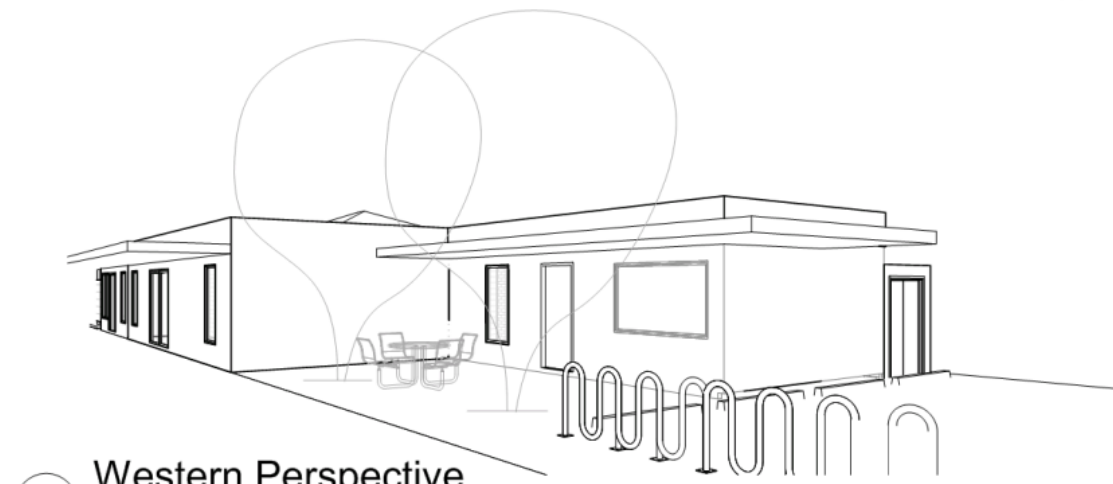
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Project	COFFEE & CIGAR LOUNGE		Drawn by	Checker
Address	1 NELSON STREET, INGLEWOOD		Checked by	Author
			Scale	1 : 50
			Date	16/06/18



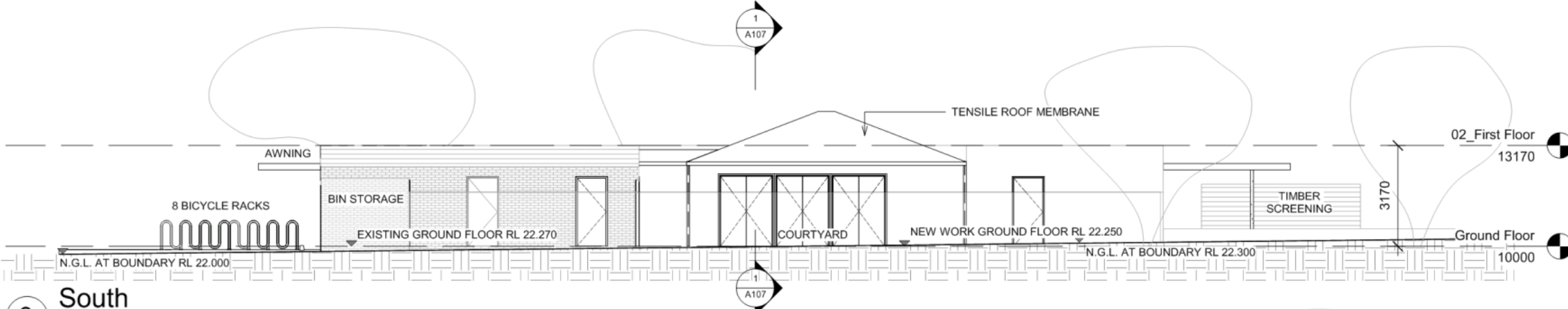
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1 : 100



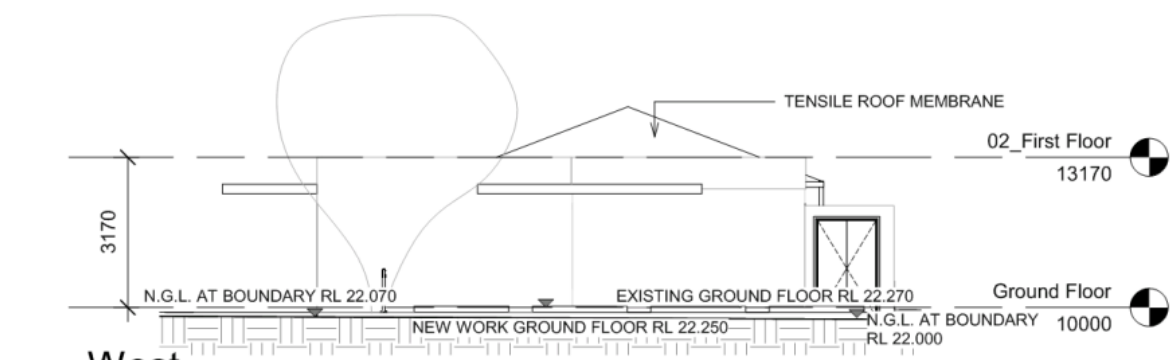
2 East  
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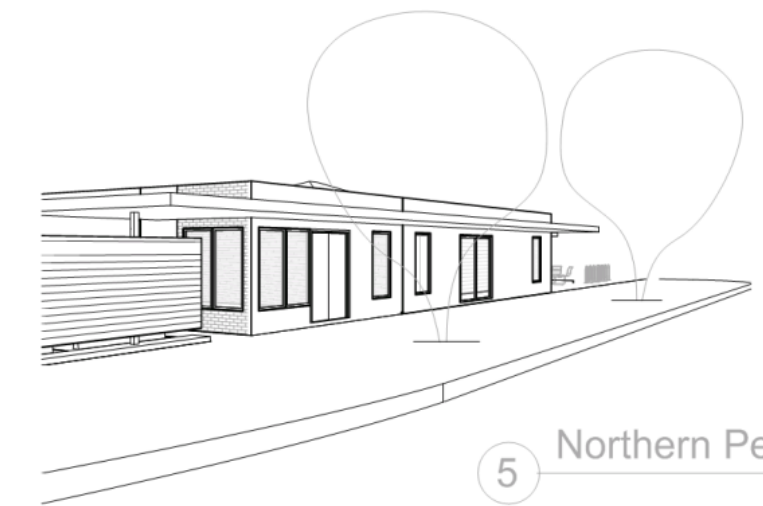
6 Western Perspective



3 South  
1 : 100



4 West  
1 : 100



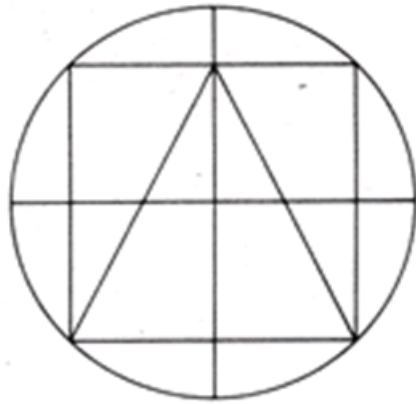
5 Northern Perspective

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architects project managers interior designers

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Client	T. ONG, NGUYEN T. T & T & H & L; TUCKER T; NGUYEN H. L.	Project number	1803
Project	COFFEE & CIGAR LOUNGE	Drawn by	GD
Address	1 NELSON STREET, INGLEWOOD	Checked by	MD
		Scale	1 : 100
		Date	16/06/18



**michael dryka architects**

architects • project managers • interior designers

## Colour and Materials Schedule

**1 Nelson Street, Inglewood.**

	Colour	Material / Profile	Make
<b>Roofing</b>			
Roof Cover	Zincalume	Trimdek	Stratco
Fascias / Rafters			
Gutters		Concealed	
<b>Exterior Walls</b>			
Brickwork / Custom Ord	Red Brickwork. Natural custom orb [silver – grey]	Modular B/work, metal sheeting	Stratco
Render	Nil		
Columns & Piers	Red	Steel	
<b>Windows Frames</b>			
	Natural Anodised	Alum'	Frontline
<b>Doors Frame</b>			
	Natural Anodised	Alum.	
<b>Paving / Driveway</b>			
Main area	Grey	Concrete Pavers	BGC
Borders	Red	60 Pavers	BGC
<b>Front Fence</b>			
Piers	Nil		
Fence Infill	Nil		
<b>Balustrades</b>			
	Nil		

## Policy and Legislative Implications

The application has been assessed against the following policies and legislation:-

1. Planning and Development (Local Planning Scheme) Regulations 2015;
2. Local Planning Scheme No.3;
3. Beaufort Street Local Development Plan;
4. Local Planning Policy 3.1 – Character Retention Guidelines Mount Lawley, Menora and Inglewood;
5. Local Planning Policy 6.3 – Bin Storage Areas;
6. Local Planning Policy 6.5 – Developments and Subdivisions Abutting Rights of Way;
7. Local Planning Policy 6.6 – Landscaping;
8. Local Planning Policy 6.11 – Trees & Development.

## Legislation

### Planning and Development (Local Planning Scheme) Regulations 2015

#### Clause 67 Matters to be considered by Local Government – Planning and Development (Local Planning Scheme) Regulations 2015

Council is to have due regard to the matters contained under Clause 67 of Planning and Development (Local Planning Scheme) Regulations 2015 when exercising its discretion. The following matters are considered most relevant to this application:-

- (a) *The aims and provisions of the Scheme and any other local planning scheme operating within the Scheme area;*
- (b) *The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*
- (g) *Any local planning policy for the Scheme area;*
- (h) *any structure plan, activity centre plan or local development plan that relates to the development;*
- (k) *The built heritage conservation of any place that is of cultural significance;*
- (m) *The compatibility of a use or development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *The amenity of the locality including the following –*
  - i) *environmental impacts;*
  - ii) *the character of the locality; and*
  - iii) *social impacts of the development;*
- (s) *the adequacy of –*
  - i) *the proposed means of access to and egress from the site; and*
  - ii) *arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (y) *Any submissions received on the application;*

## Local Planning Scheme No.3

### Clause 6.6 Heritage Protection Area Special Control Area

Clause 6.6.1 'Objectives' outlines the key objectives for the Heritage Protection Special Control Area. The key objectives which relates to this development are as follows:-

- c) *To ensure that new buildings (where permitted), alterations, additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape”;*
- f) *To ensure that new development within the area which is subject to the Beaufort Street Local Development Plan enhances and respects the heritage, character and amenity of Beaufort Street.*

Clause 6.6.3 'Development' states that:-

- a) *All development shall conform with the objectives of the Heritage Protection Area Special Control Area (clause 6.6.1);*
- b) *b) All development shall have due regard to:*
  - a. *the Local Planning Policy adopted for the Heritage Protection Area Special Control Area (Character Retention Guidelines Mt Lawley, Menora and Inglewood); and*
  - b. *the Beaufort Street Local Development Plan on land within the area which is subject to that plan.*

### Beaufort Street Local Development Plan

All development within the Beaufort Street Local Development Plan area is required to be assessed as per the Local Development Plan.

Under the LDP, all development shall comply with Clause 7.0 Architectural Styles and its respective Objectives, which are as follows:

- *To ensure that all development is built in an architectural style that enhances and respects the heritage, character and amenity of Beaufort Street. „*
- *To ensure the redevelopment of existing heritage buildings is in keeping with its original architectural style; and „*
- *To strengthen the traditional character of the streetscape and improve the consistency and coherence of the streetscape*

Under the LDP, all development shall comply with Clause 8.0 Frontage Styles and its respective Objectives, which are as follows:

- *To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street’s street-level richness; „*
- *To create a satisfying pedestrian-scale sense of place that is consistent with the street’s context, history and decoration; „*

- *To ensure that residential components of buildings create good passive surveillance; and „*
- *To ensure the retention and conservation of all buildings built before 1960, including the building frontage*

#### Local Planning Policy 3.1 - Character Retention Guidelines Mount Lawley, Menora and Inglewood

All development within the Heritage Protection Special Control Area delineated on the Scheme Maps requires assessment against the City's Local Planning Policy 3.1- Character Retention Guidelines Mt Lawley, Menora and Inglewood (LPP 3.1). The Policy stipulates that where there is an inconsistency between these Guidelines and other Policies the provisions of these Guidelines shall prevail, except where the Beaufort Street Local Development Plan applies. Thus the policy defers to the Beaufort Street Local Development Plan.

#### Local Planning Policy 6.3 – Bin Storage Areas

All non-residential development requires assessment against the City's Local Planning Policy 6.3 Bin Storage Areas. The policy stipulates the following key objectives-

- *To provide sufficient space for the storage of bulk refuse bins; and*
- *To ensure that bin areas are screened from the street and are in harmony with the materials and finishes of the building*

#### Local Planning Policy 6.5 – Developments and Subdivisions Abutting Rights of Way

The proposed development complies with the requirements of LPP 6.5, whilst assessment against this policy has been undertaken by the City's officers', no discretionary consideration is required.

#### Local Planning Policy 6.6 – Landscaping

All non-residential development requires assessment against the City's Local Planning Policy 6.6 Landscaping. The policy stipulates the following key objectives-

- *To promote improved landscaping provision and design;*
- *To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;*
- *To provide shade and 'green relief' in built up areas; and*
- *To promote more environmentally sustainable landscaping.*

#### Local Planning Policy 6.11 – Trees and Development

The proposed development complies with the requirements of LPP 6.11, whilst assessment against this policy has been undertaken by the City's officers', no discretionary consideration is required.

### **Assessment**

Planning and Development (Local Planning Scheme) Regulations 2015

The proposal is also required to be considered against the relevant matters by the local government in accordance with Clause 67 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The City's response to each consideration is outlined in the table below:-

<b>Matter</b>	<b>Officer's Comment</b>
a) <b><i>The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i></b>	This matter has been addressed under the Land Use Permissibility section of this report.
b) <b><i>The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Scheme) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i></b>	The proposal has been assessed against LPS3 and relevant policy provisions. In terms of orderly and proper planning, the proposal has been assessed against the applicable planning policy framework is addressed in this report and variations are proposed.
g) <b><i>Any local planning policy for the Scheme area</i></b>	The proposal has been assessed in accordance with the relevant policy provisions of the report and proposes variations to LPP 6.3 and LPP 6.6 which are able to be supported.
h) <b><i>any structure plan, activity centre plan or local development plan that relates to the development;</i></b>	The proposal has been assessed against, and is not considered to meet the requirements of the Beaufort Street LDP.
k) <b><i>The built heritage conservation of any place that is of cultural significance;</i></b>	The built heritage of Beaufort Street is considered in assessment of the Beaufort Street LDP as assessed in this report.
m) <b><i>The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i></b>	Cigar Lounge is a Use Not Listed as per LPS3. The application has been assessed in accordance with LPS3 and relevant policy provisions.  The appearance of the development is inconsistent with the Beaufort street area and not cohesive with the intents of the Beaufort Street LDP in regards to retaining and enhancing the streetscape.
n) <b><i>The amenity of the locality including the following –</i></b> (i) <b><i>environmental impacts of the development;</i></b> (ii) <b><i>the character of the locality; and</i></b> (iii) <b><i>social impacts of the development.</i></b>	The development proposes to provide an open air smoking area which and is located adjacent to a residential property. The smoking area is considered to have a detrimental impact upon the existing residential amenity due to an increase in noise and odours from the site. The applicant has failed to demonstrate how the proposal

	will protect existing residential amenity and is not supported.
s) <b>the adequacy of —</b> (i) <b>the proposed means of access to and egress from the site; and</b> (ii) <b>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</b>	A parking shortfall is proposed which is not considered to provide sufficient parking of vehicles onsite.
y) <b>Any submissions received on the application.</b>	The submissions received are summarized in this report.

## Beaufort Street Local Development Plan (LDP)

	Element	Satisfies Scheme / Policy	OR	Variation Required	Comment
3.0	Mixed Use Precinct Development Standards North Inglewood Precinct				
3.1	Land Uses				Assessed against Clause 67 of LPS3
3.2	R Coding	N/A			No residential component proposed
3.3	Building Heights Maximum height in Storeys – 4m	Complies			One storey development is proposed.
3.4	Floor Height	N/A			Single Storey
3.5	Building Setbacks Front setback to Beaufort Street – 0m Side Street – 0-2m Rear – 2m			Noncomply	0m setback to Beaufort Street. 11.2m setback to Nelson Street. 0m setback to rear. The variation is discussed in further detail in this report.
3.6	Maximum Building Width Where building frontages to Beaufort Street are over 20m in width.	N/A			Building fronting Beaufort Street less than 20m in width – restaurant is setback further than the direct frontage.
3.7	Limiting Blank Side Walls Where new taller buildings are to be constructed next to	N/A			Building is not taller than the adjacent properties



	smaller buildings or vacant sites.				
3.8	Streetscape at Ground Floor Ground floors that face Beaufort Street to be used for an active non-residential use. The main entrance to abut Beaufort Street. Shopfronts shall comply with Frontage Types. Access to residential portion to be off separate entrance.	Complies			Ground floor facing Beaufort Street is for an active non-residential use. The main entrance abuts Beaufort Street. Frontage types are assessed as per part 8.0. No residential component proposed.
3.9	Street Surveillance The street elevation to address the street with clearly defined entry points. The building shall have habitable room windows with major openings facing the street. Basement parking structures shall extend no more than 1m above natural ground level. Habitable rooms adjacent to laneways to include a major opening.	Complies			The street elevation addresses Beaufort Street with clearly defined entry points. There is no residential component. There is no basement parking component.
3.10	Provision of Public Plazas Required on specific sites.	N/A			Public plaza not required on HN 1 Nelson Street nor is a height bonus applied for.
3.11	Site Specific Provisions	N/A			No site specific provisions for this site.
	6.3 Other Considerations				
	6.3.1 Site Works Excavation or filling between the street	Complies			No site works proposed.

	and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary for pedestrian or vehicular access, parking areas, or drainage works.				
	6.3.2 Stormwater Management All water from roofs and driveways and other impermeable surfaces shall, where possible, be directed to garden areas, sumps, or rainwater tanks within the development site.	Complies			To be a condition of approval.
	6.3.3 Utilities and Facilities All developments shall provide dedicated and purpose-built facilities storeroom, rubbish collection and bin areas in accordance with the City's Local Planning Scheme No.3 Local Planning Policy 6.3 Bin Storage Areas.	Complies			No utilities or facilities to be proposed. The bin area is assessed as per LPP6.3.
	6.3.4 Signage Signage shall be designed as an integral component of the building design and style and be in accordance with the Advertising Signs Policy in the City's Local Planning Scheme No. 3 Local Planning Policy 6.1 Advertising Signs.	NA			No signage is proposed.
	6.3.5 Outbuildings „ Outbuildings shall not detract from the streetscape or the visual amenity of residents and neighbouring	NA			No outbuildings are proposed.

	<p>properties.</p> <p>Outbuildings shall:   not exceed 60m<sup>2</sup> in area or 10 per cent in aggregate of the site area, whichever is the lesser;   not exceed a wall height of 2.4m;   not exceed ridge height of 4.2m;   not be located within the primary or secondary street setback area; and   set back in accordance with the Mixed Use or Residential provisions of the Local Development Plan.</p>				
	<p>6.3.6 Traffic Noise</p> <p>Noise-sensitive development, including new residential development, shall comply with State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.</p>	NA			<p>The proposal is not noise-sensitive development nor is it residential.</p>
	<p>6.3.7 Demolition</p> <p>The assessment of an application for demolition of buildings shall be in accordance with:   Part 7 Heritage Protection of Local Planning Scheme No.;   Part 6.6 Heritage Protection Special Control Area of Local Planning Scheme No. 3; and   Part 3 of Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood.</p>	Complies			<p>Although partial demolition is proposed, there is no heritage value to the existing built form.</p>
	<p>7.0 Architectural Styles</p>				
	<p>7.2.1 Styles</p>	NA			<p>The existing building is not a</p>

	<p>„ All extensions to residential buildings built before 1960 shall adhere to the residential styles outlined in the Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood; and „ All redevelopment of existing pre 1960's buildings shall be in keeping with its original pre 1960's architectural style.</p>			<p>heritage building from Pre-1960.</p>
	<p>7.2.2 Facades            Vertical building façade elements such as columns and windows shall run from ground level to the top of the building in a continuous alignment and not be introduced randomly;            „ Horizontal building façade elements such as banding and windows shall run the full extent of the building in a continuous alignment and not be in a random arrangement;            „ Curved and angular building façade elements, such as corner features or balconies, shall be uniform and be consistent in size and shape and not be introduced randomly;            „ Colours or patterns on facades must follow the symmetry of the building and be traditional in style and not be dispersed randomly across a façade; and „</p>	<p>Complies</p>		<p>There are no vertical elements. The horizontal element (awning) runs the full length of Beaufort Street. There are no curved or angular elements. There are no colours or patterns. A roof feature is provided for façade interest.</p>

	Building façades shall include sufficient detail in accordance with the nominated architectural style and not be bland and without appropriate detail.				
	<p>7.2.3 Openings</p> <p>All openings and other architectural features shall align vertically from floor to floor, except where tops of buildings step back or down to be sympathetic to lower neighbouring buildings; and „ The component of glazing in any upper floor façade facing a street shall be limited to a maximum of 40%.</p>	Complies			All windows and openings have vertical alignments. There is no upper floor and as such no upper floor façade.
	7.3 Pre-1960s Architectural Styles				
	<p>7.3.1 Art Deco</p> <p>The Art Deco style, which began in the 1920's, is inspired by the streamlined styling of modern technology, and was originally a reaction against the motifs and ornamentation of Neo-Classicism. However, Art Deco continues to adhere to the Classical compositional principles of symmetry, harmony and balance. Compositions of street facades have strong horizontal elements, generally dominated by strong verticals, which run the full height of the façade and often extend above the roof or parapet line. These</p>			NonComply	Although the proposal is most similar to art deco, it lacks strong horizontal elements and the vertical element is lacking in interest. The variation is discussed in further detail in this report.

<p>vertical elements are generally located in the centre of the building, and/or at its corners, and/or in a repetitive rhythm of verticals across the entire façade. The style is also characterised by horizontal elements such as balconies, stacked in vertical alignment across several floor levels. Where present, street level canopies and sun protection over windows form strong horizontals within the composition of the street façade. Street façade/s feature sleek and often cubic forms of fairly smooth apparent masonry, sometimes with corners that curve in plan. These street facades are often decorated in geometric forms or patterns of spheres, polygons, rectangles, trapezoids, chevrons, or sunburst motifs, arranged in symmetrical patterns. Accent materials contrast with the basic masonry walls, and are often made of materials such as terra cotta, dressed stone, aluminium, stainless steel, Bakelite, chrome, or stained glass, sometimes in vivid colours. Windows, which align vertically across different floors, are generally inset between pilasters.</p>				
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	Decorative transom panels are often constructed over the vertical areas between these windows				
	7.3.2 Brick Simple	NA			Not proposed.
	7.3.3 Brick Decorated	NA			Not proposed.
	7.3.4 Light Classical	NA			Not proposed.
	7.3.5 Additional Styles	NA			Not Proposed.
	8.0 Frontage Types				
	8.2.1 Frontage Types „ All new mixed use and non-residential development shall adhere to one of the mixed use frontage types and the associated key elements; „ All new residential development shall adhere to one of the residential frontage types and the associated key elements; and „ The style of new frontage types can vary from that in the photographs, provided it is consistent with the relevant style guide characteristics for the nominated architectural style.				Refer below
	Shop Fronts The ground floor frontage of all mixed use and non-residential development shall be articulated and highly transparent, with a minimum of 60% of the length to be extensively developed with unobstructed clear glass windows and doors; and „ All building frontages of heritage buildings			NonComply	Ground floor is a minimum of 60% glazed area. No heritage building frontages to be retained. Shopfront windows are elevated 0.5m from NGL (0.6m required). Brick materials proposed. Timber frames are required (a condition of approval). The variation is discussed in further detail in this report.

	<p>must be retained and restored to their original architectural style and frontage type; „ All new shopfronts windows shall be located above a minimum 600mm high solid wall at the ground floor; and „ All new and restored shop fronts shall be constructed of traditional materials, such as timber window frames and pressed tin ceilings.</p>				
	<p>8.2.3 Weather Protection          Shall be provided on all mixed use and non-residential development the full length of the Beaufort Street frontage and half of the secondary street frontage; „ Where new buildings are set back because of road widening the awning of the new building shall protrude a minimum of 1m past the front boundary of the adjoining lots; „ Shall use traditional materials, glass is not permitted; „ Shall be a minimum width of 2.5m, 2m where not possible to achieve 2.5m; „ Shall be a maximum floor to ceiling height of 3.2m; „ Shall match the floor to ceiling height of adjoining awnings (where present); „ Shall be of a traditional thickness and be in keeping with the nominated</p>			<p>NonComply</p>	<p>Awning provided on Beaufort Street Frontage but not on the Secondary Street frontage.          The awning is traditional, 2m wide, the max height is 2.8m, no traditional awning are proposed, the awning is thick and it is parallel to the footpath.          The variation is discussed in further detail in this report.</p>



	architectural style; and „ Shall be parallel to the footpath				
	8.4 Residential – Street Frontage Types	NA			No residential proposed.

**Non-Residential Assessment - Local Planning Scheme No.3**

Element		Satisfies Scheme/ Policy	OR	Variation Required	Comment
1	Site Requirements	✓			Not proposed to change as part of this application.
2	Setbacks			✓	Refer to Beaufort Street LDP Assessment The variation is discussed in further detail in this report.
3	Car Parking			✓	Refer to Beaufort Street LDP Assessment
4	Landscaping			✓	6.6m% provided in lieu of 10% landscaping. Landscaping is not provided in the 2.1m rear setback. The variation is discussed in further detail in this report.
5	Facades			✓	Refer to Beaufort Street LDP Assessment
6	Bicycle Parking	✓			One bay required, 8 are provided.
7	Building Height	✓			Refer to Beaufort Street LDP Assessment.
8	Trees and Development	✓			Two trees required, four provided. The two

Element		Satisfies Scheme/ Policy	OR	Variation Required	Comment
	Policy				advanced trees to Nelson Street comply with the requirements. The trees in the alfresco area do not have an indicated deep soil area.
9	Bin Storage Areas			✓	Bin storage area is 5.4m <sup>2</sup> in lieu of 10m <sup>2</sup> in area and 2m in lieu of 3.5m in width. The variation is discussed in further detail in this report.
10	Developments and Subdivisions Abutting Rights of Way	✓			Compliant setbacks are proposed to the ROW and no primary access is proposed.
11	Signage	✓			No signage proposed.
12	Other Consideration	✓			No other considerations.

Planning and Development (Local Planning Scheme) Regulations 2015

The development does not satisfy the following matters of Clause 67 of the Planning and Development (Local Planning Scheme) Regulations 2015:

- h) any structure plan, activity centre plan or local development plan that relates to the development;*

The proposal has been assessed against, and is not considered to meet the requirements of the Beaufort Street LDP as identified in this report.

- m) The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

Cigar Lounge is a Use Not Listed as per LPS3. The application has been assessed in accordance with LPS3 and relevant policy provisions.

The appearance of the development is inconsistent with the Beaufort street area and not cohesive with the intents of the Beaufort Street LDP in regards to retaining and enhancing the streetscape.

s) *the adequacy of —*

*the proposed means of access to and egress from the site; and arrangements for the loading, unloading, manoeuvring and parking of vehicles;*

A parking shortfall is proposed which is not considered to provide sufficient parking of vehicles onsite. The assessment of the parking variation against the relevant objectives is contained in this report.

#### Beaufort Street LDP

The application proposes the following variations to the Beaufort Street LDP:

##### *Mixed Use Precinct Development Standards*

- Nil setback to rear in lieu of 2m required.

##### *General Development Standards*

- Five (5) Parking Bays are provided in lieu of seven (7);
- Vehicular Access is provided from the laneway and side street in lieu of only the laneway;
- A solid 1.8m timber fence is proposed on Beaufort Street.

##### *Architectural Styles*

- Art Deco Elements

##### *Frontage Types*

- Articulation of frontage and window elevation
- Lack of awning on secondary street frontage
- Thin style awning

The variations must be assessed against the relevant objectives to that element.

#### Mixed Use Precinct Development Standards

- Nil setback to rear in lieu of 2m required.

Variations to part 3 (Mixed Use Precinct Development Standards) are to be assessed according to the objectives of the Mixed Use Objectives as there are no objectives to Part 6.

These objectives apply to all the Mixed Use Precincts.

- *To ensure the retention of buildings built before 1960;*
- *To repair and enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;*
- *New mixed use buildings shall enhance the character, heritage and amenity of Beaufort Street;*
- *Refurbished shop fronts are to be designed to ensure that the original shop fronts are re-instated with original materials and details;*

- *To ensure new shop fronts are designed to match one of the frontage styles and use traditional materials;*
- *Economic stimulation and social interaction at a pedestrian scale will be encouraged through the creation of continuous retail and commercial frontages with minimal setback to Beaufort Street or at side-street corners, ensuring direct street connections at ground floors of buildings, and by activating ground floor side-street frontages;*
- *To ensure new awnings:*
  - *Provide weather protection for all seasons;*
  - *Use traditional materials;*
  - *Are of a similar height to existing awnings;*
  - *Are parallel to the footpath; and*
  - *Provide continuous weather protection even where building setbacks are different.*
- *Interest and variation at the pedestrian level will be maintained by ensuring that building frontages are articulated or visually “broken-up” to ensure that façades are not overly long or bland and match the scale of traditional shop fronts; and*
- *Building step-backs and setbacks will be employed at the front, rear and side of buildings as follows:*
  - *Along Beaufort Street, where a building built before 1960 exists, the above ground-floor levels of any redevelopment on the site will be stepped-back to emphasise the existence of the retained shopfront. To maintain street character, this also applies to the neighbouring site;*
  - *At the rear, to ensure adequate sunlight, and privacy from overlooking of neighbouring properties, buildings will step up and back from laneways or adjacent lots; and*
  - *On corner sites, buildings will be set back from the frontage along the side streets to match the street setbacks of the adjacent residential properties.*

*Nil setback to rear in lieu of 2m required.*

The proposed nil setback to the rear in lieu of 2m is considered to satisfy the objectives of the Beaufort Street LDP Mixed Use Objectives as follows:-

- *To ensure the retention of buildings built before 1960;*

The proposed variation has no impact on the retention of the building.

- *To repair and enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;*

The proposed variation is to the rear and has no impact on Beaufort Street.

- *New mixed use buildings shall enhance the character, heritage and amenity of Beaufort Street;*

The proposed variation is to the rear and does not impact Beaufort Street.

- *Refurbished shop fronts are to be designed to ensure that the original shop fronts are re-instated with original materials and details;*

The proposed development is not for a refurbished shop front.

- *To ensure new shop fronts are designed to match one of the frontage styles and use traditional materials;*

The proposed variation has no impact on the frontage style.

- *Economic stimulation and social interaction at a pedestrian scale will be encouraged through the creation of continuous retail and commercial frontages with minimal setback to Beaufort Street or at side-street corners, ensuring direct street connections at ground floors of buildings, and by activating ground floor side-street frontages;*

The proposed variation has no impact on economic stimulation of the street

- *To ensure new awnings:*
  - *Provide weather protection for all seasons;*
  - *Use traditional materials;*
  - *Are of a similar height to existing awnings;*
  - *Are parallel to the footpath; and*
  - *Provide continuous weather protection even where building setbacks are different.*

The proposed variation has no impact on the awnings proposed onsite, which is assessed below.

- *Interest and variation at the pedestrian level will be maintained by ensuring that building frontages are articulated or visually “broken-up” to ensure that façades are not overly long or bland and match the scale of traditional shop fronts;*

The proposed variation is to the rear and does not impact Beaufort Street.

- *Building step-backs and setbacks will be employed at the front, rear and side of buildings as follows:*
  - *Along Beaufort Street, where a building built before 1960 exists, the above ground-floor levels of any redevelopment on the site will be stepped-back to emphasise the existence of the retained shopfront. To maintain street character, this also applies to the neighbouring site;*
  - *At the rear, to ensure adequate sunlight, and privacy from overlooking of neighbouring properties, buildings will step up and back from laneways or adjacent lots; and*
  - *On corner sites, buildings will be set back from the frontage along the side streets to match the street setbacks of the adjacent residential properties.*

The proposed variation has no impact on the building step-backs.

The portion of the building at nil on the boundary is minimal, at 2.7m width. This is the bin store, which is located towards the rear of the adjacent property site and is just in front of their rear garage. The location of the bin store at the rear of the site reduces its direct impacts on the habitable portions of the adjacent property, and ensures it will not impact Beaufort Street. The bin store is low in height, at 2.3m.

The smoking lounge is also proposed to be setback 1.5m in lieu of 2m. The smoking lounge is 8.7m in width, and abuts the dwelling of the adjacent property. The adjacent property is

setback between 1m and 1.5m from the lot boundary. The increased setback of the shop at 2.3m allows for a mitigation of direct impacts in terms of bulk onto the adjacent property.

### General Development Standards

Variations to part 6 (General Development Standards) are to be assessed according to the objectives of the Mixed Use Objectives as there are no objectives to Part 6.

As per Clause 6.1 Parking and Access, Variation of the parking requirements shall be assessed against the objectives of Local Planning Policy 6.7 Parking and Access.

The objectives of Local Planning Policy 6.7 Parking and Access are as follows:

- *To prioritise access by public transport, walking and cycling;*
- *To facilitate the provision and development of adequate parking facilities within the City;*
- *To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*
- *To ensure that a major parking problem is unlikely to occur;*
- *To provide a balanced parking supply that does not exceed the capacity of the road network, with sufficient publicly accessible parking; and*
- *To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to the urban design and character of the locality.*

### Five (5) Parking Bays are provided in lieu of seven (7):

The proposed five (5) parking bays in lieu of seven (7) is not considered to satisfy the objectives of the Parking Policy as follows:-

- *To prioritise access by public transport, walking and cycling;*

The proposal provides bike parking bays in excess of the requirements, and has access to high frequency bus routes along bus routes. However, public transport, walking and cycling has not been prioritized through design.

- *To facilitate the provision and development of adequate parking facilities within the City;*

The development site proposes three different uses, shop, cigar lounge and restaurant. It is not expected that there will be a particular overlap of patrons at the site resulting in a lesser individual parking demand. The minimum five (5) bays provided on site in lieu of seven (7) is not considered adequate, as Beaufort street is an area of high activity, and not easily available for on-street parking which is already in high demand.

- *To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*

Access to the site is not considered convenient as the car parking is both limited onsite and bisected off two different streets. The parking required as per the Beaufort street LDP calculated as a minimum, and provision of only 71% of the required parking for three separate uses onsite is considered insufficient due to the potential vehicular requirements of the site. It is noted there is no nearby public parking which may have benefited the site.

- *To ensure that a major parking problem is unlikely to occur;*

As only five parking bays are provided for three separate uses, which are to operate separately with exclusive entrances to all three, it is not considered that sufficient parking has been provided. There is potential for a major parking problem on the corner of Beaufort Street, Nelson Street and the Row as a result of this variation.

- *To provide a balanced parking supply that does not exceed the capacity of the road network, with sufficient publicly accessible parking; and*

The proposed car parking requirement of the site is not a major development given the overall parking requirement is less than 10 bays and as such this development is not considered to threaten the capacity of the road network.

- *To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to the urban design and character of the locality.*

An oversupply of parking is not proposed.

*Vehicular Access is provided from the laneway and side street in lieu of only the laneway;*

The proposed vehicular access provided from the laneway and side street in lieu of only the laneway is considered to satisfy the objectives of the Beaufort Street LDP Mixed Use Objectives as follows:-

- *To ensure the retention of buildings built before 1960;*

The proposed variation has no impact on the retention of the building.

- *To repair and enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;*

The pedestrian orientated character of Beaufort Street is maintained as parking is provided off the secondary street and the ROW.

- *New mixed use buildings shall enhance the character, heritage and amenity of Beaufort Street;*

The proposed vehicular access to two streets, neither of which are Beaufort Street does not detract from the amenity of Beaufort Street as it ensures parking and parking facilities are not directly accessed off Beaufort Street. The impact of vehicular access points on the Beaufort Street streetscape are reduced through this design.

- *Refurbished shop fronts are to be designed to ensure that the original shop fronts are re-instated with original materials and details;*

The proposed development is not for a refurbished shop front.

- *To ensure new shop fronts are designed to match one of the frontage styles and use traditional materials;*

The proposed variation has no impact on the frontage style.

- *Economic stimulation and social interaction at a pedestrian scale will be encouraged through the creation of continuous retail and commercial frontages with minimal setback to Beaufort Street or at side-street corners, ensuring direct street connections at ground floors of buildings, and by activating ground floor side-street frontages;*

The proposed variation has no impact on economic stimulation of the street

- *To ensure new awnings:*
  - *Provide weather protection for all seasons;*
  - *Use traditional materials;*
  - *Are of a similar height to existing awnings;*
  - *Are parallel to the footpath; and*
  - *Provide continuous weather protection even where building setbacks are different.*

The proposed variation has no impact on the awnings proposed onsite, which is assessed below.

- *Interest and variation at the pedestrian level will be maintained by ensuring that building frontages are articulated or visually “broken-up” to ensure that façades are not overly long or bland and match the scale of traditional shop fronts;*

The proposed variation has no impact on interaction and variation at the pedestrian level as the existing vehicular access is retained. The proposed vehicular access from both Nelson Street and the ROW is considered acceptable as it is retaining an existing crossover to Nelson Street and given the unique nature of the site fronting three streets and being narrow in nature. The proposed variation allows for vehicular parking to be provided onsite.

- *Building step-backs and setbacks will be employed at the front, rear and side of buildings as follows:*
  - *Along Beaufort Street, where a building built before 1960 exists, the above ground-floor levels of any redevelopment on the site will be stepped-back to emphasise the existence of the retained shopfront. To maintain street character, this also applies to the neighbouring site;*
  - *At the rear, to ensure adequate sunlight, and privacy from overlooking of neighbouring properties, buildings will step up and back from laneways or adjacent lots; and*
  - *On corner sites, buildings will be set back from the frontage along the side streets to match the street setbacks of the adjacent residential properties.*

The proposed variation has no impact on the building step-backs.

*A solid 1.8m timber fence is proposed on Beaufort Street.*

The proposed 1.8m solid timber fence proposed onto Beaufort Street is not considered to satisfy the objectives of the Beaufort Street LDP Mixed Use Objectives as follows:-

- *To ensure the retention of buildings built before 1960;*

The proposed variation has no impact on the retention of the building.



- *To repair and enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;*

The pedestrian orientated character of Beaufort Street is impacted by a solid fence which screens parking from the street, as it provides a blank wall which addresses Beaufort Street and the footpath. This blank timber fence will reduce amenity and does not contribute to the attractiveness of the built form.

- *New mixed use buildings shall enhance the character, heritage and amenity of Beaufort Street;*

The blank nature of this wall and height is contrary to the character, amenity and heritage of Beaufort Street as the wall reduces amenity onsite as it lacks architectural interest or any finishing treatment.

- *Refurbished shop fronts are to be designed to ensure that the original shop fronts are re-instated with original materials and details;*

The proposed development is not for a refurbished shop front.

- *To ensure new shop fronts are designed to match one of the frontage styles and use traditional materials;*

The proposed variation has no impact on the frontage style, which is assessed below.

- *Economic stimulation and social interaction at a pedestrian scale will be encouraged through the creation of continuous retail and commercial frontages with minimal setback to Beaufort Street or at side-street corners, ensuring direct street connections at ground floors of buildings, and by activating ground floor side-street frontages;*

The proposed variation has no impact on economic stimulation of the street

- *To ensure new awnings:*
  - *Provide weather protection for all seasons;*
  - *Use traditional materials;*
  - *Are of a similar height to existing awnings;*
  - *Are parallel to the footpath; and*
  - *Provide continuous weather protection even where building setbacks are different.*

The proposed variation has no impact on the awnings proposed onsite, which is assessed below.

- *Interest and variation at the pedestrian level will be maintained by ensuring that building frontages are articulated or visually “broken-up” to ensure that façades are not overly long or bland and match the scale of traditional shop fronts;*

The proposed variation impacts the interest and variation at the pedestrian level, as the façade is bland and inconsistent with the scale of a traditional shopfront. The lack of interest and variation provided in the built form of the dwelling is further impacted by the provision of

a solid fence screen in lieu of a fencing type that matches the heritage design requirements or is complimentary to the streetscape.

- *Building step-backs and setbacks will be employed at the front, rear and side of buildings as follows:*
  - *Along Beaufort Street, where a building built before 1960 exists, the above ground-floor levels of any redevelopment on the site will be stepped-back to emphasise the existence of the retained shopfront. To maintain street character, this also applies to the neighbouring site;*
  - *At the rear, to ensure adequate sunlight, and privacy from overlooking of neighbouring properties, buildings will step up and back from laneways or adjacent lots; and*
  - *On corner sites, buildings will be set back from the frontage along the side streets to match the street setbacks of the adjacent residential properties.*

The proposed variation has no impact on the building step-backs.

### Architectural Styles

The following objectives apply to variations to Clause 7.0 Architectural Styles:

- *To ensure that all development is built in an architectural style that enhances and respects the heritage, character and amenity of Beaufort Street.*
- *To ensure the redevelopment of existing heritage buildings is in keeping with its original architectural style; and*
- *To strengthen the traditional character of the streetscape and improve the consistency and coherence of the streetscape*

The proposed variation in the design of the Art Deco elements proposed is not considered to satisfy the Beaufort Street LDP Architectural Styles Objectives as follows:-

- *To ensure that all development is built in an architectural style that enhances and respects the heritage, character and amenity of Beaufort Street.*

The development does not enhance the overall character of the area. The design lacks interest and pedestrian connectivity. There is no presence of vertical façade elements; No presence of horizontal patterns, and there are areas of blank walls. No symmetry with colours or patterns and a lack of detail and interest. The proposal does not enchant the amenity of the Beaufort Street streetscape.

- *To ensure the redevelopment of existing heritage buildings is in keeping with its original architectural style; and*

There is no redevelopment of an existing heritage building proposed.

- *To strengthen the traditional character of the streetscape and improve the consistency and coherence of the streetscape*

The proposal does not strengthen the traditional character of the streetscape as it does not demonstrate strong heritage design elements and the design lacks streetscape cohesion and does not respond to the surrounding area.

### Frontage Types

The following objectives apply to variations to Clause 8.0 Frontage Types:

- *To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street's street-level richness;*
- *To create a satisfying pedestrian-scale sense of place that is consistent with the street's context, history and decoration;*
- *To ensure that residential components of buildings create good passive surveillance; and*
- *To ensure the retention and conservation of all buildings built before 1960, including the building frontage.*

#### Articulation of frontage and window elevation

The proposed variation in the lack of articulation in the frontage, and the window height is not considered to satisfy the objectives of the Beaufort Street LDP Frontage Types as follows:-

- *To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street's street-level richness;*

The lack of articulation in design onto Beaufort Street provides a poor interface to Beaufort Street. The design is rectangular in nature and lacks architectural interest. The window elevation variation of 0.1m is minimal and although this will not have a perceivable impact on the streetscape, it is still in a development that responds poorly to the streetscape.

- *To create a satisfying pedestrian-scale sense of place that is consistent with the street's context, history and decoration;*

The design does not enhance the character of the Beaufort Street area as the overall design lacks interest and detailing and is not in balance or proportion. The design lacks pedestrian connectivity as there is little interest, touch-points and detailing at the pedestrian level. There is one double door entry point which lacks legibility for being the entry point. The materials and colours lack interest. The proposed variation is not considered to create a sense of place as the built form is not architecturally interesting and is inconsistent with the street's context and history.

- *To ensure that residential components of buildings create good passive surveillance; and*

There is no residential component.

- *To ensure the retention and conservation of all buildings built before 1960, including the building frontage.*

The building is not built prior to 1960.

#### Lack of awning on secondary street frontage

The proposed variation in terms of a lack of awning proposed on the secondary street frontage is considered to satisfy the objectives of the Beaufort Street LDP Frontage Types as follows:-

- *To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street's street-level richness;*

As there is no access to the Nelson Street frontage and it is vehicular parking, it is not considered that awnings should be required for the entirety of the Nelson Street frontage.

- *To create a satisfying pedestrian-scale sense of place that is consistent with the street's context, history and decoration;*

This elevation does not front Beaufort Street, and as such the potential to contribute to Beaufort Street's sense of place is minimized. The awning on the primary street only creates definition to the pedestrian frontage and contributes to the Beaufort Street Streetscape.

- *To ensure that residential components of buildings create good passive surveillance; and*

There is no residential component.

- *To ensure the retention and conservation of all buildings built before 1960, including the building frontage.*

The building is not built prior to 1960.

#### Thin style awning

The proposed variation of thin style awnings proposed is not considered to satisfy the objectives of the Beaufort Street LDP Frontage Types as follows:-

- *To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street's street-level richness;*

The awning is not in proportion with the traditional streetscape as it lacks depth and is inconsistent with traditional shop front facades. The awning fails to contribute or interface with the streetscape.

- *To create a satisfying pedestrian-scale sense of place that is consistent with the street's context, history and decoration;*

The proposed awning is not in keeping with the "traditional thickness" and architectural style as demonstrated on the Beaufort Street streetscape and as prescribed in the Beaufort Street LDP.

- *To ensure that residential components of buildings create good passive surveillance; and*

There is no residential component.

- *To ensure the retention and conservation of all buildings built before 1960, including the building frontage.*

The building is not built prior to 1960.

#### Landscaping

Variations to the landscaping requirements under LPP 6.6 are required to be considered against the objectives of the policy. Specifically, the proposed development is to be assessed in accordance with the following objectives:-

- *To promote improved landscaping provision and design;*
- *To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;*
- *To provide shade and 'green relief' in built up areas; and*
- *To promote more environmentally sustainable landscaping.*

The proposed landscaping variation is considered to satisfy the objectives of LPP 6.6 as follows:-

- *To promote improved landscaping provision and design;*

The provided landscaping is on either side of the nil frontage to Beaufort Street. Given a nil frontage is provided, there is limited opportunity to provide further landscaping to Beaufort Street. The provided landscaping is complimentary of the nil frontage. As the site is narrow in nature, providing 1.5m of landscaping to the rear is unfeasible in the context of the development

- *To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;*

The landscaping screens two car parking bays from the corner of Nelson and Beaufort Street.

- *To provide shade and 'green relief' in built up areas; and*

The proposed area is not considered to be built up as it is a single storey development. The provided landscaping is appropriate for the scale of the development and the context of the site as it is narrow with three frontages.

- *To promote more environmentally sustainable landscaping.*

The landscaping allows interaction with the streetscape and the restaurant use proposed onsite.

### Bin Storage Areas

Variations to the landscaping requirements under LPP 6.3 are required to be considered against the objectives of the policy. Specifically, the proposed development is to be assessed in accordance with the following objectives:-

- *To provide sufficient space for the storage of bulk refuse bins; and*
- *To ensure that bin areas are screened from the street and are in harmony with the materials and finishes of the building.*

The proposed landscaping variation is considered to satisfy the objectives of LPP 6.3 as follows:-

- *To provide sufficient space for the storage of bulk refuse bins; and*

The proposed bin store provides sufficient space for the provision of bins for this site.

- *To ensure that bin areas are screened from the street and are in harmony with the materials and finishes of the building.*

The bin areas are screened from the street and are consistent with the built form.

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## PLANNING STATEMENT FOR PROPOSED ADDITIONS AND CHANGE OF USE: LOT 2 [#1] NELSON STREET, INGLEWOOD

### GENERAL

Michael Dryka Architects submit the attached drawings together with an outline for a proposed Coffee Pod [within the existing building] on site with a new proposed Cigar Lounge all at Lot 2 [#1] Nelson Street, Inglewood.

### SUBJECT SITE

The site is known as Lot 2 [#1] Nelson Street, Inglewood.

The site area is 562m<sup>2</sup>, with frontage to Beaufort Street of 46m, with Nelson Street and Western boundary ROW at 14m each

The site is presently occupied by a single by a single level "office / service workshop"; previously utilized as a car sales / service facility.

No access is available to the site from Beaufort Street, which facilitates a morning peak level Bus Lane. Access is gained primarily from Nelson Street.

The existing verge is brick paved with 2 mature trees within the verge. These will be protected during construction and will be maintained thereafter.

The site is level without interruption and devoid of any trees or significant vegetation, save for existing verge trees.

### PROPOSED DEVELOPMENT.

It is proposed to refurbish the existing building into a "coffee pod" accommodating take-away coffee, drinks with premade cakes and pre-packaged foods. **NO food preparation will be carried out on site.**

A landscaped alfresco seating area is proposed within the setback to the existing building. It is anticipated to provide café umbrellas and casual seating to accommodate those patrons who may wish to consume coffee / drinks and light snacks at their leisure.

The new structure will be operated as a Cigar Lounge for members who wish to enjoy the smoking of cigars in the company of friends and / or associated unrelated persons. Entry into the lounge will be through screened doors providing minimal views into the lounge from the coffee pod and the alfresco areas.

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The Design Guidelines contained within the "Mixed Use and Commercial Centre Guidelines" require that any new building has due regard to the street frontage with weather protection for pedestrian's and a NIL setback to the street. This has been provided.

The rear setback of the lounge building will be 1.93m accommodating a landscaped courtyard, affording relief to the adjoining boundary and providing an aspect for patrons of the lounge.

Car parking for 5 vehicles is provided for on site, together with bicycle racks.

The remaining site area is proposed to be landscaped and brick paved to provide an informal landscaped 'garden' environment for patrons utilizing the facilities.

#### TOWN PLANNING CONSIDERATIONS

The site is defined under TPS 3 as "Commercial Single Business", simply a Business Zone. The development as proposed complies with the stated use.

#### URBAN FORMS.

The built forms within the immediate locale, includes the following:

- Coles Supermarket inclusive of car parking
- Amcal Chemist
- Medical Centre
- Chicken Treat take-away
- Mozart's bakery & coffee kiosk
- Civic Hotel & Liquor Land outlet &
- Cecchi's Bar & Café.

These existing uses above fit within the Guidelines of the present zoning. The majority of the of built forms within the precinct are single level 'commercial' structures with parapet heights in the order of 5m, together with existing residential buildings that have been converted into commercial uses.

An exemption to this is Coles / Amcal Chemist and the Civic Hotel developments, that have parapet and pitched roofs with heights under 10m.



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2 November 2018

Mr Dan McCluggage  
Planning Officer – Development Services  
City of Stirling  
Dan.McCluggage@stirling.wa.gov.au

Dear Mr McCluggage,

**PROPOSED COMMERCIAL DEVELOPMENT**  
**LOT 2 (No.1) NELSON CRESCENT, CORNER BEAUFORT STREET, INGLEWOOD**

This Planning Statement has been prepared in support of the proposed Commercial Development at Lot 2 (No.1) Nelson Crescent, corner Beaufort Street, Inglewood.

**Subject Site**

Lot 2 is situated at the southern corner of Beaufort Street and Nelson Crescent in the locality of Inglewood. The site has an area of 561m<sup>2</sup> with frontages of 46 metres to Beaufort Street (north-west boundary), 12.2 metres to Nelson Crescent (north-east boundary), and 12.2 metres to a right-of-way (south-west).

An existing dwelling occupies the land to the south-east. A range of commercial uses can be found in the vicinity of the site, including the Civic Hotel, supermarket, restaurants and fast-food premises. The site is vacant, having previously been used as a car sales premises. The former car sales office building occupies the southern portion of the site, adjacent to the right-of-way. An existing hardstand parking area is located at the northern end of the site with access obtained via an existing crossover off Nelson Crescent.

**Proposed Development**

A Development Application has been submitted for a 'Coffee and Cigar Lounge' to be established on the site. The proposal entails:

- Refurbishment of the existing building for use as a café, incorporating a lounge (40m<sup>2</sup>), preparation / counter area (25m<sup>2</sup>), and alfresco area (88m<sup>2</sup>);
- Construction of a new building (97m<sup>2</sup>) to be used as a 'cigar lounge', comprising a reception, retail area (9m<sup>2</sup>) and members lounge (60m<sup>2</sup>);
- Provision of 6 car parking bays, including 5 customer car bays accessed via the existing crossover to Nelson Street, and 1 'service / staff' car bay accessed off the right-of-way; and
- Landscaping, including planting of two 'mature' trees to the alfresco area.



## Town Planning Considerations

### Metropolitan Region Scheme

The site is zoned 'Urban' under the Metropolitan Region Scheme ('MRS').

Beaufort Street is reserved as an Other Regional Road under the MRS. The northern corner of the site, at the intersection of Beaufort Street and Nelson Street, is located within the Other Regional Road reserve.

### Local Planning Scheme

#### Zoning

The site is zoned 'Mixed Use' under City of Stirling ('City') Local Planning Scheme No.3 ('LPS3').

The Objectives of the Mixed Use zone under LPS3 are:

- a) *To provide for a wide variety of active uses on the street level that contribute to a vibrant and active street which are compatible with residential and other non-active uses on upper levels.*
- b) *To facilitate the creation of employment within the area so as to reduce the demand for travel, and enhance the level of self-sufficiency.*
- c) *To ensure a high standard of design that negates issues such as noise, smell and vibration that are related to mixed use developments.*

The proposed use will add to the range of active uses at street level fronting Beaufort Street and represents an appropriate land use for a constrained site that is presently in a vacant and neglected state.

#### Land Use

The permissibility of uses in the Mixed Use zone is set out in the LPS3 Zoning Table.

To determine the use classes of the proposed development, it is necessary to consider the character of each proposed activity and consider the relevant land use definitions set out in LPS3. The table below describes each proposed land use and sets out the permissibility of the uses under the LPS3 Zoning Table.

Proposed Use	Description	Use Class	Permissibility
Cafe	Café with internal lounge seating area, alfresco area, and counter / servery. The premises will provide snacks and coffee for take-away and consumption on the premises.	Restaurant	Permitted ('P')
Cigar Lounge	Private club for members and invited guests only. Cigars can be purchased from the retail area while the adjacent café will offer light snacks.	Club Premises	Permitted ('P')
Retail	Small display area where the public and members may purchase cigars and incidental products.	Shop	Permitted ('P')



Clause 4.3 of LPS3 describes a 'P' use as:

*means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.*

#### Special Control Areas

The site is within the Heritage Protection Area Special Control Area ('HPASCA') under LPS3. All development within the HPASCA is required to conform with:

- The Objectives of the HPASCA as set out in Clause 6.6.1 of LPS3; and
- Local Planning Policy No.3.1 – Character Retention Guidelines for Mount Lawley, Menora and Inglewood ('LPP3.1').

#### **Local Planning Policies**

##### Local Planning Policy No.3.1 – Character Retention Guidelines

Part 6 of LPP3.1 contains guidelines for commercial and mixed-use development within the HPASCA (Inglewood).

The proposed development is consistent with the provisions of Part 6 of LPP3.1 for the following reasons:

- The development does not involve the demolition, retention or refurbishment of any 'traditional buildings' (i.e. pre-1960's);
- The proposed development is consistent with 'main street' design principles, with the new building provided with a nil setback to Beaufort Street and an awning over the footpath, together with the establishment of a landscaped alfresco area to activate the street frontage;
- The constrained nature of the site, being only 12 metres wide with frontage to an Important Regional Road, makes it very difficult to develop the site with active edges to the entire length of both street frontages, with the site's Nelson Street frontage representing the only possible location for car parking.

Please refer to the architect's drawings and design statement for further information relating to the detailed design and architecture of the proposed development.

##### Local Planning Policy 4.2 – Mixed Use & Commercial Centre Design Guidelines

Local Planning Policy 4.2 ('LPP4.2') sets out guidance for the development of land within the Mixed Use zone under LPS3.

The proposed development is considered to satisfy the provisions of LPP4.2 for the following reasons:

- Whilst the new building is single storey, the facades are designed to read as two-storey, with a total wall height of 5 metres;
- The new building has a nil setback to the site's primary frontage (Beaufort Street) and incorporates glazed entry doors providing direct access from the footpath;



- The building incorporates an awning over the footpath for weather protection;
- The building is setback from the rear boundary abutting the 'Residential' zone in accordance with the Residential Design Codes (1.5m setback required; 1.9m setback proposed); and
- The development proposes an external alfresco area adjacent to the café, incorporating shade trees, to activate as much of the street frontage as possible.

Please refer to the architect's drawings and design statement for further information relating to the detailed design and architecture of the proposed development.

Local Planning Policy 6.7 – Parking and Access

Local Planning Policy 6.7 ('LPP6.7') sets out the following minimum parking standards for the land uses proposed:

- Restaurant: 1 bay per 7m<sup>2</sup> gross floor area;
- Club Premises: 1 bay per 9m<sup>2</sup> of public floor space; and
- Shop: 8 bays per 100m<sup>2</sup> gross leaseable area.

Based on the above standards, the development would ordinarily require the following amount of car parking:

• Restaurant (70m <sup>2</sup> ):	10.0 car bays
• Club Premises (65m <sup>2</sup> ):	9.3 car bays
• Shop (9m <sup>2</sup> ):	<u>0.7 car bays</u>
Total Required Parking	20.0 car bays

The proposed development qualifies for a 35% car parking reduction pursuant to Table 2 of LPP6.7, as follows:

- The site is within 200 metres of a bus stop on a High Frequency Bus Route (15%);
- The development will provide bicycle parking for staff and customers at a rate greater than required under Local Planning Policy 6.2 – Bicycle Parking (5%);
- The site is located within the Mixed Use zone (10%).

With respect to bicycle parking, due to the small scale of this proposal, bicycle parking under LPP6.2 is not required, however, it is proposed to provide lockable bike racks at ground level for staff and customer use (refer to architectural drawings).

In light of the above, the total parking requirement of 20 may be reduced by 35% (7), to a requirement of 13 on-site car bays. A total of 6 car bays are proposed to be provided, resulting in a parking shortfall of 7 car bays.

Notwithstanding, as contemplated by Clause 5.2.1 of LPP6.7, it is considered that a further reduction of 7 car bays can be granted for the following reasons:



- The site is close to existing public parking facilities, including on-street parking and the public car park at Dundas Street situated 430 metres away (if less than 400 metres a further 10% reduction is available);
- Meltham Railway Station is approximately 1 kilometre to the south-east, being within a 10-12 minute walk of the site (if less than 800 metres a further reduction of 10% would be available);
- The mix of uses on the site reduces demand for car parking, with the peak operating times of the café being during the day, with the peak operating times of the cigar lounge being in the evenings. This allows for the parking allocated to each of these uses to be shared, so that car bays required during the day by the café can be utilised in the evening by the cigar lounge; and
- The site is extremely constrained, with limited opportunity to provide any more car parking without detracting from the streetscape or further restricting the site's development potential.

For these reasons, it is considered the provision of 6 car parking bays will be adequate to meet peak parking demand without any significant adverse impact on the amenity of the locality.

#### **Beaufort Street Local Development Plan**

The Beaufort Street Local Development Plan ('BSLDP') was adopted by Council in May 2016 (it is understood Amendment 60 to LPS3 and the Beaufort Street Activity Centre Plan have yet to be finalised).

The site is located in the 'North Inglewood Mixed Use Precinct' under the BSLDP, where new mixed-use buildings up to four storeys built to the street edge are encouraged (assuming no existing pre-1960's buildings exist on a site).

Relevant development standards for the North Inglewood Mixed Use Precinct under the BSLDP include the following:

- Maximum building height of four storeys;
- Nil setback to Beaufort Street;
- Side setback of 0 to 2 metres;
- Rear setback of 2 metres; and
- 70% active frontage to Beaufort Street.

The constrained nature of the site, being only 12 metres in depth, means it is neither practical nor viable to redevelop the site for mixed-use purposes in accordance with the standards set out in the BSLDP.

Notwithstanding, the development is designed with a nil setback to Beaufort Street and incorporates an awning, glazed entry doors and a landscaped alfresco area abutting the footpath. Two mature trees are proposed to be planted and the existing street trees will remain.



It is considered the proposed development represents an appropriate interim use of the site until such time as economic conditions improve to such an extent that it is commercially viable to redevelop the site (potentially with adjoining properties) for mixed use purposes, with ground level commercial and upper level residential uses.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

**Alan Stewart**

Director

Stewart Urban Planning

**STEWART**  
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5 February 2019

Karina Bowater  
Planning Officer – Development Services  
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Dear Ms Bowater,

**PROPOSED COMMERCIAL DEVELOPMENT**  
**LOT 2 (No.1) NELSON CRESCENT, CORNER BEAUFORT STREET, INGLEWOOD**

Stewart Urban Planning is assisting the project architect, Dryka & Partners, with the statutory approval process for the proposed Commercial Development at Lot 2 (No.1) Nelson Crescent, corner Beaufort Street, Inglewood ('site').

The purpose of this letter is to respond to the following items listed in your email of 30 January 2019:

- *Secondary 11.9m secondary street setback provided in lieu of max 2m.*
- *7 parking bays required, 6 provided based on Beaufort Street LDP parking requirements.*
- *The 10.2m crossover off the ROW will not be supported as it does not meet LPP 6.7.*

**Secondary Street Setback**

The site is within the North Inglewood Mixed Use Precinct under the Beaufort Street Local Development Plan ('BSLDP'). In accordance with Table 1 of the BSLDP, new development should be setback 0 to 2 metres from Side Streets.

It is proposed that the development be setback approximately 11.9 metres from Nelson Street, being the site's secondary street frontage.

The proposed setback is considered acceptable given the following site constraints:

- The site is only 12.2 metres in depth with its primary frontage (46 metres) to Beaufort Street, which is reserved as an 'Other Regional Road' under the Metropolitan Region Scheme ('MRS');
- The 'Other Regional Road' reserve also extends over the site's northern boundary for the purpose of a future land acquisition to create a 6m x 6m truncation at the corner of Beaufort Street and Nelson Street. This truncation reduces the site's effective frontage to Nelson Street to 6.2 metres;



- The BSLDP promotes a 'street-wall' form of development and seeks to achieve 70% 'Active Ground Floor Frontage' to Beaufort Street (70% of 46m = 32m);
- The BSLDP and Local Planning Policy 6.7 ('LPP6.7') require a minimum amount of on-site car parking to be provided.

These constraints mean there is no practical or feasible alternative but to set the building back from Nelson Street in order to accommodate some of the required on-site car parking, with the balance of parking provided off the right-of-way at the opposite end of the site to Nelson Street. The restricted depth of the site prevents all parking being accessed off the Right of Way.

The proposed building setback of 11.9 metres is the minimum distance required to accommodate the two proposed on-site car bays, the MRS Reserve at the corner, and a driveway / manoeuvring area to enable vehicles to exit in forward gear.

To achieve a 2-metre setback to Nelson Street, it would be necessary to enclose the parking area so that it formed part of the building, however, this is not considered practical for the following reasons:

- The building enclosing the car bays would need to have a nil setback to the site's rear boundary abutting an existing residential property, whereas the BSLDP requires a minimum rear boundary setback of 2 metres in order to protect the amenity of adjacent residential properties. A further variation to the standards of the BSLDP would therefore eventuate, with a potential detrimental impact on the amenity of the abutting property;
- The proposed on-site car bays are to be made available to customers of the development and would therefore need to remain open to Nelson Street to allow for access. This would reduce visibility and surveillance of the car parking area and be contrary to 'designing-out-crime' principles;
- Enclosing the car parking bays simply to achieve a (maximum) 2-metre setback to Nelson Street will not enhance the streetscape of either Beaufort Street or Nelson Street. The entire 6.2 metre frontage to Nelson Street would be occupied in its entirety by the driveway, while a blank wall would front Beaufort Street.
- The proposed building already achieves (exceeds) the minimum required 70% of 'active frontage' to Beaufort Street.

For these reasons, and given the portion of the site fronting Nelson Street is already used for open-air car parking, it is not considered the proposed setback of 11.9 metres to the site's Secondary Street frontage will have any adverse impact on the streetscape character of the area and should therefore be supported.





## Car Parking

Table 1 of the BSLDP stipulates the following car parking standards for non-residential development in the North Inglewood Mixed Use Precinct:

- Non-Residential Uses: 3.5 spaces per 100m<sup>2</sup> Net lettable Area ('NLA');
- Shop >1,000m<sup>2</sup>: 5.0 spaces per 100m<sup>2</sup> NLA.

In this instance, the amount of proposed 'shop' floorspace is less than 1,000m<sup>2</sup>, meaning the parking requirement applicable to the 'shop' is 3.5 spaces per 100m<sup>2</sup> NLA (as per the requirement for non-residential uses).

In addition, Clause 6.1.1 of the BSLDP sets out Car Parking Standards applicable to all development throughout the BSLDP, as reproduced below:

### 6.1. PARKING AND ACCESS

#### 6.1.1. Car Parking Standard

Car parking shall be provided on site in accordance with **Table 4** which replaces the parking requirements listed in Table 1 of *Local Planning Policy 6.7 Parking and Access*.

Land Use <sup>1</sup>	Required Spaces
Non-residential land use <sup>(2)</sup>	3.5 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>
Shop - 1,000m <sup>2</sup> or greater in area <sup>(2)</sup>	5.0 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>
Hotel, Tavern and Small Bar <sup>(2)</sup>	6.0 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>
Residential	As per R Codes

**Table 4 – Car Parking Standards**

#### Notes

1. Variation of the parking rates listed above shall be assessed against the objectives of *Local Planning Policy 6.7 Parking and Access*.
2. An alfresco area does not require any additional parking spaces.
3. Existing or new on-street parking directly adjacent the site may be calculated in the total parking requirement.

Table 4 repeats the same parking standard of 3.5 spaces per 100m<sup>2</sup> NLA as stated in Table 1. Significantly, Table 4 also includes the following notes:

1. *Variation of the parking rates listed above shall be assessed against the objectives of Local Planning Policy 6.7 Parking and Access.*
2. *An alfresco area does not require any additional parking spaces.*
3. *Existing or new on-street parking directly adjacent the site may be calculated in the total parking requirement.*

In accordance with the definition of 'net lettable area' under Local Planning Scheme No.3, the proposed development has a total NLA of 210m<sup>2</sup>, comprising:

- Shop: 60m<sup>2</sup>
- Cigar Lounge: 101m<sup>2</sup>
- Café: 49m<sup>2</sup>

The areas shown above exclude the toilets, bin store and alfresco areas (as per the definition of NLA). Based on the applicable standard of 3.5 spaces per 100m<sup>2</sup> NLA, the proposed development requires 7.35 car bays (rounded to 7 bays as per LPP6.7).



The development proposes 6 on-site car parking bays, representing a shortfall of 1 car bay. As per Table 4 of the BSLDP, variations to the required amount of parking are to be assessed against the objectives of LPP6.7. The Objectives of LPP6.7 are:

- a) *To facilitate the development of adequate parking facilities;*
- b) *To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*
- c) *To ensure that a major parking problem is unlikely to occur;*
- d) *To ensure that car parking areas and accessways do not have a detrimental impact on the character and amenity of an area; and*
- e) *To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to the urban design and character of the locality.*

LPP6.7 allows for Parking Reductions to be granted if a development meets the criteria set out in Table 2 of LPP6.7. In this instance, a 30% Parking Reduction would ordinarily apply, on the basis of the following:

- The site is within 200 metres of a stop on a High Frequency Bus Route (15%);
- The development will provide bicycle parking for staff and customers at a rate greater than required under LPP6.2 (5%); and
- The site is within the Mixed Use zone (10%).

The application of a 30% Parking Reduction means the development would be required to provide a total of 4.9 (5) car bays (7 bays less 30%).

With 6 on-site car bays proposed, the development satisfies the required amount of on-site car parking pursuant to the BSLDP and LPP6.7.

Even without the Parking Reductions specified by LPP6.7, the provision of 6 on-site car bays is considered to satisfy the Objectives of LPP6.7 for the following reasons:

- The site is close to existing public parking facilities, including on-street parking and the public car park at Dundas Street situated 430 metres away (if less than 400 metres a further 10% Parking Reduction would be available);
- Meltham Railway Station is approximately 1 kilometre to the south-east, being within a 10-12 minute walk of the site (if less than 800 metres a further Parking Reduction of 10% would be available);
- The mix of uses on the site reduces demand for car parking, with the peak operating times of the Café and Shop being during the day and the peak operating times of the Cigar Lounge being in the evenings. This allows for the parking allocated to each of these uses to be shared, so that car bays required during the day by the Café and Shop can be utilised in the evening by the Cigar Lounge. Adequate on-site parking is therefore provided at all times for each land use to meet demand, thereby avoiding parking problems and an oversupply of parking; and



- The site is extremely constrained, with limited opportunity to provide any more car parking without detracting from the streetscape or further restricting the site's development potential. For example, the provision of an additional car bay would further reduce the extent of active frontage to Beaufort Street.

For these reasons, the provision of 6 on-site car parking bays satisfies the Objectives of LPP6.7 and is consistent with the parking provisions set out in the BSLDP.

### **Width of Crossover to Right of Way**

Section 8 of LPP6.7 deals with 'Non-Residential Parking Layout, Design and Access'. Clause 8.2.1 states that crossovers shall have a minimum width of 6 metres and maximum width of 10 metres.

It is proposed to provide four on-site car bays with direct access to the existing Right of Way abutting the site's south-west boundary. The car bays each have a width of 2.5 metres, resulting in a total width of 10 metres. The car bays are setback 2 metres from the site's boundary to the Right of Way and the proposed kerb for the driveway (internal to the site) will splay where it meets the Right of Way, resulting in the total driveway width exceeding 10 metres.

Notwithstanding, it is considered the width of the driveway where it meets the Right of Way can be supported for the following reasons.

The City's Information Sheet for 'Driveways, Crossovers and Driveway Tapers' contains the following guidance:

#### ***Is a driveway and a crossover the same?***

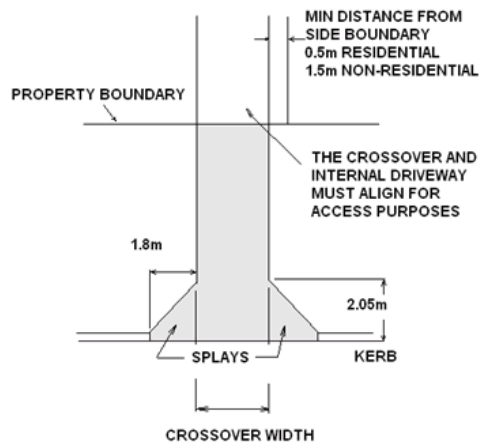
*No. A driveway is the vehicle access leading from the lot boundary to a car parking area.*

*A crossover is the vehicle access leading from the road kerb to the lot boundary (i.e. on the verge).*

Further, the City's 'Crossover Guidelines' define a 'crossover' as:

*A crossover is the extension of a driveway from the edge of the property boundary to the edge of the road.*

Clause 2.1 (c) of the Crossover Guidelines state that for non-residential uses, the crossover width shall be between 6 and 10 metres (excluding splays). This is illustrated in the following diagram in the Crossover Guidelines:



For these reasons alone, it is questionable as to whether the proposed development actually includes a crossover to the Right of Way. Even if the internal driveway is deemed to be a crossover, it is evident from the above diagram that the width of the crossover excludes the splays, meaning the total width of the crossover / driveway is 10 metres, consistent with LPP6.7.

More importantly, Clause 6.1.4 of the BSLDP encourages access from laneways, where available. The City's 'Local Planning Policy 6.5 – Development Abutting Rights of Way' ('LPP6.5') also promotes the use of laneways for vehicle access. The purpose of promoting access from laneways is to protect and enhance the streetscape and pedestrian environment of the primary street frontage of a site. In this case, the site's primary frontage is to Beaufort Street: an 'Other Regional Road' under the MRS.

The provision of as much on-site parking as possible with access from the Right of Way is consistent with the BSLDP and LPP6.5, and given the constrained depth of the site, there is no viable alternative but to provide car parking with direct access from the Right of Way.

The option of providing a 6-metre wide driveway with four car bays running parallel to the Right of Way (and backing on to the site's Beaufort Street frontage) is neither viable nor practical, and would severely degrade the streetscape of Beaufort Street.

The provision of four car bays with direct access to the Right of Way is an appropriate design response to the site's context and will allow for a greater proportion of the site's Beaufort Street frontage to be activated, as required by the BSLDP.

Finally, we do not believe the intent of LPP6.7 is to restrict the width of crossovers to less than 10 metres where they provide access to Rights of Way. In this regard, there are numerous examples of on-site car parking provided at the rear of properties with direct access to the existing system of laneways running parallel to Beaufort Street.

These are shown in the aerial photographs below.



**Conclusion**

The subject site is heavily constrained and under-utilised, and in its present vacant state does little to enhance the North Inglewood streetscape.

The proposed development, as depicted on the amended plans, is an appropriate response to the site’s context and balances the often competing provisions of the City’s planning framework.

The development represents an appropriate interim use of the site until such time as economic conditions improve to such an extent that it is commercially viable to redevelop the site (potentially with adjoining properties) for mixed use purposes, with ground level commercial and upper level residential uses.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

**Alan Stewart**

Director

Stewart Urban Planning

























City of Stirling  
Document Registration

FILE	P	No
A	Act	Action Officer <i>Planning</i>
ATT.		Note

Your ref: DA18/1514  
Our ref: DP/11/02191  
Enquiries: Simon Luscombe (Ph: 6551 9307)

City of Stirling  
25 Cedric Street  
Stirling WA 6021

2 November 2018

Attention: Dan McCluggage

Dear Dan,

**Re: Lot 2 (1) Nelson Street Inglewood**

I refer to your email dated 22 October 2018 regarding the above proposal which seeks approval for a change of use from motor vehicle sales to a take away coffee outlet / cigar lounge.

**Land Requirements**

The subject property abuts Beaufort Street, which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) and Category 2 per Plan Number SP 694/4. The site is affected by the ORR reservation for Beaufort Street as per Land Requirement Plan 1.3559 (corner truncation).

**Access**

Vehicular access is proposed via an existing crossover from Nelson Street, a lower order road. No access is proposed from Beaufort Street which is in accordance with the Commission's Regional Roads (Vehicular Access) Policy D.C. 5.1, which seeks to minimise the number of new crossovers onto regional roads.

**Conclusion**

It is noted that a portion of car parking area and part of a folding awning is proposed to be located within the ORR reservation for Beaufort Street. In principle, the Department does not support construction of any permanent structures within the land reserved.

Given the type and nature of the proposal however, the Department would be prepared to support the use of the reserved land for the placement of the development on a temporary basis only, and on condition that:

- the land owner agrees to remove the development at the time when the reserved land is required for the upgrading of Beaufort Street at their own expense if required; and
- the land owner agrees that the any improvements made to or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by Council or the WAPC at such time as the land is required.

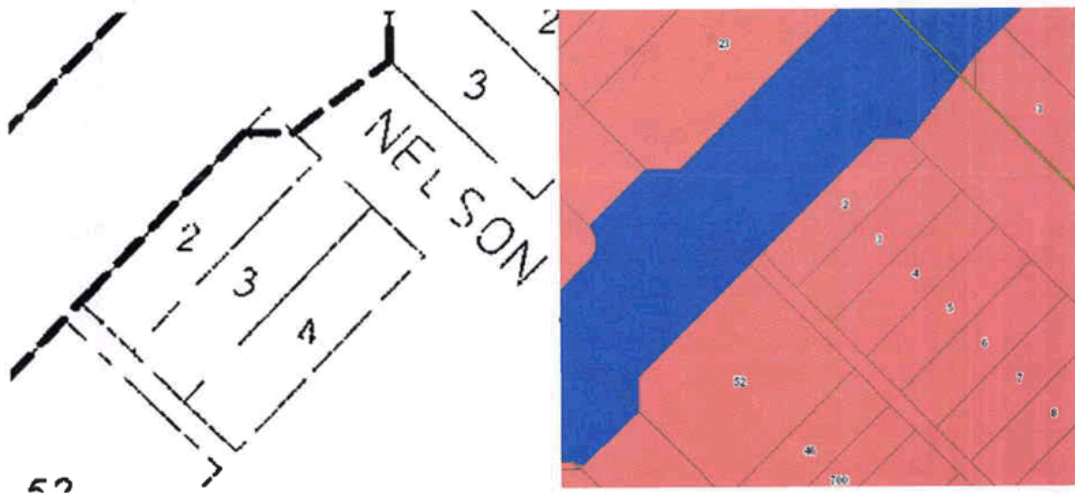


The Department of Planning, Lands and Heritage has no objections to the proposal on regional transport grounds subject to the above recommendations.

Yours sincerely



Simon Luscombe  
Principal Planning Officer  
Strategy and Engagement



Land Requirement Plan No. 1.3559



Government of Western Australia  
Department of Water and Environmental Regulation

Your ref: DA18/1514  
Our ref: DMO 11175  
Enquiries: Samantha Lakin  
Phone: 6364 7175  
Email: sam.lakin@dwer.wa.gov.au

Dan McCluggage  
Planning Officer  
City of Stirling  
25 Cedric Street  
STIRLING WA 6021

By email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)

Dear Mr McCluggage

**CITY OF STIRLING DA18/1514 – Lot 2 (1) NELSON ST, INGLEWOOD WA**

I refer to your email dated 7 November 2018 to the Department of Water and Environmental Regulation (DWER) regarding an application to the City of Stirling for the proposed development of the above-mentioned lots.

Lot 2 is currently zoned "mixed use" under the City of Stirling's Town Planning Scheme No. 3.

The site has not been reported to DWER as a known or suspected contaminated site and DWER holds no records for the site.

A review of available aerial photos indicates that the site is used as a car yard and is not proposed to be used for a more sensitive land use.

Therefore, DWER has no objection to the proposed development of Lot 2 on Plan 1658 for a fast food outlet and cigar lounge, and recommends that the approval should not include a contamination condition.

Acid Sulfate Soil (ASS) risk mapping shows that site lies within areas identified as having a moderate to low risk of ASS occurring within 3 metres of the natural soil surface, but high to moderate risk of ASS beyond 3m below the natural soil surface. As the development is unlikely to disturb ASS, DWER advises that an ASS-related condition is not considered necessary in this case.

On 1 July 2017 the Department of Environment Regulation (DER) merged with the Department of Water and the Office of the Environmental Protection Authority to create the new agency DWER. The former agencies are in the process of amalgamating their functions. Please note that this advice relates to potential contamination and acid sulfate soil issues only. You may receive additional advice from other areas within DWER.

Locked Bag 33 Cloisters Square Perth WA 6850  
Telephone: 1300 762 982 Facsimile: 08 9333 7575  
[www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)

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If you have any further queries, please contact Environmental Officer, Samantha Lakin, on 6364 7175.

Yours sincerely



Paul Newell  
**A/ SENIOR MANAGER  
CONTAMINATED SITES**

20 November 2018

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.1/CP3 as he is a member of the Mount Lawley Society which has contributed to the intent and structure of the item before Committee and Council for consideration.

Councillor David Lagan disclosed an Impartial Interest in Item 12.1/CP3 as he is a member of the Mount Lawley Society which has contributed to the intent and structure of the item before Committee and Council for consideration.

## 12.1/CP3 HERITAGE CONSERVATION PROGRAM - HERITAGE LIST INCENTIVES

This item was REFERRED to the Planning and Development Committee meeting to be held 18 June 2019 at the Council meeting held 28 May 2019 to allow officers to investigate the implications, including financial implications, of permitting properties on the Local Government Heritage Inventory to become eligible to apply for Heritage Grants.

Additional information has been included at the end of the report.

### Report Information

Location:	City Wide
Applicant:	Not Applicable
Reporting Officer:	Manager City Planning
Business Unit:	City Planning
Ward:	City Wide
Suburb:	City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/009

**Moved Councillor Italiano, seconded Councillor Proud**

1. That Council **APPROVES** the continuation of the Heritage List Incentives Program, with the following modifications:-
  - a. Rename the program to Heritage Incentives Program;
  - b. Allow properties to apply for a Heritage Incentives Program Grant annually; and
  - c. Allow all Category 1 and Category 2A properties on the City's Local Government Heritage Inventory to apply for a Heritage Incentives Program Grant.
2. That as part of future advertising of the Heritage Incentives Program, the City **WRITES** to all owners of properties in Category 1 and 2A on the Local Government Heritage Inventory inviting them to nominate their property to the City's Heritage List.
3. That Council **APPROVES** the inclusion of **MODIFIED** Information Sheets (outlining the criteria and process for each Heritage List Incentive) within the Appendices of the City's Heritage Management Strategy, as shown in Attachment 6.

The motion was put and declared **CARRIED (12/0)** by exception resolution.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

1. That Council **APPROVES** the continuation of the Heritage List Incentives Program, with the following modifications:-
  - a. Rename the program to Heritage Incentives Program;
  - b. Allow properties to apply for a Heritage Incentives Program Grant annually; and
  - c. Allow all Category 1 and Category 2A properties on the City's Local Government Heritage Inventory to apply for a Heritage Incentives Program Grant.
2. That as part of future advertising of the Heritage Incentives Program, the City **WRITES** to all owners of properties in Category 1 and 2A on the Local Government Heritage Inventory inviting them to nominate their property to the City's Heritage List.
3. That Council **APPROVES** the inclusion of **MODIFIED** Information Sheets (outlining the criteria and process for each Heritage List Incentive) within the Appendices of the City's Heritage Management Strategy, as shown in Attachment 6.

## Officer's Recommendation

1. That Council APPROVES the continuation of the Heritage List Incentives Program, with the following modifications:-
  - a. Allow properties to apply for Heritage Grants annually; and
  - b. Give priority to properties that have not previously applied;
2. That Council APPROVES the inclusion of Information Sheets (outlining the criteria and process for each Heritage List Incentive) within the Appendices of the City's Heritage Management Strategy, as shown in Attachment 3.

## Report Purpose

To review the outcomes of the trial period of the Heritage List Incentives Program initiated by Council at its meeting held 9 December 2014 (Council Resolution Number 1214/012).

## Relevant Documents

### Attachments

- Attachment 1 - Heritage List as at 10 April 2019 [↓](#)
- Attachment 2 - Local Government Heritage Inventory as at 10 April 2019 [↓](#)
- Attachment 3 - Heritage Management Strategy (Modified 28 May 2019) [↓](#)
- Attachment 4 - Heritage Incentives Background Paper (November 2014) [↓](#)
- Attachment 5 - Heritage List Incentives Information Sheet [↓](#)
- Attachment 6 - Modified Heritage Grant Information Sheet [↓](#)

### Available for viewing at the meeting

1. Heritage List Incentives Take Up Overview Since Inception
2. Photos of Heritage Grant Application Properties

## Background

At its meeting held 8 November 2016, Council resolved (Council Resolution Number 1116/009) to adopt the Heritage Management Strategy 2016-2020. The Strategy provides a framework to help guide the City in its endeavour to comprehensively identify, protect, manage and promote its heritage, allowing Council to identify positive heritage measures already employed by the City; identify and prioritise work to be done in the future; appropriately manage and monitor heritage assets; and report on and celebrate built heritage achievements.

The Strategy identifies a number of specific actions to be implemented by the City under four themes:-

- Understanding;
- Protecting;
- Sustaining; and
- Celebrating.

The Heritage List Incentives are recognised as part of the ‘Sustaining’ Theme of this strategy, which notes that “*the City will continue to build partnerships and capability amongst the broad range of stakeholders involved in its heritage in order to share knowledge and expertise and provide incentives and resources to help sustain its heritage outcomes.*”

A review of the City’s Heritage Management Strategy 2016-2020 is expected to commence in the 2020/2021 financial year, subject to budget approval by Council. The Heritage List Incentives Program will then fall under review in conjunction with all other initiatives identified in the City’s Heritage Management Strategy every five years.

The City has a strong focus on the promotion and protection of the City’s built heritage. The City’s approach to conserving heritage is primarily regulatory focused, as the *Heritage of Western Australia Act 2018* and State Planning Policy 3.5 - Historic Heritage Conservation place a number of statutory obligations on local government. These measures include:-

- The protection of places of significant heritage value by inclusion on to the Heritage List as required by Clause 7.1 of Local Planning Scheme No.3 (LPS3) (refer Attachment 1);
- The development and maintenance of the City’s Local Government Heritage Inventory – a database of places with local cultural heritage value across the City (refer Attachment 2); and
- The identification and management of Heritage Protection Areas in Mount Lawley, Menora and Inglewood to preserve the character of this area (Clause 6.6 of LPS3).

In addition to the above, ‘Demolition by Neglect’ provisions were included in the City’s Local Planning Scheme in August 2013. These provisions were subsequently incorporated into the Planning and Development (Local Planning Schemes) Regulations 2015.

The City also undertakes the following non-statutory measures to promote the City’s heritage:-

- Celebrating the City’s history and heritage at the City’s Biennial History and Heritage Awards;
- Commissioning Heritage Site Markers throughout the City;
- Supporting a community based Heritage Advisory Group;
- Managing a local history collection at the Mount Flora Regional Museum;
- Promoting all restoration works carried out to the properties that have availed of Heritage List Incentive Grants at subsequent biennial History and Heritage Awards; and
- Providing other Heritage List Incentives, such as Technical Advice, Rate Concessions and Development Application Fee Waivers to eligible heritage properties.

The City’s Heritage List and Local Government Heritage Inventory are currently under review and a further report will be presented to Council for consideration in due course.

The City's Heritage List contains 50 properties at present, which are summarised in Table 1 below:-

	Category A – Exceptional Significance	Category B – Considerable Significance	Category C – Some Significance	Total
Residential	4	9	1	14
Non-residential	10	19	7	36
<b>Total</b>	14	28	8	<b>50</b>

**Table 1 - Summary of places on the City's Heritage List**

At its meeting held 9 December 2014, Council considered options for providing incentives for the protection of heritage buildings and places. Council resolved (Council Resolution Number 1214/012) as follows:-

- “1. That Council *ENDORSE* in principle, subject to annual Council budget approval, the implementation of the following incentives for properties on the City's Heritage List (as outlined in the recommended actions in the Manager City Planning's report):-
  - a. Rates Concession;
  - b. Heritage Grants; and
  - c. Technical Advice.
  
2. That Council *REVIEWS* the effectiveness of these incentives after a two year trial period.”

In accordance with the first recommendation above, the Heritage List Incentives Program commenced in the 2015/2016 financial year.

As per the second recommendation, the Heritage List Incentives Program was reviewed by Council at its meeting held 21 March 2017. Council resolved (Council Resolution Number 0317/040) as follows:-

*“That Council CONSIDERS funding the Heritage List Incentives Program for the forthcoming 2017/2018 and 2018/2019 Financial Years as detailed in Option 2 of this report.”*

As well as recommending the continuation on the Heritage List Incentives Program, Option 2 of the report to Council in March 2017 expanded it to include the waiver of development application fees for works associated with Heritage Grant applications.

This report provides a review of the effectiveness of all incentives following the 2017/2018 and 2018/2019 financial years, and considers the options for the continuation of the program.



## Comment

### 1. Types of Incentives

The Heritage List Incentives Program commenced in September 2015. The owners of the 50 properties on the City's Heritage List were advised of the incentives available, which are detailed below:-

#### Rates Concessions for Heritage Listed Properties

Owners of residential and commercial properties included on the City's Heritage List can apply for a discount on their general rate charge to assist with the care and maintenance of their property. The incentive allows a 50% rate concession on the general rate levied, with the concession for commercial properties capped at \$2,000 per property. This concession must be applied for annually.

#### Heritage Grants for Heritage Listed Properties

Currently, owners of rateable residential and commercial properties included on the City's Heritage List can apply for a one-off Heritage List Incentives Grant to assist with the conservation and maintenance of their property, subject to meeting a number of requirements. Grant payments are issued after completion of works, which sometimes occurs in the subsequent financial year to the year in which the grant was submitted. Heritage Grant availability is advertised annually to all 43 privately owned properties on the City's Heritage List. There is a cap of \$5,000 for each Heritage Grant application and currently a property owner can only apply for a Heritage Grant once.

#### Waiver of Development Application Fees for Heritage Listed Properties

The waiver of Development Application Fees was approved by Council at its meeting held 21 March 2017 (Council Resolution Number 0317/040) and this has proved to be an effective way of ensuring all works to Heritage Listed properties are approved and reviewed by the City and carried out in accordance with the City's Character Retention Guidelines.

#### Technical Advice for Heritage Listed Properties

Owners of properties on the Heritage List can apply for free technical heritage advice before a development application is submitted. This involves the provision of conservation and development advice from the Development Services Business Unit prior to lodgement of a development application. As all external works associated with Heritage Listed properties require development approval, the City has waived the associated development application fees for Heritage Grant applications and provides any additional technical advice to the property owners throughout that application process also.

### 2. Review of the Heritage List Incentives Program 2015 to 2019

#### 2015/2016 Financial Year (Year 1)

All owners of properties on the City's Heritage List were advised of the incentives program in September 2015. The City received one application for a Heritage Grant, one application for Technical Advice and four Rates Concession applications.

The Heritage Grant application sought assistance for repainting a property listed in 'Management Category B: Places of Considerable Cultural Heritage Significance'. Following an assessment of the application, the grant application was approved and the maximum grant amount of \$5,000 was provided to the owners of that building in that same financial year.

The cost of the technical advice given was negligible, and resulted in an application for a Heritage Grant for conservation works being made in Year 2 of the program. The technical advice assisted in achieving a more efficient processing of the development application for the conservation works.

All four Rate Concession applications were approved that financial year, totalling \$2,260.

#### 2016/2017 Financial Year (Year 2)

All owners of properties on the Heritage List were again advised of the Heritage List Incentives Program in September 2016, and reminder emails were sent advising of the program in October 2016.

Seven Heritage Grant applications, eight Rates Concessions and one application for Technical Advice were received by the City.

Seven Heritage Grant applications were received by the City in Year 2 of the program and covered a range of works from repairs, painting, maintenance, restoration works and tuck-pointing. The value of Heritage Grant funding sought in this financial year was \$35,000. Three of those Heritage Grants were issued in that financial year, to the sum of \$13,135, with the other four grants carried over for payment in the following financial year due to the lengthy nature of some of the restorations to those properties and the need for specialist trades people to carry out those works.

In order to promote the Heritage List Incentives Program and the conservation and improvement of properties on the City's Heritage List, the development application fees associated with the Heritage Grant applications were waived at a cost of \$1,029. The technical advice provided through this process ensured a smoother development application process.

The continuation of the associated fee waivers for grant applications was endorsed by Council following the previous review of the Heritage List Incentives (Council Resolution Number 0317/040).

All eight applications for Rates Concessions were approved, and for the 2016/2017 Financial Year totalled just over \$5,230.

#### 2017/2018 Financial Year (Year 3)

All owners of properties on the Heritage List were advised of the Heritage List Incentives Program in August 2017 and reminder emails were sent to the owners again in October 2017.

One new Heritage Grant application was received but subsequently withdrawn due to the sale of the property. Four Heritage Grant applications were carried over from the previous financial year and the associated development application fees were waived in the financial year in which they were received (i.e. 2016/2017). Seven Rates Concession applications were also received by the City in the 2017/2018 financial year.

The four Heritage Grant applications carried over to Year 3 of the program covered a range of works from repairs, painting, maintenance, restoration works and tuck-pointing. Three of those grants were issued, totalling \$13,927, with the fourth application carried over for another financial year on compassionate grounds. The works to that property have recommenced and are expected to be finished by the end of June or early July 2019. They have applied for \$5,000 towards the cost of those works, which the City will issue after a final assessment.

The associated development application fees for the Heritage Grant applications issued in this financial year were waived in the financial year prior, due to the timing of applications received.

All seven applications for Rates Concessions were approved and for the 2017/2018 financial year totalled \$4,242.42.

#### 2018/2019 Financial Year (Year 4)

All owners of properties on the Heritage List were again advised of the Heritage List Incentives Program in July 2018, and reminder emails were sent in September and November 2018. The nomination period for applications was extended from mid-June until the end of December 2018 to allow more time for applications to be submitted.

No Heritage Grant applications have been received this year. One Heritage Grant application has been carried over from the previous financial year and works to that property are expected to be completed by the end of June or early July 2019.

Nine Rate Concession applications have been received by the City this financial year, totalling \$8,127.78.

#### Summary of Heritage Incentives from 2015/2016 – 2018/2019

Table 2 below outlines a summary of the Heritage List Incentives granted by the City over the last four financial years. The Heritage List Incentives Program was reviewed in 2016/2017 and viewed as a successful and effective program that supports the conservation and maintenance of properties on the City's Heritage List.

	15/16	16/17	17/18	18/19	Total
<b>Grants</b>	\$5,000	\$13,135	\$13,927	\$0	\$32,062
<b>Technical Advice</b>	\$0	\$1,029	\$0	\$462	\$1,491
<b>Rates Concessions</b>	\$2,260.06	\$5,230.22	\$4,242.42	\$8,127.78	\$19,860.48
<b>Total</b>	\$7,260.06	\$19,394.22	\$18,169.42	\$8,589.78	\$53,413.48

**Table 2 - Summary Overview of Costs and Applications**

Community uptake of the Heritage Grants Incentive has been below budget since project inception. Only eight grants have been applied for with an expenditure of \$32,062 out of a total possible spend of \$200,000.

Currently the Heritage Grants are only available to those properties on the City's Heritage List. There are only 50 properties listed on the City's Heritage List and of those, 14 are privately owned residential buildings. Of the total of seven grants issued to date, three have been for privately owned residential properties and four for non-residential properties.

#### Heritage Grants at Other Local Governments

A review of heritage grants in other local governments (refer to Table 3 below) has found that even though the maximum amount for a Heritage Grant is similar in other local governments, take up rates of the grants are between two and eight times greater than the City's take up rate. The following reasons outline why there may be such a large difference in the take up rates of Heritage Grants:-

- The number of properties eligible is significantly greater in other local governments (three times to 10 times more properties are eligible); and
- The time frame in which owners of properties are allowed to apply is between every five years and twice annually, compared to the City of Stirling, which restricts owners to one-off grants.

	<b>City of Bayswater</b>	<b>City of Subiaco</b>	<b>City of Vincent</b>	<b>City of Stirling</b>
Grant Budget Allocated per F/Y	\$20,000	\$50,000	\$60,000	\$60,000
Maximum Grant per Property	\$4,000	\$5,000	\$5,000	\$5,000
Matched funding Y/N	yes	yes	yes	yes
Average Number of Grants per F/Y	3.2	8	16	2
Number of Properties Eligible to Apply	140 Heritage List properties (about to be increased to 260+)	Approximately 500 properties (and increasing) - Heritage List and Heritage Area properties	Over 250 Heritage List and Heritage Area properties	50 properties, Heritage List only
Frequency of Grant Eligibility	Once every five years	Twice per year	Annually	One-off

**Table 3 – Comparison of Heritage Grants in Various Local Governments**

Therefore, it is recommended that the following changes are made to the Heritage List Grants Incentive to allow a better take up rate of the available grants:-

- Increase the amount of times a property can apply for a Heritage Grant from a 'once only' grant to annually. This would also allow a greater number of applications to be received and would ensure that the City would continue to have eligible properties for Heritage Grants in the long term. It is also in line with the practices of other local governments. Priority would be given to those properties that have not received a grant previously; and
- The Information Sheets for each Heritage List Incentive be updated accordingly and included within the Appendices of the City's Heritage Management Strategy to ensure legibility and openness of the City's criteria for each Heritage List Incentive.

None of these changes would result in a greater maximum financial impact on the City as the cap of \$60,000 for Heritage Grants per year would still apply (subject to annual budget provision).

### **3. Options**

#### **Option 1 - Not continue with the Heritage List Incentives Program**

This option involves discontinuing the Heritage List Incentives Program. The costs and benefits of this option are as follows:-

### Costs

- The City will not be able to financially incentivise the conservation and improvement of properties on the City's Heritage List.
- The actions identified in the City's Heritage Management Strategy may be not achieved.
- Risk of reputational damage to the City as financial support for the conservation and improvement of properties on the City's Heritage List is removed.

### Benefits

- There would be no financial cost to the City.

Option 1 is not supported as the benefits of continuing with the Heritage List Incentives Program outweigh the financial costs of continuing with the program.

### **Option 2 - Continue with the Modified Heritage List Incentives Program as recommended**

This option involves continuing the Heritage List Incentives Program. The costs and benefits of this option are as follows:-

### Costs

- There may be a potential financial cost of up to \$120,970 if all properties avail of all incentives in any one financial year.

### Benefits

- The City will be able to financially support the conservation and improvement of properties on the City's Heritage List;
- The actions identified in the City's Heritage Management Strategy will be achieved; and
- The City will continue to be seen as a strong advocate of heritage conservation.

Option 2 is supported, as the purpose of the Heritage List Incentives Program is to support and encourage the conservation and maintenance of properties included on the City's Heritage List.

### **Consultation/Communication Implications**

Should Council continue the program, all owners of properties on the Heritage List will be advised of the Heritage List Incentives Program annually. The program will also be promoted on the City's website and in the local Community Newspapers.

### **Policy and Legislative Implications**

Nil.

## Financial Implications

Should Council support continuing the modified program, there would be a maximum budgeted cost of approximately \$120,970 in any financial year, broken down as follows:-

- The City Planning Business Unit proposes an annual budget allocation for the Heritage Grant applications of \$60,000;
- The Finance Services Business Unit proposes a budget allocation for Rates Concessions of \$59,470 (\$10,350 for residential properties and \$49,120 for commercial properties - this is an estimate based on all properties making an application for a Rates Concession); and
- The Development Services Business Unit proposes a budget allocation for waiving of associated development application fees of \$1,500.

All affected Business Units will budget for the Heritage List Incentive program in each financial year's draft budget put forward for Council approval.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B1:** Places to live, work and enjoy

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Cultural and heritage value	The proposal will encourage the preservation of the City's heritage values.

ECONOMIC	
Issue	Comment
Budgetary	The cost of all Heritage List Incentives will incur an estimated \$120,970 to Council each year and will be subject to Council budget approval by each of the relevant business units involved.

## Conclusion

The Heritage List Incentives have been adopted by Council under the City's Heritage Management Strategy (Council Resolution Number 1116/009) and the program is now in its fourth year. Council has previously endorsed the Heritage List Incentives Program, the purpose of which was to support and encourage the conservation and maintenance of properties included on the City's Heritage List. In doing so, Council wished to review the effectiveness of the program after a two year period.

The City's officers have reviewed the program's effectiveness and found that the Heritage Grant Incentive take up has been limited. Therefore it is recommended that a modified Heritage List Incentives Program continues under the City's wider scoping Heritage Management Strategy, which is periodically reviewed.

The modifications only apply to the Heritage Grants Incentive where it is recommended to increase the number of times an eligible property can apply for a Heritage Grant, to allow all properties to apply annually with priority given to new applications.

## Additional Information – 18 June 2019

At its meeting held 28 May 2019, Council resolved (Council Resolution Number 0519/034) as follows:-

*“That the Item relating to CP1 – Heritage Conservation Program – Heritage List Incentives be REFERRED to the Planning and Development Committee meeting to be held 18 June 2019 to allow officers to investigate the implications, including financial implications, of permitting properties on the Local Government Heritage Inventory to become eligible to apply for Heritage Grants.”*

This resolution arose from a request from the Mount Lawley Society that was circulated to Councillors requesting that *“the Heritage List incentives programme be advertised/promoted to all owners of properties on the Municipal Inventory to encourage them to consider the benefits of nominating for inclusion on the City's Heritage List and to this end asks that a suitably worded amendment be made to the recommendation”*.

To address the resolution of Council and the request from the Mount Lawley Society, the following information is provided.

The City's Local Government Heritage Inventory contains 483 properties, none of which are eligible for Heritage List Incentive Grants. The City's Local Government Heritage Inventory is currently being reviewed, and it is anticipated that a report will be presented to the Council meeting to be held 30 July 2019 which will recommend additional properties be added to both the Local Government Heritage Inventory and the Heritage List.

In considering Council's resolution, a review of how other local governments administer Heritage Grants schemes has been undertaken. This review found that the greater the number of properties eligible for grants, coupled with more frequent availability of grants, meant an increase in the uptake of grants.

The review also found that none of the other local governments surveyed provide Heritage List Incentive Grants to properties on their Local Government Heritage Inventory, however grant funding was available to a larger number of properties.

Council has previously resolved that only properties on the Heritage List should be eligible for a Heritage List Incentive Grant. In light of the review of how other local governments provide grants, it is likely that limiting the availability of funding to properties on the Heritage List has limited the program's effectiveness.

The purpose of Heritage List Incentive Grants is to support and encourage the conservation and maintenance of properties included on the City's Heritage List. The purpose of the Local Government Heritage Inventory is to identify properties that are of cultural heritage importance and significance. As there are similarities between these purposes, there are grounds for allowing properties on the inventory to be eligible for Heritage Grants.

The Local Government Heritage Inventory categorises places based on an assessment of that place, with Categories ranging from 1 to 3, based on cultural heritage importance and significance. As properties below Category 3 have a lesser role to play in protecting the cultural heritage of an area, it is not appropriate to extend Heritage Grants to these places.

It is recommended that properties eligible for Heritage List Incentive Grants include those listed as Category 1 and 2A from the Local Government Heritage Inventory, irrespective of their location throughout the City. This would allow more properties with some form of heritage or cultural significance to be eligible for grants to maintain and improve the property.

Allowing properties on the Local Government Heritage Inventory would not result in exceeding the budget that has been allocated to support the conservation and maintenance of properties included on the City's Heritage List – however it would likely result, in future years, in the budget being more fully utilised.

The purpose of the request of the Mount Lawley Society was to encourage owners of properties on the Local Government Heritage Inventory to consider the benefits of nominating for inclusion on the City's Heritage List.

The City's Heritage List is reviewed periodically, either as required by the *Heritage Act 2018*, or in response to the preparation of a Local Planning Strategy or when a new planning Scheme is prepared. The current review of the Heritage List (and Local Government Heritage Inventory) is in response to a requirement of the *Heritage Act 2018* for a periodic review.

No further review of the Heritage List or Local Government Heritage Inventory will be undertaken until the City prepares a new planning scheme. In order to inform that review, an option is available to Council to promote the positive benefits of inclusion on the Heritage List when the Heritage Incentives Program is advertised. This is discussed below.

The request of the Mount Lawley Society is reasonable, and could result in increased protection of properties with heritage significance should owners voluntarily nominate their properties for inclusion on the Heritage List. It is recommended that Council resolves, as part of future advertising of the Heritage List Incentives Program, for the City to write to all owners of properties in Category 1 and 2A on the Local Government Heritage Inventory inviting them to nominate their property to the City's Heritage List.



## Revised Options

In light of the resolution of Council, the following revised options are available to Council.

### **Revised Option 1 - Not continue with the Heritage List Incentives Program**

This option involves discontinuing the Heritage List Incentives Program. The costs and benefits of this option are as follows:-

#### Costs

- The City will not be able to financially incentivise the conservation and improvement of properties on the City's Heritage List.
- The actions identified in the City's Heritage Management Strategy may be not achieved.
- Risk of reputational damage to the City as financial support for the conservation and improvement of properties on the City's Heritage List is removed.

#### Benefits

- There would be no financial cost to the City.

Option 1 is not supported as the benefits of continuing with the Heritage List Incentives Program outweigh the financial costs.

### **Revised Option 2 - Continue with the Heritage List Incentives Grants Program in its current format**

This option involves continuing the Heritage List Incentives Program in its current format. The costs and benefits of this option are as follows:-

#### Costs

- There may be a potential financial cost of up to \$120,970 if all properties avail of all incentives in any one financial year.

#### Benefits

- The City will be able to financially support the conservation and improvement of properties on the City's Heritage List.
- The actions identified in the City's Heritage Management Strategy will be achieved.
- The City will continue to be seen as a strong advocate of heritage conservation.

Option 2 is not supported, as an opportunity exists to broaden the number of eligible properties to support and encourage the conservation of properties with cultural heritage importance and significance, while also maintaining properties included on the City's Heritage List.

### **Revised Option 3 - Adopt a Modified Heritage List Incentives Program**

This option involves extending the Heritage List Incentives Program to include Category 1 and 2A properties on the City's Heritage Inventory, and renaming the program to Heritage Incentive Grants.

The costs and benefits of this option are as follows:-

#### Costs

- The potential financial cost of the program would remain the same - up to \$120,970 if all properties avail of all incentives in any one financial year, as extending the Heritage List Incentive Grants would only affect one element of the budgeted costs - the City Planning budget of \$60,000 per annum. As the Heritage Grants Incentive is competitive, once expended, the application period would be closed for that year.

#### Benefits

- The City will be able to financially support the conservation and improvement of properties on the City's Heritage List.
- The actions identified in the City's Heritage Management Strategy will be achieved.
- The City will continue to be seen as a strong advocate of heritage conservation.

Option 3 is not supported. Although it would support and encourage the conservation of properties with cultural heritage importance and significance, while also maintaining properties included on the City's Heritage List, it does not address the suggestion of the Mount Lawley Society, to use the grants scheme as an incentive for owners to voluntarily agree to their properties being included on the City's Heritage List.

If Council resolves to adopt this option, the number of properties eligible for Heritage Grants will increase to approximately 500 properties – up from the current 50. In order to process requests equitably, criteria will be developed to guide allocation of funding.

Additionally, as properties outside of the Heritage Protection Area on the Local Government Heritage Inventory can be demolished without development approval, a condition of grant funding will include a requirement to repay a grant if the building is demolished within a specified period.

#### **Revised Option 4 - Adopt a Modified Heritage List Incentives Program and advertise the program to all Local Government Heritage Inventory property owners**

This option involves Council resolving to adopt that a modified Heritage List Incentives Program be renamed to 'Heritage Incentives Program' so that the grant incentive of the program can be made available to Category 1 and 2A properties on the City's Local Government Heritage Inventory. This option also involves Council resolving to promote the program to all Heritage Inventory property owners to encourage them to nominate their properties to the Heritage List, as suggested by the Mount Lawley Society.

This would increase the number of properties eligible for Heritage Incentive Grants from 50 to approximately 500 properties as all Heritage Listed properties and Category 1 and 2A properties on the City's Heritage Inventory would be eligible for funding.

As the Heritage List Incentives Program is run annually, any additional advertising and promotion of the Heritage List Incentives would also be undertaken annually. This would increase awareness of the City's Heritage List Incentives and encourage owners to nominate their own property for inclusion on the City's Heritage List.

This would be particularly important for properties that fall outside of the Heritage Protection Areas and are not awarded the protections of the Character Retention Guidelines.

### Costs

- There may be an additional potential financial cost of up to approximately \$500 per annum to cover postal costs of sending the Heritage List Incentives information brochures to the Heritage Inventory property owners in addition to the Heritage List property owners.

### Benefits

- The City will be able to financially support the conservation and improvement of properties on the City's Heritage List.
- The actions identified in the City's Heritage Management Strategy will be achieved.
- The City will continue to be seen as a strong advocate of heritage conservation.

Option 4 is supported as it will encourage the conservation of properties with cultural heritage importance and significance, while also maintaining properties included on the City's Heritage List and addressing the suggestion of the Mount Lawley Society.

It is also recommended that Council resolves that, as part of future advertising of the Heritage List Incentives Program, the City writes to all owners of properties in Category 1 and 2A on the Local Government Heritage Inventory inviting them to nominate their property to the City's Heritage List.

If Council resolves to adopt this option, the number of properties eligible for Heritage Grants will increase significantly. This will require criteria to be developed to guide allocation of funding.

### **Revised Recommendation**

- 1. That Council APPROVES the continuation of the Heritage List Incentives Program, with the following modifications:-**
  - a. Rename the program to Heritage Incentives Program;**
  - b. Allow properties to apply for a Heritage Incentives Program Grant annually; and**
  - c. Allow all Category 1 and Category 2A properties on the City's Local Government Heritage Inventory to apply for a Heritage Incentives Program Grant.**
- 2. That as part of future advertising of the Heritage Incentives Program, the City WRITES to all owners of properties in Category 1 and 2A on the Local Government Heritage Inventory inviting them to nominate their property to the City's Heritage List.**
- 3. That Council APPROVES the inclusion of MODIFIED Information Sheets (outlining the criteria and process for each Heritage List Incentive) within the Appendices of the City's Heritage Management Strategy, as shown in Attachment 3.**

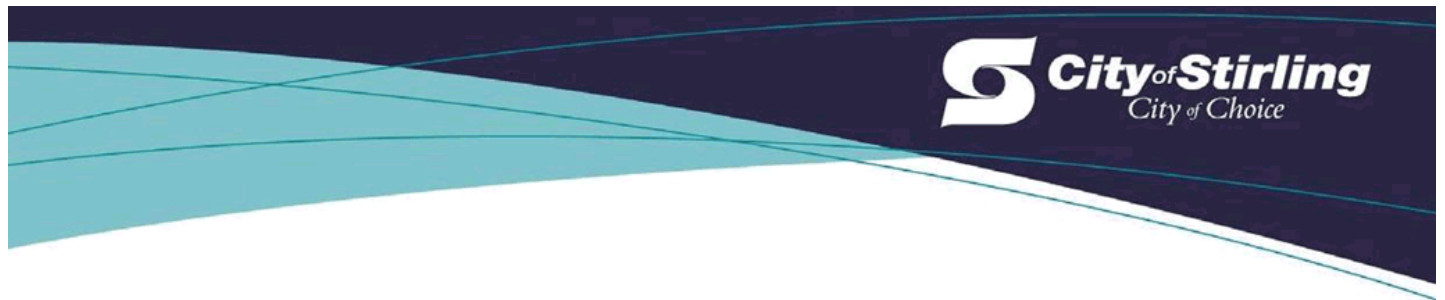
## City of Stirling - Heritage List

### Management Category A: Places of Exceptional Cultural Heritage Significance

Property Name	Property Address	Place Record
Osborne Primary School	155 Albert Street, Osborne Park	10.01
Our Lady of Holy Rosary Church	17 Angelico Street, Woodlands	13.29
Beaucott Building	654 Beaufort Street, Mt Lawley	15.043
Astor Theatre	659 Beaufort Street, Mt Lawley	15.042
Bona Vista	35 Glenroyd Street, Mt Lawley	15.305
Chapel St & Michael & All Angels	29 Lawley Crescent, Mt Lawley (Perth College)	15.346
United Districts Racing Pigeon Club Cottage	189A Main Street, Osborne Park	10.32
	23 Old Balcatta Road, Carine	5.47
Herdsmen Lake Settlers Cottage	180 Pearson Street, Churchlands	14.06
Balcatta Senior High School	31 Poincare Street, Balcatta	6.18
Windsor Hall	36 Queens Crescent, Mt Lawley	15.443
Residence (Marsala House)	38 Sycamore Rise, Dianella	8.037
Residence (Trigg Beach House)	352 West Coast Drive, Trigg	17.01
Briggs Kiln	225 Reid Highway, Carine	5.48

## Management Category B: Places of Considerable Cultural Heritage Significance

Property Name	Property Address	Place Record
Mount Lawley News	668 Beaufort Street, Mt Lawley	15.045
Residence (Kessell House)	4 Briald Place, Dianella	8.003
Stirling Railway Station	Cedric Street, Stirling	10.45
Osborne Park Uniting Church	164 Edward Street, Osborne Park	10.20
Water Tower	186 (pt Lot 1076) Ewen Street, Doubleview	9.025
Mt Flora Regional Museum	30A Elvire Street, Watersmans Bay	1.011
Western Australian Golf Club	60 Hayes Avenue, Yokine	11.006
Residence	1 Hill Street, Menora	15.566
Scarborough Primary School	60 Hinderwell Road, Osborne Park	9.018
Star Swamp Reserve	55 Hope Street, North Beach	1.037
Lake Gwelup Reserve	46 Huntriss Road, Gwelup	5.11
Trigg Bushland Reserve & Cottage Site	88 Lynn Street, Trigg/Karrinyup	5.05
Osborne Park Memorial Hall	129 Main Street, Osborne Park	10.27
St John Ambulance Brigade Sub Centre	197A Main Street, Osborne Park	10.33
Residence	19 Melrose Crescent, Menora	15.399
St Teresa's Church	678 North Beach Road, Gwelup	5.42
St Denis' Church	60 Osborne Street, Joondanna	10.38
Lake Gwelup Primary School	59 Porter Street, Gwelup	5.44
Residence	56 Queens Crescent, Mt Lawley	15.448



Residence	58 Queens Crescent, Mt Lawley	15.449
Residence	111 Railway Parade, Mt Lawley	15.465
Herdsmen Lake	290 Selby Street, Osborne Park	14.09
Residence	53 Shannon Road, Dianella	8.034
Residence	159 Sixth Avenue, Inglewood	16.188
Residence (Feartherby House)	41 Summerhayes Drive, Karrinyup	5.59
Drainage Canal	Telford Crescent, Stirling	10.44
St Kieran's Church	122 Waterloo Street, Tuart Hill	10.53
Marine Research Laboratory (fmr)	86 West Coast Drive, Watermans Bay	17.04

### Management Category C: Places of Some Cultural Heritage Significance

Property Name	Property Address	Place Record
Tuart Hill Primary School	134 Banksia Street, Tuart Hill	10.13
Nollamara Primary School	105 Harrison Street, Nollamara	7.002
Our Lady of Grace Church	3 Kitchener Street, North Beach	1.043
North Beach Primary School	75 North Beach Road, North Beach	1.057
Doctor's Surgery Residence (fmr)	97 Scarborough Beach Road, Scarborough	9.066
Dianella Child Health Centre	236 The Strand, Dianella	8.038
Weeloc House Scouts Hall	6A Villiers Street, Yokine	11.022
Residence	386 Walcott Street, Coolbinia	15.572

No	Street Address	Locality	Place Name	COS Heritage Inventory Category	COS Heritage List Category	Place Record #	State Heritage Listing	Description
38	Adair Parade	COOLBINIA		Cat 2A		15.001		A well designed restrained example of International Style influenced architecture that has endured well and contributes significantly to the streetscape.
155	Albert Street	OSBORNE PARK	Osborne Primary School	Cat 2A	Management Category A	10.01	State Register	Good example of standard school type built before the First World War. Part of the focus of the district for many generations.
7	Alexander Drive	MENORA		Cat 2A		15.003		A well designed restrained example of inter war Mediterranean influenced bungalow design in authentic condition.
9	Alexander Drive	MENORA		Cat 2A		15.004		A well designed imposing example of English Domestic Revival influenced design in authentic condition.
11	Alexander Drive	MENORA		Cat 2A		15.005		An imposing English Domestic Revival derived styled house set imposingly on the side of a steep rise though somewhat compromised by the alterations to the landscape setting.
19	Alexander Drive	MENORA	Breckler Residence	Cat 2A		15.006		A very imposing English Domestic Revival derived styled house set impressively on the side of a steep rise in its well kept landscape setting with capacious rooms featuring a first floor ballroom.
27	Alexander Drive	MENORA	Bellville	Cat 2A		15.008		A good example of the English Domestic Revival influenced bungalow.
29	Alexander Drive	MENORA		Cat 2A		15.009		A good example of the English Domestic Revival influenced bungalow.
199	Alexander Drive	DIANELLA	Boel Residence and Surgery	Cat 2A		12.001		A well designed Howlett and Bailey house.
14	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.013		A good authentic example of the late Federation Bungalow.
15	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.014		A good authentic example of the late Federation Bungalow.
16	Almondbury Road	MOUNT LAWLEY		Cat 2A		17.015		A good authentic example of the late Federation Bungalow.
17	Almondbury Road	MOUNT LAWLEY	Maggarrie	Cat 2A		15.016		A very beautiful, authentic example of the Federation Bungalow.
18	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.015		A very beautiful good authentic example of the Federation Bungalow.
20	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.018		A very beautiful good authentic example of the Federation Bungalow.
21	Almondbury Road	MOUNT LAWLEY	Almondbury	Cat 2A		15.019		A beautiful and reasonably authentic example of the Federation Bungalow.
23	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.021		A beautiful and reasonably authentic example of the Federation Bungalow.
25	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.023		A simple, authentic and elegant example of the Federation Bungalow.
27	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.024		A graceful, authentic and elegant example of the Federation Bungalow.
28	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.025		A graceful, authentic and elegant example of the Federation Bungalow.
29	Almondbury Road	MOUNT LAWLEY		Cat 2A		15.026		A graceful, authentic and very elegant example of the late Federation Bungalow, with a minor unusual feature in the castellated bay to the front verandah.
11	Alvan Street	MOUNT LAWLEY		Cat 2A		15.028		A dignified house in the Federation Bungalow style.
16	Alvan Street	MOUNT LAWLEY		Cat 2A		15.029		A dignified authentic house in the Federation Bungalow style.
18	Alvan Street	MOUNT LAWLEY		Cat 2A		15.031		A pretty and authentic house in the Federation Filigree Bungalow style.
21	Alvan Street	MOUNT LAWLEY		Cat 2A		15.032		A pretty and authentic house in the Federation Filigree Bungalow style with very fine detailed filigree work, particularly to the balustrade.
27	Alvan Street	MOUNT LAWLEY		Cat 2A		15.035		An authentic house in the Federation Bungalow style with an elegant verandah and porch treatment and unusual front fence.
17	Angelico Street (formerly 12 Sabina Street)	WOODLANDS	Our Lady of the Holy Rosary	1	Management Category A	13.29		Striking architecture set on high ground. A landmark of considerable prominence and aesthetic which dominates the surrounding neighbourhood.
49	Armadae Crescent	COOLBINIA		Cat 2A		15.039		An authentic house post war international style house, tucked into the side of the hill overlooking the Coolbinia estate to the north.
59	Armadae Crescent	COOLBINIA		Cat 2A		15.041		A simply detailed Post War international Style designed house. Its outward appearance is completely intact.
134	Banksia Street (formerly 239 Cape Street)	TUART HILL	Tuart Hill Primary	2	Management Category C	10.13		A focus for the locality over many years.
654	Beaufort Street	MOUNT LAWLEY	Beaucott Building	Cat 1	Management Category A	15.043	State Register	An important representative building from the Second period of development of Beaufort Street with aesthetic significance and important townscape value, it defines the Walcott and Beaufort Street corner in a forceful manner.
659	Beaufort Street	MOUNT LAWLEY	The Astor Theatre	Cat 1	Management Category A	15.042	State Register	Although altered and recoloured, the cinema retains its essential features and much of its detail and is an important example of the Modern style cinema, once a common feature in Perth and the suburbs.
668	Beaufort Street	MOUNT LAWLEY	Mt Lawley News	Cat 1	Management Category B	15.045		An important representative building from the first period of development of Beaufort Street with aesthetic significance and important townscape value.
670	Beaufort Street	MOUNT LAWLEY	Commonwealth Bank	Cat 2A		15.046		An important representative building from the second period of development of Beaufort Street with some aesthetic significance and important townscape value.
677	Beaufort Street	MOUNT LAWLEY	Illusions Make Up and Beauty	Cat 2A		15.047		An important unusual building from the second period of development of Beaufort Street with some aesthetic significance and important townscape value.
686	Beaufort Street	MOUNT LAWLEY	Waihemo Flats	Cat 2A		15.048		An important and well designed example of the four apartment pattern set in a mature landscape of aesthetic value and a high order of integrity.

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690	Beaufort Street	MOUNT LAWLEY		Cat 2A		15.049		An authentic example of one of the earlier house types in Mt Lawley and one of a small number to survive in Beaufort Street.
691	Beaufort Street	MOUNT LAWLEY		Cat 2A		15.050-10.34		A reasonably authentic example of one of the earlier house types in Mt Lawley and one of a small number to survive in Beaufort Street.
698	Beaufort Street	MOUNT LAWLEY		2		Being updated		An example of one of the earlier house types in Mt Lawley and one of a small number to survive in Beaufort Street.
699	Beaufort Street	MOUNT LAWLEY		Cat 2A		15.053		A reasonably authentic example of one of an inter war house type in Mt Lawley and one of a small number to survive in Beaufort Street.
705	Beaufort Street	MOUNT LAWLEY	Perth College School Buildings	Cat 2A		15.348		An integral part of the school campus, the shelter is an isolated building and stands alone.
708	Beaufort Street	MOUNT LAWLEY	Perth College School Buildings	Cat 2A		15.347		An integral part of the school campus, the chapel is one of the most important architectural pieces.
731	Beaufort Street	MOUNT LAWLEY	Waurena	Cat 2A		15.054		A reasonably authentic house sitting high above Beaufort Street in impressive surroundings. It has strong aesthetic value as well as historic value as Hamer's house.
733	Beaufort Street (Part of 731 Beaufort Street)	MOUNT LAWLEY	St Patrick's Anglican Church	2		15.055		An imposing and austere church of high authenticity that contributes to the sense of place in Beaufort Street.
803	Beaufort Street	MOUNT LAWLEY	Inglewood Hotel	Cat 2A		15.060-16.002		A reasonably authentic example of the inter war suburban hotel and a major contributor to the Beaufort Street streetscape.
867	Beaufort Street	INGLEWOOD	Inglewood Police Station and quarters	Cat 2A		Being updated	State Register	A competent example of the Georgian Revival style applied to a public building.
919	Beaufort Street	INGLEWOOD	Dawson's Motor Cycle Shop	Cat 2A		16.004		The place occupies a prominent site in a strong and confident manner and thereby creates an eccentric landmark of great importance and familiarity, though without great stylistic characteristics. Its hoardings are inappropriate.
981	Beaufort Street	INGLEWOOD	Civic Hotel	Cat 2A		16.005		A good though compromised example of inter war functionalist architecture and an important element in the Beaufort Street townscape in this precinct.
4	Briald Place	DIANELLA	Kessell House	Cat 1	Management Category B	8.003		A bold building of grey concrete blocks. A landmark in the street. It has historic value for its association with Iwanoff. It is representative of Late Twentieth Century Brutalist Style. It is individual and features the innovative use of concrete blocks and construction.
12	Carrington Street	MOUNT LAWLEY	Nyanza	Cat 2A		15.073		An example of a modest inter war suburban house in a reasonably authentic state.
2	Cedric Street (formerly 38 Teiford Crescent)	STIRLING	Stirling Railway Station	2	Management Category B	10.45		An important achievement in improving public transport between the Cities of Perth and Joondalup and an award winning design.
107	Central Avenue	INGLEWOOD		Cat 2A		15.083		An example of an early suburban house in a reasonably authentic state that contributes to the streetscape.
109	Central Avenue	INGLEWOOD		Cat 2A		15.084		An example of a Federation Filigree Bungalow in a reasonably authentic state that contributes to the streetscape.
113	Central Avenue	INGLEWOOD		Cat 2A		15.085		An example of an English Domestic Revival Bungalow in an authentic state that contributes to the streetscape.
115	Central Avenue	INGLEWOOD		Cat 2A		15.086		An example of an inter-war bungalow in an authentic state that contributes to the streetscape.
120	Central Avenue	INGLEWOOD		Cat 2A		16.006		A good though compromised example of inter war bungalow that contributes to the Central Avenue streetscape.
130	Central Avenue	INGLEWOOD		Cat 2A		16.007		A good example of inter war bungalow that contributes to the Central Avenue streetscape and is one of a group of three.
147	Central Avenue	INGLEWOOD		Cat 2A		15.088		A very fine example of an inter war Filigree Bungalow that contributes significantly to the streetscape.
160	Central Avenue	INGLEWOOD		Cat 2A		16.009		A good example of inter war bungalow that contributes to the Central Avenue streetscape, it contrasts with its near neighbours and probably predates them.
163	Central Avenue	INGLEWOOD		Cat 2A		15.089		An example of an inter war Filigree Bungalow in an authentic state that contributes to the streetscape.
1A	Clifton Crescent	MOUNT LAWLEY		2		15.093		A substantial house in the Federation Filigree Style that also has elements of the Arts and Crafts movement that has a high level of integrity and therefore is a very good example of the type.
2	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.094		A substantial house in the Federation Free Style, it is a very good example of the type.
5	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.096		An authentic example of the Federation Bungalow Style.
6	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.097		An authentic example of the Federation Bungalow Style.
21	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.100-		An authentic example of the Bungalow Style.
25	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.101		An authentic example of the Bungalow Style that has high aesthetic values.
33	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.102		An authentic example of the Bungalow Style that has high aesthetic values.
42	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.105		The house is representative of a large Inter War Bungalow, is finely detailed and in an authentic state.
43	Clifton Crescent	MOUNT LAWLEY	Le Verquier	Cat 2A		15.106		The house is representative of a large Inter War Bungalow, is solidly detailed and in an authentic state.



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45	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.108		The house is representative of a large Inter War Bungalow, finely detailed and in authentic condition.
48	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.109		The house is representative of a large Inter War Bungalow, with a dominant gable roof theme.
50	Clifton Crescent	MOUNT LAWLEY		Cat 2A		15.110-		The house is representative of a large Inter War Bungalow set deep on its generous block.
8	Clive Road	MOUNT LAWLEY		Cat 2A		15.111		The house is representative of a large late Federation Bungalow set on its generously wide block.
12	Clive Road	MOUNT LAWLEY		Cat 2A		15.112		The house is representative of a medium Inter War Bungalow set on its generously wide block.
14	Clive Road	MOUNT LAWLEY		Cat 2A		15.113		The house is representative of a medium Inter War Bungalow set on its generously wide block.
21	Clive Road	MOUNT LAWLEY		Cat 2A		15.117		The house is an elegant representative of the Bungalow type and is authentic.
22	Clive Road	MOUNT LAWLEY		Cat 2A		15.119		The house is an elegant representative of the Bungalow type, beautifully detailed.
23	Clive Road	MOUNT LAWLEY		Cat 2A		15.120-		The house is an elegant representative of the Bungalow type, beautifully detailed and authentic.
25	Clive Road	MOUNT LAWLEY		Cat 2A		15.122		The house is an elegant representative of the early Federation Bungalow type and contributes to the streetscape.
26	Clive Road	MOUNT LAWLEY		Cat 2A		15.123		The house is an elegant representative of the early Federation Freestyle Bungalow type and contributes to the streetscape.
19	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.127		The house is an elegant, authentic representative of the early Federation Bungalow type and contributes to the streetscape.
22	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.128		The house is an elegant, authentic representative of the late Federation Bungalow type and contributes to the streetscape.
24	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.129		The house is an elegant, authentic representative of the early Federation Bungalow type and contributes to the streetscape.
34	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.130-		The house is an elegant, authentic representative of the early Federation Bungalow type and contributes to the streetscape.
47	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.134		The house is an elegant, authentic representative of the early Federation Bungalow type and contributes to the streetscape and is a significant presence within it.
50	Clotilde Street	MOUNT LAWLEY	Collier Residence	Cat 2A		15.135		The house is a fair, authentic representative of the early Federation Bungalow type and contributes to the streetscape and is a significant presence within it, as well as serving as Collier's house.
54	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.137		The house is a fair, authentic representative of the late Federation Bungalow type and contributes to the streetscape.
57	Clotilde Street	MOUNT LAWLEY		Cat 2A		15.138		The house is a fair, authentic representative of the late Federation Bungalow type and contributes to the streetscape.
9	Clyde Road	MENORA		Cat 2A		15.140-		The house is a good, authentic representative of the late Inter War Mediterranean Style type, finely detailed and contributes to the streetscape.
11	Clyde Road	MENORA		Cat 2A		15.141		The house is a good, authentic representative of the late Inter War Mediterranean Style type and contributes to the streetscape.
14	Clyde Road	MENORA		Cat 2A		15.143		The house recently renovated, is a good, authentic, representative of the Inter War California Bungalow type and contributes to the streetscape.
25	Clyde Road	MENORA		Cat 2A		15.144		The house is a well restored good, authentic, representative of the Inter War Mediterranean Bungalow type and contributes to the streetscape.
31	Clyde Road	MENORA		Cat 2A		15.145		The house is a good, authentic, representative of the Inter War Californian Bungalow type and contributes to the streetscape.
48	Cottonwood Crescent	DIANELLA	Cottonwood Crescent Natural Reserve			8.031 Being updated		
8	Cranbrook Street	COOLBINIA		Cat 2A		15.146		The house is a good, authentic, representative of an international style house and is rare in the City of Stirling for its design approach.
153	Crawford Road	INGLEWOOD	Cranleigh	Cat 2A		16.019		An authentic example of a cottage in its original format.
160	Crawford Road	INGLEWOOD		Cat 2A		16.020-		An authentic Inter war bungalow complete with garden.
162	Crawford Road	INGLEWOOD		Cat 2A		16.021		An authentic war time bungalow.
164	Crawford Road	INGLEWOOD		Cat 2A		16.022		An authentic inter war bungalow.
209	Crawford Road	INGLEWOOD		Cat 2A		16.024		A reasonably authentic inter war bungalow.
219	Crawford Road	INGLEWOOD		Cat 2A		16.025		An authentic inter war cottage.
1	Dene Street	MOUNT LAWLEY		Cat 2A		15.147		A good example of an inter war bungalow with some of the influences of the Californian bungalow showing in the gable detailing, by one of Perth's leading architectural firms.
9	Dene Street	MOUNT LAWLEY		Cat 2A		15.149		An unusual example of an inter war bungalow in the California bungalow format, but with Tudor revival decorative treatments.
22	Dianella Drive	DIANELLA	St Nektarios Greek Orthodox Church	Cat 2A		8.020-		The place is a landmark in an elevated position enhanced by the high domed roof. The building forms an impressive terminus to Glanton Way. It is an example of immigrants' nostalgia architecture.
11	Dumbarton Crescent	MENORA		Cat 2A		15.155		A medium size inter war bungalow, set on the gentle slopes of its block, it remains authentic and a good example of the bungalow type with Mediterranean and Modern influences.

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36	Dumbarton Crescent	MENORA		Cat 2A		15.159		A duplex pair that remain authentic and a good example of the type with a Inter War Spanish Mission styling.
38	Dumbarton Crescent	MENORA		Cat 2A		15.160-		A duplex pair that remain authentic and a good example of the type with a Inter War Spanish Mission styling.
8	Dundas Road	INGLEWOOD		Cat 2A		16.032		A minor elegant house of moderate authenticity set in a dense garden that contributes to the streetscape.
14	Dundas Road	INGLEWOOD		Cat 2A		16.034		A simple elegant authentic cottage with decorative filigree timbers, that contributes to the streetscape.
15	Dundas Road	INGLEWOOD		Cat 2A		16.035		A fine elegant authentic bungalow with an authentic fence and garden that contributes positively to the streetscape.
16	Dundas Road	INGLEWOOD		Cat 2A		16.036		A simple authentic bungalow that includes early alterations, with an authentic fence and garden that contributes positively to the streetscape.
17	Dundas Road	INGLEWOOD		Cat 2A		16.037		A simple authentic bungalow with an intrusive carport, but otherwise authentic.
18	Dundas Road	INGLEWOOD		Cat 2A		16.038		A simple bungalow, with a garden that contributes positively to the streetscape; the garage port is intrusive and the planting masking the house would be better removed.
19	Dundas Road	INGLEWOOD		Cat 2A		16.039		A tall proportioned bungalow, with an authentic fence and garden that contributes positively to the streetscape. It has some intrusive interventions.
21	Dundas Road	INGLEWOOD		Cat 2A		16.040-		A tall proportioned bungalow, with garden that contributes positively to the streetscape. It has some early interventions that do not detract from the concept unduly.
30	Dundas Road	INGLEWOOD		Cat 2A		16.042		A simple bungalow, with a replacement brick fence and garden that contributes positively to the streetscape.
34	Dundas Road	INGLEWOOD		Cat 2A		16.044		A simple bungalow, with a replacement brick fence and garden that contributes positively to the streetscape.
41	Dundas Road	INGLEWOOD		Cat 2A		16.045		A low proportioned bungalow, with garden that contributes positively to the streetscape.
53	Dundas Road	INGLEWOOD		Cat 2A		16.046		A low proportioned bungalow with domestic arts and crafts decorative motifs, with garden that contributes positively to the streetscape.
60	Dundas Road	INGLEWOOD		Cat 2A		16.047		A low proportioned bungalow with domestic arts and crafts decorative motifs, with garden that contributes positively to the streetscape.
86	Dundas Road	INGLEWOOD		Cat 2A		16.048		A Georgian revival house that is unusual in the Inglewood context. The house is a substantial termination of the streetscape.
164	Edward Street	OSBORNE PARK	Uniting Church, Osborne Park	Cat 2A	Management Category B	10.20-		An important focus for part of the community since 1915.
143	Eighth Avenue	INGLEWOOD	Loloma	Cat 2A		16.061		A very good example of Federation bungalow style with little filigree decoration.
147	Eighth Avenue	INGLEWOOD		Cat 2A		16.062		A very good example of Federation bungalow style with little filigree decoration.
149	Eighth Avenue	INGLEWOOD		Cat 2A		16.063		A good example of utilitarian war service home.
196	Eighth Avenue	INGLEWOOD		Cat 2A		16.066		An authentic example of a medium size brick bungalow, with elements of the Californian Bungalow style.
197	Eighth Avenue	INGLEWOOD		Cat 2A		16.067		An authentic example of a medium size brick house that is simply treated in an aesthetically pleasing manner
206	Eighth Avenue	INGLEWOOD		Cat 2A		16.069		An authentic example of a medium size brick house with rich decorative elements used sparingly and one of the characteristic Inglewood houses.
213	Eighth Avenue	INGLEWOOD		Cat 2A		16.070-		A liberal interpretation of the Georgian Revival style applied to an asymmetrical dwelling.
222	Eighth Avenue	INGLEWOOD		Cat 2A		16.072		An important house with many of its original features, including the front fence and hedge.
225	Eighth Avenue	INGLEWOOD		Cat 2A		16.073		An important house with many of its original features, including the fence hedge.
244	Eighth Avenue	INGLEWOOD		Cat 2A		16.075		A modest well designed house with many of its original features that contributes positively to the streetscape.
246	Eighth Avenue	INGLEWOOD		Cat 2A		16.076		A modest well designed house with many of its original building and landscape, features that contributes positively to the streetscape.
264	Eighth Avenue	INGLEWOOD		Cat 2A		16.079		A modest house most of its original building features that contributes positively to the streetscape.
59	Elliott Road	KARRINYUP	St Mary's Church of England Girls School Chapel	Cat 2A		5.06		A good example of modest ecclesiastical architecture of the period.
5	Elstree Avenue	MENORA		Cat 2A		15.165		An authentic bungalow with post war domestic revival stylistic elements, mainly in the treatment of the gables and windows.
8	Elstree Avenue	MENORA		Cat 2A		15.168		An authentic bungalow with post war Mediterranean stylistic elements. This is one of the more important houses in the street and it contributes to the general tenor of the Elstree Avenue precinct.
9	Elstree Avenue	MENORA		Cat 2A		15.169		An authentic bungalow with post war Mediterranean stylistic elements. This is one of the more important houses in the street and it contributes to the general tenor of the Elstree Avenue precinct.

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10	Elstree Avenue	MENORA		Cat 2A		15.170-		An authentic bungalow with post war Mediterranean stylistic elements. This is one of the more important houses in the street and it contributes to the general tenor of the Elstree Avenue precinct.
13	Elstree Avenue	MENORA		Cat 2A		15.172		An authentic bungalow with post war Mediterranean stylistic elements. Though in fair condition, this is one of the more important houses in the precinct and contributes to the general tenor of the Elstree Avenue precinct.
16	Elstree Avenue	MENORA		Cat 2A		15.174		An authentic bungalow with post war Mediterranean stylistic elements. This is one of the more important houses in the precinct and contributes to the general tenor of the Elstree Avenue precinct.
20	Elstree Avenue	MENORA		Cat 2A		15.175		An authentic bungalow with post war California Bungalow stylistic elements. This is one of the more important houses in the precinct and contributes to the general tenor of the Elstree Avenue precinct.
29	Elstree Avenue	MENORA		Cat 2A		15.178		An authentic bungalow with post war domestic revival bungalow stylistic elements. It is a strong design and unusual design. It contributes to the general tenor of the Elstree Avenue precinct and is one of its more important places.
33	Elstree Avenue	MENORA		Cat 2A		15.180-		An authentic post war English Domestic Revival bungalow of a high order. It is an important individual element and contributes to the general tenor of the Elstree Avenue precinct.
30A	Elvire Street	WATERMAN	Mt Flora Regional Museum	Cat 2A	Management Category B	1.011		Primarily of social significance to the district.
186	Ewen Street	DOUBLEVIEW	Water Tower		Management Category B	9.025		
220	Ewen Street	WOODLANDS	Residence			9.026		
3	Famley Street	MOUNT LAWLEY		Cat 2A		15.181		An authentic bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
8	Famley Street	MOUNT LAWLEY		Cat 2A		15.182		An authentic bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
10	Famley Street	MOUNT LAWLEY		Cat 2A		15.183		An authentic bungalow designed specifically to address the corner site. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
15	Famley Street	MOUNT LAWLEY		Cat 2A		15.186		An authentic bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
16	Famley Street	MOUNT LAWLEY		Cat 2A		15.187		An authentic and extremely elegant symmetrical bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
24	Famley Street	MOUNT LAWLEY		Cat 2A		15.189		An authentic and elegant early bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
32	Famley Street	MOUNT LAWLEY		Cat 2A		15.191		An authentic, early, elegant bungalow hidden behind fence and landscape. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
33	Famley Street	MOUNT LAWLEY		Cat 2A		15.192		An early, authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
34	Famley Street	MOUNT LAWLEY		Cat 2A		15.193		An early authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
36	Famley Street	MOUNT LAWLEY		Cat 2A		15.194		An authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
37	Famley Street	MOUNT LAWLEY		Cat 2A		15.195		An authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
48	Famley Street	MOUNT LAWLEY		Cat 2A		15.198		An authentic and elegant inter war bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
50	Famley Street	MOUNT LAWLEY		Cat 2A		15.199		An authentic and elegant inter war bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
54	Famley Street	MOUNT LAWLEY	Vaughan	Cat 2A		15.200-		An authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
55	Famley Street	MOUNT LAWLEY	Pateaarea	Cat 2A		15.201		An authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
61	Famley Street	MOUNT LAWLEY		Cat 2A		15.204		A reasonably authentic and elegant bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
66	Famley Street	MOUNT LAWLEY		Cat 2A		15.206		An authentic bungalow and differs from the more common approach in Famley Street. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
67	Famley Street	MOUNT LAWLEY		Cat 2A		15.207		An authentic bungalow and differs from the more common approach in Famley Street and takes on some of the features of the California Bungalow. It is an important individual element and contributes to the general tenor of the Famley Street precinct.
11	Faulkner Street	WEMBLEY DOWNS	Residence			13.17		
3	Ferrar Street	MENORA		Cat 2A		15.208		An authentic bungalow in a simple setting. It is an important individual element and contributes to the general tenor of the Ferrar Street precinct.

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4	Ferrar Street	MENORA		Cat 2A		15.209		An authentic bungalow in a simple setting. It is an important individual element and contributes to the general tenor of the Ferrar Street precinct.
5	Ferrar Street	MENORA		Cat 2A		15.210-		An authentic bungalow in a simple setting. It is an important individual element and contributes to the general tenor of the Ferrar Street precinct.
4	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.217		An authentic Mount Lawley home. It is an important place and it contributes to the general tenor of this section of Fifth Avenue.
10	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.219		An authentic substantial Mt Lawley home in the context of Fifth Avenue with a striking grand scale. It is an important place and it contributes to the general tenor of this section of Fifth Avenue.
51	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.226		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
75	Fifth Avenue	MOUNT LAWLEY	Glenwyn	Cat 2A		15.232		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
94	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.234		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
117	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.237		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
121	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.238		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
128	Fifth Avenue	MOUNT LAWLEY		Cat 2A		15.240-		An authentic late Mt Lawley home in the context of Fifth Avenue. It contributes to the general tenor of this section of Fifth Avenue.
13	First Avenue	MOUNT LAWLEY		Cat 2A		15.241		An authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
16	First Avenue	MOUNT LAWLEY		Cat 2A		15.242		An authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
18	First Avenue	MOUNT LAWLEY		Cat 2A		15.244		An authentic later Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
20	First Avenue	MOUNT LAWLEY		Cat 2A		15.245		An altered early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
26	First Avenue	MOUNT LAWLEY		Cat 2A		15.247		An authentic and distinctive early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
42	First Avenue	MOUNT LAWLEY	Little Silver	Cat 2A		15.249		A reasonably authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
51	First Avenue	MOUNT LAWLEY	Westonia	Cat 2A		15.254		A reasonably authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
67	First Avenue	MOUNT LAWLEY		Cat 2A		15.256		An authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
77	First Avenue	MOUNT LAWLEY		Cat 2A		15.259		An authentic early Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
79	First Avenue	MOUNT LAWLEY		Cat 2A		15.260-		An authentic early suburban Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue and is of value in its own right.
81	First Avenue	MOUNT LAWLEY		Cat 2A		15.261		An authentic early suburban Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue and is of value in its own right.
96	First Avenue	MOUNT LAWLEY		Cat 2A		15.263		An authentic inter war suburban Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
99	First Avenue	MOUNT LAWLEY		Cat 2A		15.264		An authentic early suburban Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
107	First Avenue	MOUNT LAWLEY		Cat 2A		15.265		An important minor house that adds to the complexity of the narrative of development in Mount Lawley.
109	First Avenue	MOUNT LAWLEY		Cat 2A		15.266		An authentic inter war suburban Mt Lawley home in the context of First Avenue. It contributes to the general tenor of this section of First Avenue.
26	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.270-		An authentic early suburban Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
28	Fourth Avenue	MOUNT LAWLEY	Havering	Cat 2A		15.271		An authentic early suburban Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
34	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.273		An authentic early suburban Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
36	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.274		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.

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38	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.276		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
59	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.277		An early Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
77	Fourth Avenue	MOUNT LAWLEY	Ronaville	Cat 2A		15.278		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
80	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.279		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
94	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.283		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and one of the more important houses in the street.
98	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.286		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and a reasonably important house in the street.
107	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.290-		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue. It is one of the more important houses in the street.
118	Fourth Avenue	MOUNT LAWLEY		Cat 2A		15.291		An inter war Mt Lawley home in the context of Fourth Avenue. It contributes to the general tenor of this section of Fourth Avenue and is one of the more important houses in the street.
2A OR 2	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.296		An inter war Tudor Revival home, uncommon in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is one of the notable places that stands in sympathetic contrast with its neighbours.
12	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.297		An inter war suburban bungalow of a common type in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is one of the better examples in the street.
24	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.300-		An inter war suburban bungalow of a common type in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is a good example of its type .
26	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.301		An inter war suburban bungalow of a common type in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is a good example of its type .
32	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.303		An inter war suburban bungalow of a common type in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is representative of a well detailed version of the type.
34	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.304		An inter war suburban bungalow of a common type in the Mt Lawley context. It contributes to the general tenor of this section of Glenroyd Street and is one of the more important houses.
35	Glenroyd Street	MOUNT LAWLEY	Bona Vista	Cat 1	Management Category A	15.305		Bona Vista is among the most important Mount Lawley houses set on its prominent site and exhibiting outstanding aesthetic qualities. It remains of high authenticity.
38	Glenroyd Street	MOUNT LAWLEY		Cat 2A		15.306		An early suburban bungalow within the Mount Lawley theme. It contributes to the general tenor of Glenroyd Street and is one of the more important houses.
20	Graham Road	MENORA		Cat 2A		15.308		An inter war suburban Domestic Revival bungalow which exemplifies the diversity in Menora, though it is not a strong design. It contributes to the general tenor of Graham Street .
23	Graham Road	MENORA		Cat 2A		15.309		An inter war suburban Domestic Revival bungalow which exemplifies the diversity in Menora. It contributes to the general tenor of Graham Street and is a strong design of some aesthetic value.
160	Hale Road (formerly 20 Unwin Avenue)	WEMBLEY DOWNS	Hale School Memorial Hall	2		13.31		An award winning example of the Late Modern style of Twentieth Century Architecture.
160	Hale Road (formerly 20 Unwin Avenue)	WEMBLEY DOWNS	Chapel of St Mark	2		13.32		A late work by the noted architect Marshall Clifton and a unique organic design.
76	Hanworth Street	BALCATT		Cat 2A		6.05		A fine example of an individually designed 1970s home in the modern manner.
21	Harcourt Street	INGLEWOOD		Cat 2A		16.082		A fair inter war house, with most of its original building features, that contributes positively to the streetscape and represents the later period of development at the northern end of the estate.
105	Harrison Street	NOLLAMARA	Nollamara Primary School		Management Category C	7.002		
53	Hayes Avenue	YOKINE		Cat 2A		11.012		A fine example of an Inter War Tudor style house.
60	Hayes Avenue	YOKINE	Western Australian Golf Club		Management Category B	11.006		
2	Hill View Road	MOUNT LAWLEY		Cat 2A		15.313		An early suburban bungalow influenced by the Californian style.
4	Hill View Road	MOUNT LAWLEY		Cat 2A		15.314		An early suburban bungalow influenced by the Californian style.
6	Hill View Road	MOUNT LAWLEY		Cat 2A		15.315		An early suburban bungalow plainly detailed and very well built.
9	Hill View Road	MOUNT LAWLEY	Eden House	Cat 2A		15.317		An inter war suburban bungalow richly detailed and well built. It contributes to the character of Hillview Road.
10	Hill View Road	MOUNT LAWLEY		Cat 2A		15.318		An early suburban bungalow finely detailed and well built. It contributes to the character of Hillview Road.
12	Hill View Road	MOUNT LAWLEY	Niani Tai ( Servite Sisters)	Cat 2A		15.319		An early suburban bungalow simply detailed and well built. It contributes to the character of Hillview Road.

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13	Hill View Road	MOUNT LAWLEY		Cat 2A		15.320-		An early suburban bungalow simply detailed and well built with filigree elements on the front verandah. It contributes to the character of Hillview Road.
14	Hill View Road	MOUNT LAWLEY		Cat 2A		15.321		An inter war suburban bungalow simply detailed and well built with stout detailing. It contributes to the character of Hillview Road.
17	Hill View Road	MOUNT LAWLEY		Cat 2A		15.322		An early suburban bungalow simply detailed and elegantly proportioned. It contributes to the character of Hillview Road.
21	Hill View Road	MOUNT LAWLEY	Franklyn	Cat 2A		15.323		An inter war suburban bungalow simply detailed and elegantly proportioned. It contributes to the character of Hillview Road.
22	Hill View Road	MOUNT LAWLEY		Cat 2A		15.324		An inter war suburban bungalow simply detailed and elegantly proportioned. It contributes to the character of Hillview Road.
24	Hill View Road	MOUNT LAWLEY		Cat 2A		15.326		An inter war suburban bungalow simply detailed and elegantly proportioned. It contributes to the character of Hillview Road and draws on elements of the Queen Anne style with its diagonal planning on the entry corner to an unusual effect.
27	Hill View Road	MOUNT LAWLEY		Cat 2A		15.327		An inter war suburban bungalow simply detailed and elegantly proportioned. It contributes to the character of Hillview Road and draws on elements of the California bungalow style.
28	Hill View Road	MOUNT LAWLEY	Inglenook	Cat 2A		15.328		An early suburban bungalow elegantly detailed and proportioned. It contributes to the character of Hill View Road .
60	Hinderwell Street (formerly 153 Deanmore Road)	SCARBOROUGH	Scarborough Primary School/Japanese School	2	Management Category B	9.018		Examples of school buildings from the early years of permanent settlement in the area to more recent times.
49	Homer Street	INGLEWOOD	Bushland Conservation Area	2		Being prepared		A small area of pristine remnant vegetation.
55	Hope Street	NORTH BEACH	Star Swamp Reserve		Management Category B	1.037		
46	Huntriss Road	GWELUP	Lake Gwelup Reserve		Management Category B	5.11		
7	Inverness Crescent	MENORA		Cat 2A		15.332		An inter war bungalow influenced by the English domestic revival style with a strong measure of the fantastic.
33	Inverness Crescent	MENORA		Cat 2A		15.338		An inter war bungalow influenced by domestic revival styling. It contributes to the general tenor of the street and is one of its more important houses.
37	Inverness Crescent	MENORA	Wandilgong	Cat 2A		15.339		An inter war bungalow influenced by classical styling. It contributes to the general tenor of the street and is one of its more important houses.
449	Karrinyup Road	INNALOO		Cat 2A		9.052		A very fine and unspoilt example of the contemporary style, complete with an appropriate garden setting.
3	Kitchener Street	NORTH BEACH	Our Lady of Grace Church		Management Category C	1.043		
7A	Kitchener Street	NORTH BEACH	War Memorial, Charles Riley Reserve			17.03		
1	Lanark Street	MENORA		Cat 2A		15.343		An inter war bungalow influenced by Federation styling. It contributes to the general tenor of the street and is one of the more important houses in Lanark Street.
7	Lanark Street	MENORA		Cat 2A		15.344		An inter war bungalow influenced by the California bungalow styling. It contributes to the general tenor of the street and is one of the more important houses in Lanark Street.
20	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.345		An early suburban bungalow influenced and well detailed. It contributes to the general tenor of the street and is one of the more important houses in Lawley Crescent.
29	Lawley Crescent	MOUNT LAWLEY	St Michael's and All the Angels Chapel, Perth College	Cat 1	Management Category A	15.346	State Register	An integral part of the school campus, the chapel is one of the most important architectural pieces.
39	Lawley Crescent	MOUNT LAWLEY	Delta House	Cat 2A		15.351		An early suburban bungalow in the Federation Queen Anne style. It is well detailed and authentic. It contributes to the special character of Lawley Crescent.
40	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.352		An early suburban bungalow in the Federation. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
41	Lawley Crescent	MOUNT LAWLEY	Lauristen	Cat 2A		15.353		An early suburban bungalow in the Federation. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent, though is almost obscured by landscaping.
42	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.354		An inter war suburban bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
43	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.355		An inter war suburban bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
44	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.356		An inter war suburban bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent. The fence is of little significance.
45	Lawley Crescent	MOUNT LAWLEY	Swansea	Cat 2A		15.357		An inter war suburban bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
46	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.358		An early suburban bungalow. It is very well and richly detailed and largely authentic. It contributes to the special character of Lawley Crescent.

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50	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.360-15.359		An inter war suburban Californian bungalow. It is very detailed and largely authentic. It contributes to the special character of Lawley Crescent.
51	Lawley Crescent	MOUNT LAWLEY	Annesley	Cat 2A		Being updated	State Register	A complex early suburban bungalow. It is very well and richly detailed and largely authentic. It contributes to the special character of Lawley Crescent.
54	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.361		An inter war suburban Californian bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
61	Lawley Crescent	MOUNT LAWLEY	Allenby	Cat 2A		15.362		An inter war suburban bungalow. It is very well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
62	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.363		An early suburban bungalow. It is very well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
70	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.364		An inter war suburban bungalow. It is very well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
82	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.366		An inter war suburban bungalow influence by the California bungalow style. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
86	Lawley Crescent	MOUNT LAWLEY		Cat 2A		15.367		An inter war suburban bungalow. It is well detailed and largely authentic. It contributes to the special character of Lawley Crescent.
18	Learoyd Street	MOUNT LAWLEY		Cat 2A		15.371		An inter war suburban bungalow. It is well detailed and authentic. It contributes to the character of Learoyd Street.
19	Learoyd Street	MOUNT LAWLEY		Cat 2A		15.372		An inter war suburban bungalow. It is well detailed and authentic. It contributes to the character of Learoyd Street.
31	Learoyd Street	MOUNT LAWLEY		Cat 2A		15.373		An inter war suburban bungalow. It is well and richly detailed and authentic. It contributes to the character of Learoyd Street.
17	Leeder Street	GLENDALOUGH	Little Sisters of the Poor	Cat 2A		14.05		An attractive example of inter war Romanesque inspired architecture.
1A	Longroyd Street	MOUNT LAWLEY		Cat 2A		15.374		An inter war suburban bungalow. It is well and richly detailed and authentic. It contributes to the character of Longroyd Street.
20	Longroyd Street	MOUNT LAWLEY		Cat 2A		15.381		An inter war suburban bungalow. It is well and richly detailed and authentic. It contributes to the character of Longroyd Street.
28	Longroyd Street	MOUNT LAWLEY		Cat 2A		15.384		An inter war suburban bungalow. It is elegantly detailed and is a fine house. It contributes to the character of Longroyd Street.
18	Loxwood Road	BALGA	Polytechnic West			3.11		
88	Lynn Street (formerly 90 Elliot Road)	TRIGG/KARRINYUP	Trigg Bushland Reserve & Cottage Site		Management Category B	5.05		
129	Main Street	OSBORNE PARK	Osborne Park Memorial Hall	Cat 2A	Management Category B	10.27		The Memorial Hall has social and aesthetic significance.
189A	Main Street	OSBORNE PARK	United District Racing Pigeon Club		Management Category A	10.32		
197A	Main Street	OSBORNE PARK	St John Ambulance Brigade Sub Centre		Management Category B	10.33		
244	Main Street	TUART HILL		Cat 2A		10.34 Being updated		A well maintained home in a prominent position. A visual landmark.
2	Mardella Street	COOLBINIA		Cat 2A		15.388		A very competent Post War Functional Style house. It is consistently detailed and is an isolated example of its style in the area.
11	McPherson Street	MENORA		Cat 2A		15.392		An authentic Inter War bungalow with a distinctive limestone lower wall detail.
5	Melrose Crescent	MENORA		Cat 2A		15.393		An authentic Inter War bungalow with Mediterranean influences.
10	Melrose Crescent	MENORA		Cat 1		15.395		An imposing Arts and Crafts and English Domestic Revival derived styled house set imposingly on its corner site in an authentic austere garden setting, one of Cavanagh's surviving houses.
13	Melrose Crescent	MENORA		Cat 2A		15.397		An elegant two storey Inter War house with moderne style influences set well on its site.
14	Melrose Crescent	MENORA		Cat 2A		15.398		An Inter War house with English domestic Revival style influences set well on its site.
19	Melrose Crescent	MENORA		Cat 1	Management Category B	15.399		A finely detailed restrained Inter War Functionalist designed house with its outward appearance completely intact. It compares with 13 Melrose Crescent which is built on a similar line with different details.
6	Nanhob Street	MOUNT LAWLEY		Cat 2A		15.405		A representative well designed in the late Federation bungalow style.
8	Nanhob Street	MOUNT LAWLEY		Cat 2A		15.407		A representative well designed house in the filigree style with large and sympathetic additions.
8	Nanson Way	NOLLAMARA		2		7.006		An example of an individual house for the area using the palette of the International Modernist style.
128	Ninth Avenue	INGLEWOOD		Cat 2A		16.102		A fine authentic house of a comparatively complex design for the area, with early interventions. It is of aesthetic importance and contributes significantly to the streetscape.
136	Ninth Avenue	INGLEWOOD		Cat 2A		16.103		A good example of inter war bungalow that contributes to the streetscape.
186	Ninth Avenue	INGLEWOOD		Cat 2A		16.105		A good authentic example of a modest inter war bungalow that contributes to the streetscape in a very coherent minor precinct. It has some early interventions, but is otherwise unspoil.

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194	Ninth Avenue	INGLEWOOD		Cat 2A		16.106		A good authentic example of a modest inter war bungalow that contributes to the streetscape in a very coherent minor precinct. It has few early interventions.
202	Ninth Avenue	INGLEWOOD		Cat 2A		16.108		A good authentic example of a modest inter war bungalow with elements of the Moderne style that contributes to the streetscape in a very coherent minor precinct.
206	Ninth Avenue	INGLEWOOD		Cat 2A		16.110-		A good authentic example of a modest inter war bungalow that contributes to the streetscape in a very coherent minor precinct.
210	Ninth Avenue	INGLEWOOD		Cat 2A		16.111		A good authentic example of a modest inter war Moderne Style house that contributes to the streetscape in a very coherent minor precinct.
211	Ninth Avenue	INGLEWOOD		Cat 2A		16.112		A good authentic example of a modest inter war house that uses elements of the Mediterranean style and contributes to the streetscape in a very coherent minor precinct.
219	Ninth Avenue	INGLEWOOD		Cat 2A		16.114		A good authentic example of a modest Mediterranean style influenced inter war house that contributes to the streetscape in a very coherent minor precinct.
222	Ninth Avenue	INGLEWOOD		Cat 2A		16.115		A good authentic example of an inter war house bungalow that contributes to the streetscape in a very coherent minor precinct.
232	Ninth Avenue	INGLEWOOD		Cat 2A		16.117		An authentic example of an inter war bungalow, with an integral garage that contributes to the streetscape in a very coherent minor precinct.
233	Ninth Avenue	INGLEWOOD		Cat 2A		16.118		An authentic example of an inter war bungalow, with a later garage, that contributes to the streetscape in a very coherent minor precinct.
234	Ninth Avenue	INGLEWOOD		Cat 2A		16.119		An authentic example of an inter war bungalow, with integral garage, that contributes to the streetscape in a very coherent minor precinct.
237	Ninth Avenue	INGLEWOOD		Cat 2A		16.120-		An authentic example of an inter war bungalow in the Moderne Style, that contributes to the streetscape in a very coherent minor precinct.
6	Normanby Road	INGLEWOOD		Cat 2A		16.121		An authentic example of a war time bungalow with some elements of the Federation Filigree style, that contributes to the streetscape.
11	Normanby Road	INGLEWOOD		Cat 2A		16.122		An authentic example of a war time bungalow with some elements of the Federation Filigree style, that contributes to the streetscape.
16	Normanby Road	INGLEWOOD		Cat 2A		16.123		An authentic example of a war time bungalow.
23	Normanby Road	INGLEWOOD		Cat 2A		16.124		A Federation bungalow. It is a mirror image of 25 Normanby Road and a pair with 33 Normanby Road, Inglewood.
24	Normanby Road	INGLEWOOD		Cat 2A		16.125		The place is aesthetically pleasing and relates very well in townscape terms to its neighbours.
25	Normanby Road	INGLEWOOD		Cat 2A		16.126		A very fine example of Federation Filigree Style.
29	Normanby Road	INGLEWOOD		Cat 2A		16.127		A good example of a Federation Filigree Bungalow. It is a mirror image of 25, 31 and 33 Normanby Road.
33	Normanby Road	INGLEWOOD		Cat 2A		16.128		A good example of a Federation Filigree Bungalow. It is a mirror image of 23 Normanby Road, and a pair with no 25 Normanby Road, Inglewood.
39	Normanby Road	INGLEWOOD		Cat 2A		16.129		A good example of the Federation Bungalow similar to number 41 next door and an important part of the streetscape.
41	Normanby Road	INGLEWOOD		Cat 2A		16.130-		A good example of the Federation Bungalow similar to number 39 next door and an important part of the streetscape.
52	Normanby Road	INGLEWOOD		Cat 2A		16.131		A good example of the inter War Bungalow and an important part of the streetscape.
54	Normanby Road	INGLEWOOD		Cat 2A		16.132		A good example of the Inter War Bungalow and an important part of the streetscape.
26	North Beach Road	NORTH BEACH	Muller's Butcher			1.053		
75	North Beach Road	NORTH BEACH	North Beach Primary School		Management Category C	1.057		
376	North Beach Road	KARRINYUP	Lake Karrinyup Country Club			5.39		
387	North Beach Road	KARRINYUP	Lara's Lea	Cat 2A		5.41		An interesting interwar building associated with the nearby Country Club and its architect.
455	North Beach Road	GWELUP	Richter Homestead			5.46		
678	North Beach Road	GWELUP	St Teresa's Church		Management Category B	5.42		
	North Beach Road	KARRINYUP	Old Plank Road	2		5.40-		A rare example of the district's arterial roads known as 'plank roads' or 'Hampton's Cheeses'.
23	North Street	MOUNT LAWLEY		Cat 2A		15.422		An authentic early bungalow that contributes to the streetscape of Park Street. This is a particularly finely detailed and designed house of some aesthetic significance.
121	Northstead Street	SCARBOROUGH	Uniting Church			9.054		
23	Old Balcatta Road	CARINE WA 6020	Tony's for Flowers Old Dwelling and Outbuildings	1	Management Category A	5.47		This important group of buildings represents one of the early attempts at settlement in the district.
60	Osborne Street	JOODANNA	St Denis' Church	Cat 2A	Management Category B	10.38		An example of individual Modern church architecture from a firm which built a number of new churches in this decade.
3	Park Road	MOUNT LAWLEY		Cat 2A		15.416		An authentic early bungalow that contributes to the streetscape of Park Street. It has strong aesthetic value.
9	Park Road	MOUNT LAWLEY		Cat 2A		15.417		An authentic early bungalow that contributes to the streetscape of Park Street. It has strong aesthetic value.



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11	Park Road	MOUNT LAWLEY		Cat 2A		15.418		An authentic early bungalow that contributes to the streetscape of Park Street. It has strong aesthetic value.
20	Park Road	MOUNT LAWLEY		Cat 2A		15.420-		An authentic early bungalow that contributes to the streetscape of Park Street. It has strong aesthetic value.
24	Park Road	MOUNT LAWLEY		Cat 2A		15.423		An authentic early bungalow that contributes to the streetscape of Park Street. This is a particularly finely detailed and designed house of some aesthetic significance.
26	Park Road	MOUNT LAWLEY		Cat 2A		15.424		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance.
29	Park Road	MOUNT LAWLEY		Cat 2A		15.425		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance.
30	Park Road	MOUNT LAWLEY		Cat 2A		15.426		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance.
32	Park Road	MOUNT LAWLEY		Cat 2A		15.427		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance, though in poor condition.
36	Park Road	MOUNT LAWLEY		Cat 2A		15.429		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance, even though its condition is not good.
37	Park Road	MOUNT LAWLEY		Cat 2A		15.430-		An authentic early bungalow that contributes to the streetscape of Park Street. This is a well detailed and designed house of some aesthetic significance.
180	Pearson Street	CHURCHLANDS	Settlers' Cottage Herdsmen Lake	Cat 1	Management Category A	14.06	State Register	The place represents the basic minimum housing provided by the Workers' Homes Board during the depression.
31	Poincarre Street	BALCATTIA	Balcatta Senior High School	Cat 2A	Management Category A	6.18	State Register	A particularly attractive school building with architecture of some distinction.
59	Porter Street	GWELUP	Lake Gwelup Primary School	Cat 1	Management Category B	5.44		A typical one room education department school of its period and although no longer located in its original location it is sited in school grounds of a similar date. It is one of only four of this date or older in the municipality.
58	Princess Road	DOUBLEVIEW		Cat 2A		9.059		A classic example of 1960s architecture in immaculate condition.
7	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.433		A reasonably authentic inter war bungalow that contributes to the streetscape of Queens Crescent.
9	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.434		A reasonably authentic inter war bungalow that contributes to the streetscape of Queens Crescent.
17	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.437		An authentic inter war bungalow that contributes to the streetscape of Queens Crescent. A fine and complex example.
24	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.440-		An authentic early bungalow that contributes to the streetscape of Queens Crescent. A very fine example with a rich and complex composition, beautifully detailed.
32	Queens Crescent	MOUNT LAWLEY	St Rita's	Cat 2A		15.441		An authentic two storey that contributes significantly to the streetscape of Queens Crescent. A very fine example with a rich and complex composition, beautifully detailed.
35	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.442		An authentic early bungalow that contributes significantly to the streetscape of Queens Crescent. A very fine example with a rich and complex composition, beautifully detailed with an inappropriately designed garden.
36	Queens Crescent	MOUNT LAWLEY	Windsor Hall	Cat 1	Management Category A	15.443	State Register	Windsor Hall is a rare example of a two storey Federation Free Style suburban domestic by Procter and an important part of the Mount Lawley Townscape, with associations with Richard Haynes Q. C., for whom it was built.
38	Queens Crescent	MOUNT LAWLEY		Cat 2A		15.444		The house is a good example of early suburban settlement with refined timber detailing to a conventional model, though it is now only in for condition. It contributes significantly to Queens Crescent.
56	Queens Crescent	MOUNT LAWLEY		Cat 1	Management Category B	15.448		An important house with very high aesthetic value of high integrity in the Federation Queen Anne Style. It sits very well with its slightly older neighbour at no 58.
58	Queens Crescent	MOUNT LAWLEY		Cat 1	Management Category B	15.449		An important house with high aesthetic value of high integrity in the Federation Queen Anne Style. It sits very well with its slightly newer neighbour at no 56.
59	Queens Crescent	MOUNT LAWLEY	Mount Lawley Bowling Club	Cat 2A		15.451 Being Updated	State Register	An important moderne design building in a setting of greenery.
59	Queens Crescent	MOUNT LAWLEY	Mount Lawley Tennis Club			15.451 Being Updated	State Register	
59	Queens Crescent (cnr of Clifton Crescent)	MOUNT LAWLEY	Mount Lawley War Memorial	Cat 2A		15.451 Being Updated	State Register	An important public monument design in a conventional mode to elegant proportions.
37	Railway Parade	MOUNT LAWLEY		2		Being updated		A major pair of shops and dwellings that contribute to the streetscape.
83	Railway Parade	MOUNT LAWLEY		Cat 2A		15.457		A typical hip and gable roof bungalow with generous verandahs for Mount Lawley that contributes to the streetscape of Railway Parade.
85	Railway Parade	MOUNT LAWLEY		Cat 2A		15.458		A typical hip and gable roof bungalow with generous verandahs for Mount Lawley that contributes to the streetscape of Railway Parade.

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amalgamate?

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No	Street Address	Locality	Place Name	COS Heritage Inventory Category	COS Heritage List Category	Place Record #	State Heritage Listing	Description
103	Railway Parade	MOUNT LAWLEY		Cat 2A		15.460-		A Federation Queen Anne revival bungalow in generous gardens, it contributes to the streetscape of Railway Parade.
107	Railway Parade	MOUNT LAWLEY		Cat 2A		15.462		A Federation Queen Anne revival bungalow in generous gardens, it contributes to the streetscape of Railway Parade. It is almost complete in detail and is an important house.
111	Railway Parade	MOUNT LAWLEY		Cat 1	Management Category B	15.465		A fine example of the Bungalow Style of high authenticity that sits comfortably with its neighbours of the same vintage.
2	Regent Street West	MOUNT LAWLEY		Cat 2A		15.466		A fine example of the Bungalow Style of high authenticity that contributes significantly to the Regent Street West streetscape.
4	Regent Street West	MOUNT LAWLEY		Cat 2A		15.467		A fine example of the Bungalow Style with California Bungalow influences, of high authenticity that contributes significantly to the Regent Street West streetscape.
5	Regent Street West	MOUNT LAWLEY		Cat 2A		15.468		A fine example of the Bungalow Style with California Bungalow influences, of high authenticity that contributes significantly to the Regent Street West streetscape.
17	Regent Street West	MOUNT LAWLEY		Cat 2A		15.472		A fine large example of the California Bungalow Style of high authenticity that contributes to the Regent Street West streetscape.
19	Regent Street West	MOUNT LAWLEY		Cat 2A		15.464		A fine example of the Bungalow Style authentic that contributes to the Regent Street West streetscape.
20	Regent Street West	MOUNT LAWLEY		Cat 2A		15.474		A fine example of the Bungalow Style authentic that contributes to the Regent Street West streetscape.
23	Regent Street West	MOUNT LAWLEY		Cat 2A		15.475		A fine example of the Bungalow Style authentic that contributes to the Regent Street West streetscape.
225	Reid Highway	CARINE WA	Old Lime Kiln Briggs Kiln	Cat 1	Management Category A	5.48	State Register	This kiln is a rare example of an early circular kiln. It has an identifiable link to the expansion of the commercial lime burning industry and thus the development of this State. The lime burning industry was and is essential to the building and agricultural industries. R. Kolb.
27	Rookwood Street	MOUNT LAWLEY		Cat 2A		15.479		A fine early Mount Lawley house in an authentic state that contributes to the Rookwood Street streetscape.
41	Rookwood Street	MOUNT LAWLEY		Cat 2A		15.480-		A imposing inter war Mount Lawley house in a moderately authentic state that contributes to the Rookwood Street streetscape.
45	Rookwood Street	MOUNT LAWLEY	Willcock's Residence	Cat 2A		15.481		A imposing inter war Queen Anne revival house in a moderately authentic state that contributes to the Rookwood Street streetscape and has historic value.
85	Rookwood Street	MENORA		Cat 2A		15.482		A imposing inter war Queen Anne revival house in a moderately authentic state that contributes to the Rookwood Street streetscape.
87	Rookwood Street	MENORA		Cat 2A		15.483		A imposing inter war Queen Anne revival house in a moderately authentic state that contributes to the Rookwood Street streetscape.
174	Royal Street	YOKINE		Cat 2A		11.014		A fine example of Mediterranean influenced Moderne style.
97	Scarborough Beach Road	SCARBOROUGH	Doctor's surgery	Cat 2A	Management Category C	9.066		An example of a cement brick bungalow. A self-help house built by the original owner and possibly friends.
3	Second Avenue	MOUNT LAWLEY	Tanya House	Cat 2A		15.486		An inter war house in a classically derived Mediterranean style of great aesthetic merit.
54	Second Avenue	MOUNT LAWLEY		Cat 2A		15.493		A wartime bungalow well designed and detailed. It contributes to the Second Avenue streetscape.
73	Second Avenue	MOUNT LAWLEY		Cat 2A		15.494		An inter war bungalow well designed and detailed. It contributes to the Second Avenue streetscape.
74	Second Avenue	MOUNT LAWLEY		Cat 2A		15.495		An inter war bungalow well designed and detailed. It contributes to the Second Avenue streetscape.
81	Second Avenue	MOUNT LAWLEY		Cat 2A		15.497		An authentic inter war bungalow in the style of pre war houses in the area. It contributes to the Second Avenue streetscape.
85	Second Avenue	MOUNT LAWLEY		Cat 2A		15.498		An authentic early bungalow. It contributes to the Second Avenue streetscape.
91	Second Avenue	MOUNT LAWLEY		Cat 2A		15.501		An authentic inter war bungalow. It contributes to the Second Avenue streetscape.
105	Second Avenue	MOUNT LAWLEY		Cat 2A		15.504		A fine example of the bungalow type in reasonable good condition which contributes to the Second Avenue streetscape and is of aesthetic value in its own right.
130	Second Avenue	MOUNT LAWLEY		Cat 2A		15.505		A fine example of the inter war bungalow type in good condition which contributes to the Second Avenue streetscape and is of aesthetic value in its own right.
131	Second Avenue	MOUNT LAWLEY		Cat 2A		15.506		A fine example of the inter war bungalow type in good condition which contributes to the Second Avenue streetscape and is of aesthetic value in its own right.
290	Selby Street	OSBORNE PARK	Herdsmen Lake		Management Category B	14.09		
125	Seventh Avenue	INGLEWOOD		Cat 2A		16.152		A good example of an asymmetrical medium sized cottage built close to the railway and representative of a reasonably common type, with restrained decoration and of moderate authenticity. It contributes to the streetscape.
130	Seventh Avenue	INGLEWOOD		Cat 2A		16.153		A good example of an asymmetrical medium sized cottage built close to the railway, with restrained decoration and of moderate authenticity. It contributes to the streetscape.
137	Seventh Avenue	INGLEWOOD		Cat 2A		16.156		A fair example of an asymmetrical bungalow. It contributes to the streetscape.
153	Seventh Avenue	INGLEWOOD		Cat 2A		16.157		A very good example of a symmetrical bungalow in an appropriate garden setting. It contributes significantly to the streetscape.

No	Street Address	Locality	Place Name	COS Heritage Inventory Category	COS Heritage List Category	Place Record #	State Heritage Listing	Description
185	Seventh Avenue	INGLEWOOD		Cat 2A		16.159		A moderately authentic example of the California bungalow. It contributes significantly to the streetscape.
199	Seventh Avenue	INGLEWOOD		Cat 2A		16.160-		An authentic example of a plain bungalow. It contributes to the streetscape.
207	Seventh Avenue	INGLEWOOD		Cat 2A		16.162		An authentic elegant example of a bungalow. It contributes to the streetscape.
211	Seventh Avenue	INGLEWOOD		Cat 2A		16.163		An authentic elegant example of a bungalow. It contributes to the streetscape.
223	Seventh Avenue	INGLEWOOD		Cat 2A		16.164		An authentic example of a bungalow. It contributes to the streetscape.
228	Seventh Avenue	INGLEWOOD		Cat 2A		16.167		An authentic example of a bungalow. It contributes to the streetscape.
237	Seventh Avenue	INGLEWOOD		Cat 2A		16.170-		An authentic and elegant example of a bungalow. It contributes to the streetscape.
242	Seventh Avenue	INGLEWOOD		Cat 2A		16.168		An authentic example of a California bungalow. It contributes to the streetscape.
53	Shannon Road	DIANELLA		Cat 2A	Management Category B	8.034		Significant as an example of the work of noted architect Ivan Iwanoff An authentic well kept and elegant example of a white collar worker's house. It contributes significantly to the streetscape.
100	Sixth Avenue	INGLEWOOD		Cat 2A		16.179		An authentic example of a modern house, compromised by its encircling garden wall.
119	Sixth Avenue	INGLEWOOD		Cat 2A		16.181		An authentic example of a modern house, compromised by its encircling garden wall.
155	Sixth Avenue	INGLEWOOD		Cat 2A		16.186		A good authentic example of a Federation bungalow. It contributes significantly to the streetscape.
158	Sixth Avenue	INGLEWOOD		Cat 2A		16.187		A good authentic example of a Federation bungalow. It contributes significantly to the streetscape.
159	Sixth Avenue	INGLEWOOD		Cat 1	Management Category B	16.188		A very fine example of the bungalow style and one of the most important aesthetically in Inglewood. It is part of a minor precinct and contributes significantly to the streetscape.
165	Sixth Avenue	INGLEWOOD		Cat 2A		16.189		A very fine example of the bungalow style and one of the most important aesthetically in Inglewood. It is part of a minor precinct and contributes significantly to the streetscape.
166	Sixth Avenue	INGLEWOOD		Cat 2A		16.190-		A fine example of the bungalow style in good condition. It is part of a minor precinct and contributes significantly to the streetscape.
167	Sixth Avenue	INGLEWOOD		Cat 2A		16.191		A fine example of the bungalow style in good condition. It is part of a minor precinct and contributes significantly to the streetscape.
168	Sixth Avenue	INGLEWOOD		Cat 2A		16.192		A fine example of the bungalow style in good condition. It is part of a minor precinct and contributes significantly to the streetscape.
175	Sixth Avenue	INGLEWOOD		Cat 2A		16.193		A fine example of the bungalow style in good condition. It is part of a minor precinct and contributes significantly to the streetscape.
180	Sixth Avenue	INGLEWOOD		Cat 2A		16.194		A fine example of the bungalow style in good condition. It share the pattern with 159. It is part of a minor precinct and contributes significantly to the streetscape.
7	South View Road (formerly 47 Woodroyd Street)	MOUNT LAWLEY		2		15.582		A post war international style house, which contributes to the streetscape of Woodroyd Street and has some aesthetic merit and is authentic.
2	Southbourne Street	SCARBOROUGH	Residence			9.069		MRA
237	St Brigid's Terrace	DOUBLEVIEW		2		9.063		Important as a very fine intact example of immediate post war housing. A War Service home.
71	Stanley Street	SCARBOROUGH		Cat 2A		9.071		A unique example for its time of a house designed for a steeply sloping sandhill block with possible views to the ocean.
20	Storthes Street	MOUNT LAWLEY	Cambrae	Cat 2A		15.510-		A good example of the inter war bungalow type which contributes to the Storthes Street streetscape and is of high aesthetic value in its own right.
41	Summerhayes Drive	KARRINYUP		Cat 2A	Management Category B	5.59		A fine example of a late modernist home by the noted architect Ivan Iwanoff (Studio Iwanoff).
139	Swan Street	YOKINE		Cat 2A		11.021		An unusual two storey dwelling of aesthetic merit.
233	Swan Street	YOKINE		Cat 2A		11.015		A good example of an individually designed 1950s house.
38	Sycamore Rise	DIANELLA	Marsala House	Cat 2A	Management Category A	8.037	State Register	A bold building of concrete blockwork which is a landmark in the street. This is enhanced by the elevated position. The place is representative of the Late Twentieth Century Brutalist Style of Architecture. It is of importance for its association with Iwanoff.
	Telford Crescent	OSBORNE PARK	Drainage Canal	2	Management Category B	10.44		These drains made possible the intensive farming on the edges of the swamps of Osborne Park.
76	Tenth Avenue	INGLEWOOD		Cat 2A		17.016		A good example of an early cottage. It contributes to the streetscape.
94	Tenth Avenue	INGLEWOOD		Cat 2A		16.220-		A very good example of a bungalow. It contributes significantly to the streetscape.
99	Tenth Avenue	INGLEWOOD		Cat 2A		16.221		A representative example of a bungalow. It contributes to the streetscape.
101	Tenth Avenue	INGLEWOOD		Cat 2A		16.222		A representative and authentic example of a bungalow. It contributes significantly to the streetscape.
112	Tenth Avenue	INGLEWOOD		Cat 2A		16.224		A representative and authentic example of a bungalow. It contributes to the streetscape.
128	Tenth Avenue	INGLEWOOD		Cat 2A		16.228		An authentic representative example of an inter war bungalow. It contributes to the streetscape.
129	Tenth Avenue	INGLEWOOD		Cat 2A		16.229		An authentic representative example of an inter war bungalow. It contributes significantly to the streetscape.

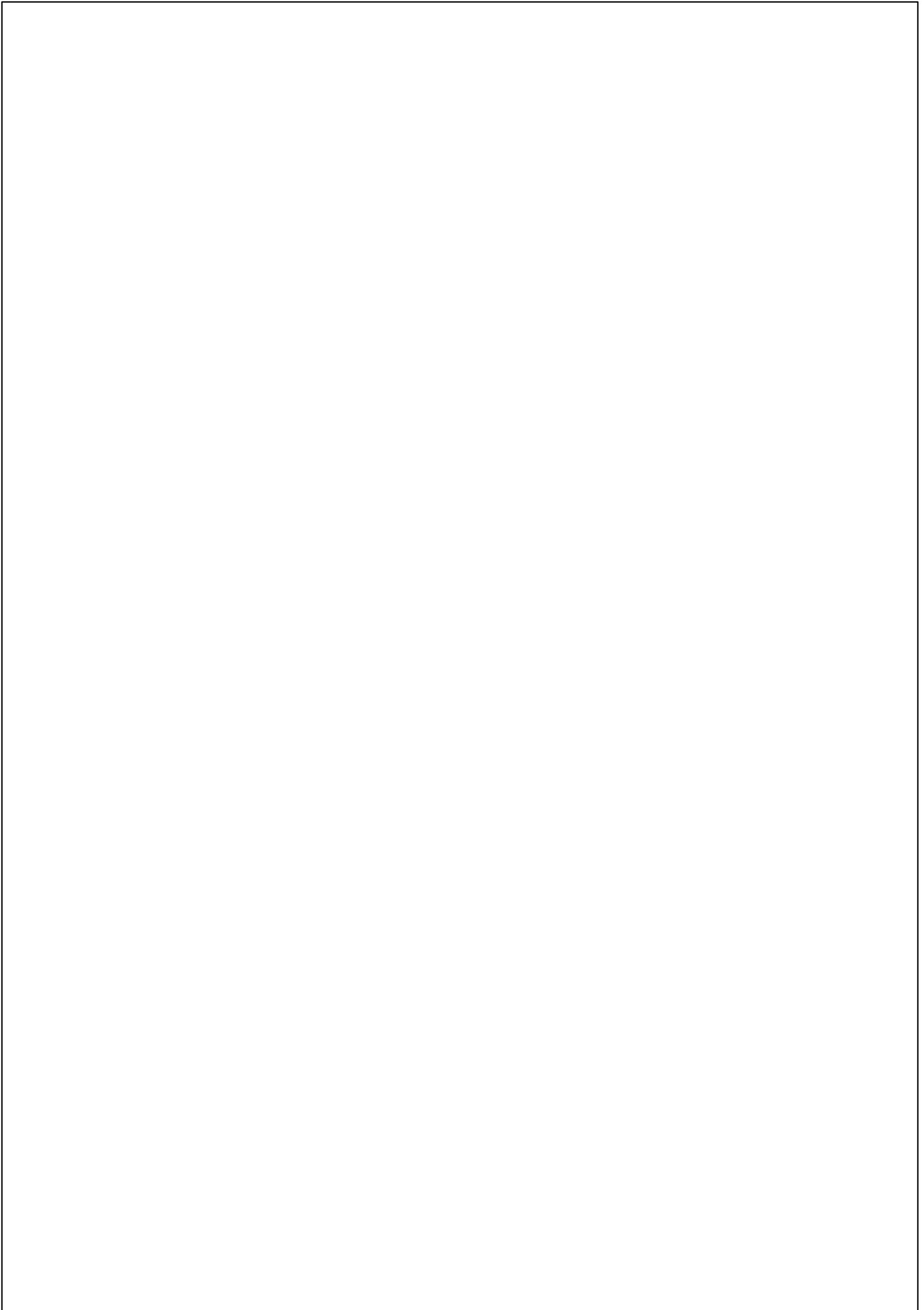
No	Street Address	Locality	Place Name	COS Heritage Inventory Category	COS Heritage List Category	Place Record #	State Heritage Listing	Description
130	Tenth Avenue	INGLEWOOD		Cat 2A		16.230-		An authentic representative example of an inter war bungalow. It contributes significantly to the streetscape.
131	Tenth Avenue	INGLEWOOD		Cat 2A		16.231		An authentic representative example of an inter war bungalow, slightly out of the normal pattern book style. It contributes significantly to the streetscape.
147	Tenth Avenue	INGLEWOOD		Cat 2A		16.234		A representative example of an inter war bungalow. It contributes significantly to the streetscape.
150	Tenth Avenue	INGLEWOOD		2		16.234		A representative example of an inter war bungalow. It contributes significantly to the streetscape.
152	Tenth Avenue	INGLEWOOD		Cat 2A		16.236		A representative example of an inter war bungalow. It contributes significantly to the streetscape.
155	Tenth Avenue	INGLEWOOD		Cat 2A		16.238		A good and reasonably pristine example of inter war housing. It contributes to the streetscape.
156	Tenth Avenue	INGLEWOOD		Cat 2A		16.239		A good and reasonably pristine example of inter war housing. It contributes significantly to the streetscape.
157	Tenth Avenue	INGLEWOOD		Cat 2A		16.240-		A fair and reasonably pristine example of inter war housing with an authentic garden. It contributes significantly to the streetscape.
158	Tenth Avenue	INGLEWOOD		Cat 2A		16.241		A very good and pristine example of inter war housing with an authentic garden. It contributes significantly to the streetscape.
171	Tenth Avenue	INGLEWOOD		Cat 2A		16.243		A fair example of post war housing with an authentic garden. It contributes significantly to the streetscape.
152	The Esplanade	SCARBOROUGH	Tyrol Flats	Cat 2A		9.065		An example of interwar Streamline Moderne Style building in reinforced concrete and brick construction which is capable of conservation.
	The Esplanade	SCARBOROUGH	Scarborough Clock Tower			17.02	State Register	MRA -
			Dianella Child Health Centre		Management Category C	8.038		
236	The Strand	DIANELLA			Management Category C	8.038		
10	Third Avenue	MOUNT LAWLEY		Cat 2A		15.511		A good example of an early bungalow type which contributes to the Third Avenue streetscape and is of high aesthetic value in its own right.
62	Third Avenue	MOUNT LAWLEY		Cat 2A		15.516		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of high aesthetic value in its own right.
68	Third Avenue	MOUNT LAWLEY		Cat 2A		15.517		A good example of a bungalow type which contributes to the Third Avenue streetscape and is of high aesthetic value in its own right.
69	Third Avenue	MOUNT LAWLEY	The Harrows	Cat 2A		15.518		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of high aesthetic value in its own right.
70	Third Avenue	MOUNT LAWLEY	Rocklea	Cat 2A		15.519		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of high aesthetic value in its own right.
84	Third Avenue	MOUNT LAWLEY	Nerimba	Cat 2A		15.520-		A good example of an early bungalow type which contributes to the Third Avenue streetscape and is of very high aesthetic value in its own right.
97	Third Avenue	MOUNT LAWLEY		Cat 2A		15.521		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of aesthetic value in its own right.
105	Third Avenue	MOUNT LAWLEY		Cat 2A		15.525		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of aesthetic value in its own right.
118	Third Avenue	MOUNT LAWLEY		Cat 2A		15.524		A good example of an inter war bungalow type which contributes to the Third Avenue streetscape and is of aesthetic value in its own right.
11	Vale Street	MOUNT LAWLEY	McDonald Residence	Cat 2A		15.527		A good example of an inter war bungalow type which contributes to the streetscape of Vale Street and is of aesthetic value in its own right.
13	Vale Street	MOUNT LAWLEY		Cat 2A		15.528		A good example of an inter war bungalow type which contributes to the streetscape of Vale Street, sitting back in its deep site in an imposing manner and is of aesthetic value in its own right.
17	Vale Street	MOUNT LAWLEY		Cat 2A		15.529		A good example of an inter war bungalow type which contributes to the streetscape of Vale Street, sitting back in its deep site in an imposing manner and is of aesthetic value in its own right.
23	Vale Street	MOUNT LAWLEY		Cat 2A		15.533		A good example of an inter war bungalow type which contributes to the streetscape of Vale Street, sitting back in its deep site in an imposing manner and is of some aesthetic value in its own right.
25	Vermont Street	NOLLAMARA		Cat 2A		7.009		An example of very individual style architecture employing eclectic motifs.
6A	Villiers Street	YOKINE WA 6060	Weeloc House Scouts Hall	Cat 2A	Management Category C	11.022		A place of some aesthetic merit with social value.
36	Walcott Street	MOUNT LAWLEY		Cat 2A		15.538		A good example of an early bungalow type which contributes to the streetscape of Walcott Street and is of high aesthetic value in itself.
44	Walcott Street	MOUNT LAWLEY		Cat 2A		15.539		A good example of an early bungalow type which contributes to the streetscape of Walcott Street and is of high aesthetic value in itself.
48	Walcott Street	MOUNT LAWLEY		Cat 2A		15.540-		A fair example of an early bungalow type which contributes to the streetscape of Walcott Street.

No	Street Address	Locality	Place Name	COS Heritage Inventory Category	COS Heritage List Category	Place Record #	State Heritage Listing	Description
50	Walcott Street	MOUNT LAWLEY	Hillview	Cat 2A		15.541		An unusual example of inter war house which contributes to the streetscape of Walcott Street, and is of some aesthetic merit in its own right.
166	Walcott Street	MOUNT LAWLEY		Cat 2A		15.560-		An inter war house in Mt Lawley in the Federation Queen Anne style which contributes to the streetscape of Walcott Street and is of aesthetic value in its own right.
210	Walcott Street	MENORA		Cat 2A		15.564		An early bungalow in Mt Lawley which contributes to the streetscape of Walcott Street, and is of some aesthetic merit
226	Walcott Street (also 1 Hill Street)	MENORA		Cat 1	Management Category B	15.566		An inter war bungalow in Mt Lawley which contributes to the streetscape of Walcott Street and it set impressively high on its site. The place is of aesthetic merit and warrants conservation.
228	Walcott Street	MENORA		Cat 2A		15.567		An inter war bungalow in Mt Lawley which contributes to the streetscape of Walcott Street and it set impressively high on its site. The place is of aesthetic merit.
232	Walcott Street	MENORA		Cat 2A		15.568		An early bungalow in Mt Lawley which contributes to the streetscape of Walcott Street and it set impressively high on its site. The place is of aesthetic merit .
386	Walcott Street	COOLBINIA		Cat 2A	Management Category C	15.572		An inter war moderne building in Mt Lawley which contributes to the streetscape of Walcott Street and has some aesthetic merit. It is an uncommon type.
122	Waterloo Street	TUART HILL	St Kieran's Church	Cat 2A	Management Category B	10.53		An important focus for a section of the community for many years.
	West Coast Drive	NORTH BEACH	Hammersley Pool			1.073		
86	West Coast Drive	WATERMANS BAY	Marine Research Laboratory (fmr)		Management Category B	17.04		
Opposite 217	West Coast Drive	NORTH BEACH	Centaur Monument			1.070-		
Opposite 281	West Coast Drive	NORTH BEACH	Mettam's Pool			1.071		
352	West Coast Drive	TRIGG	Trigg Beach House		Management Category A	17.01	State Register	
160	West Coast Highway	SCARBOROUGH	Utopia					A rare example of the Modern Movement inspired design in WA and a local landmark.
241	West Coast Highway	SCARBOROUGH	Luna Park			9.098		MRA
4	Woodland Street	MENORA		Cat 2A		15.574		An inter war bungalow in Mt Lawley, which has some aesthetic merit and is authentic.
5	Woodrow Avenue	YOKINE		Cat 2A		11.023		A very competent execution of the gull wing house pattern in good order.
4	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.573		A post war international style influenced bungalow in Mt Lawley, which has some aesthetic merit and is authentic.
8	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.576		An inter war bungalow in Mt. Lawley, which has some aesthetic merit and is authentic.
10	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.577		An inter war bungalow in Mt. Lawley, which has some aesthetic merit and is authentic.
12	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.578		An inter war bungalow in Mt. Lawley, which has some aesthetic merit and is authentic.
14	Woodsome Street	MOUNT LAWLEY		Cat 2A		15.583		An inter war bungalow, which contributes to the streetscape of Woodsome Street and has some aesthetic merit.
18	Woodsome Street	MOUNT LAWLEY		Cat 2A		15.584		An inter war bungalow, which contributes to the streetscape of Woodsome Street and has some aesthetic merit.
23	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.579		An inter war bungalow in Mt. Lawley, which contributes to the streetscape of Woodroyd Street and has some aesthetic merit and is authentic.
29	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.580-		An inter war bungalow in Mt. Lawley, which contributes to the streetscape of Woodroyd Street and has some aesthetic merit and is authentic.
41	Woodroyd Street	MOUNT LAWLEY		Cat 2A		15.581		An unusual inter war bungalow in Mt. Lawley, which contributes to the streetscape of Woodroyd Street and has some aesthetic merit and is authentic.
50	Woodsome Street	MOUNT LAWLEY		Cat 2A		15.588		An inter war bungalow, which contributes to the streetscape of Woodsome Street and has some aesthetic merit and is an authentic state in terms of house and garden.

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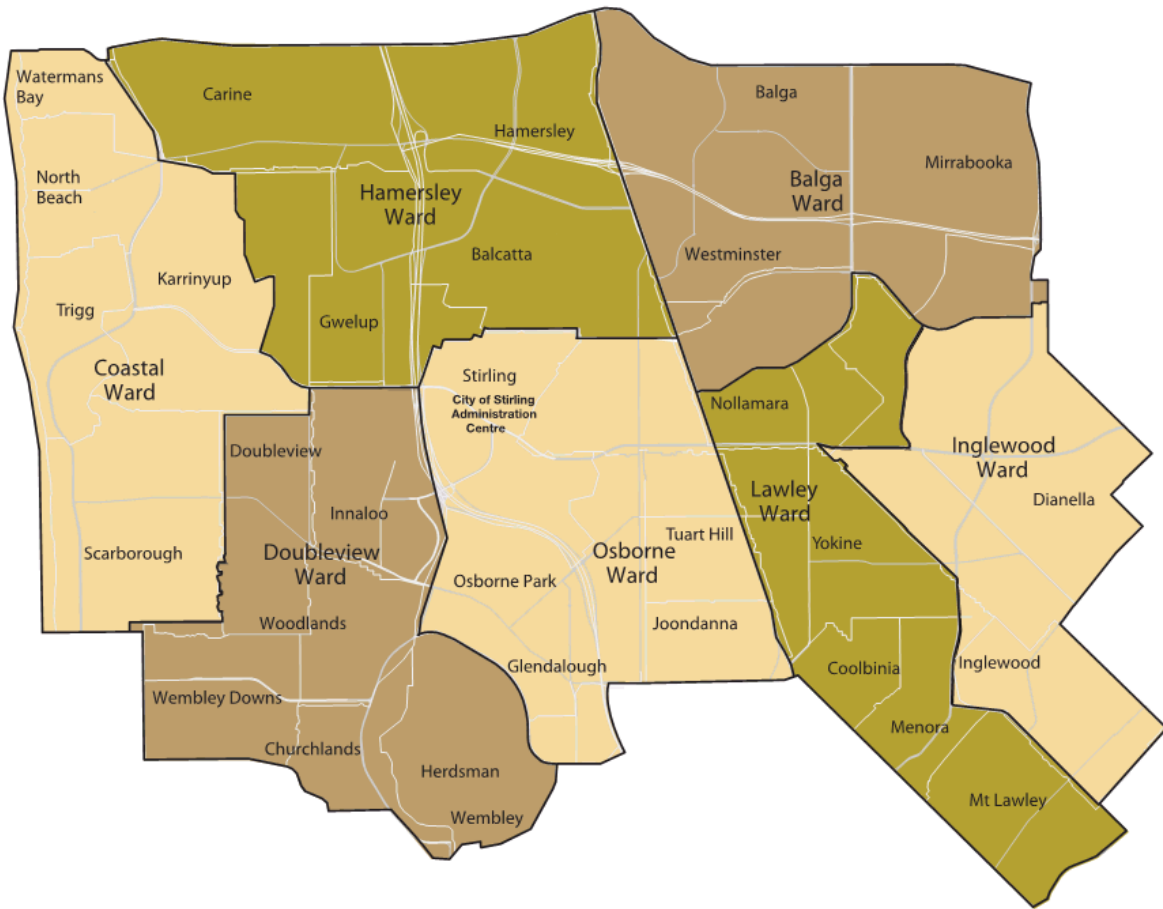
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City of Stirling boundary and suburbs

## Introduction

This Heritage Management Strategy (Strategy) has been prepared to help set the future direction for heritage management within the City of Stirling (the City). The City is located eight kilometres north of Perth CBD; covers an area of around 100 square kilometres and includes 29 suburbs with over 89,000 dwellings<sup>1</sup>, over 600 hectares of natural bushland, 26 wetland sites and 6.5 kilometres of coastal dunes and beaches. It has a rich and varied heritage, which is reflected in the City's built form, environment, history and collections.

The City recognises that its heritage is a valuable asset, which is important to its social, environmental and economic prosperity. Accordingly the City has pro-actively sought to identify, protect and promote its heritage. In 2012 these efforts were rewarded when the City won the Heritage Council of Western Australia Metropolitan Award for Outstanding Heritage Practice by a Local Government Agency.

Building on these considerable efforts, the City has developed this Strategy to provide clarity on its commitment to heritage management; to ensure that the management of its heritage assets occurs in a coordinated and effective manner; and to capitalise on the many benefits that its heritage affords. Specifically, this Strategy provides a framework to help guide the City in its endeavour to comprehensively identify, protect, manage and promote its heritage, allowing Council to:

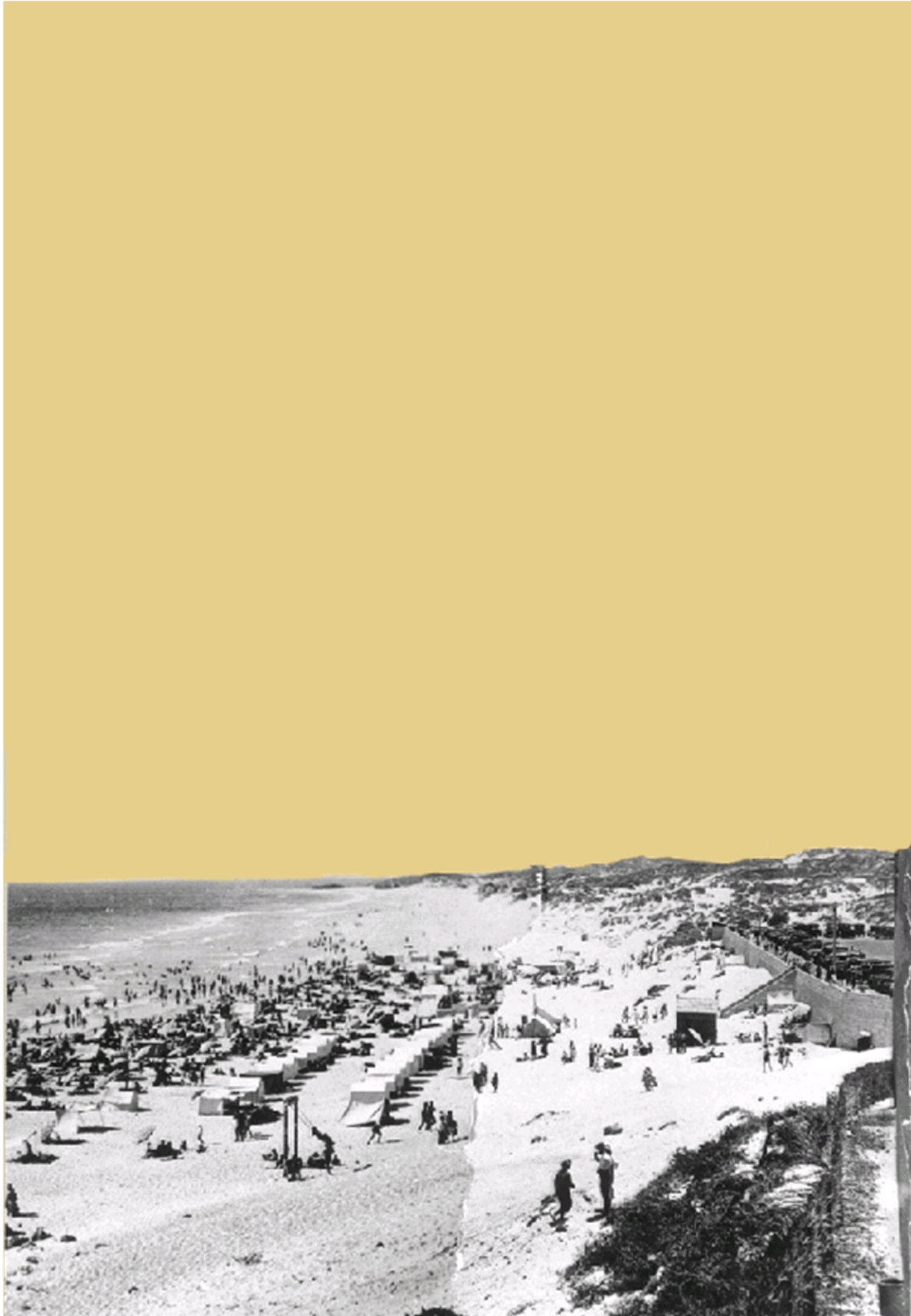
- identify positive heritage measures already employed by the City;
- identify and prioritise work to be done in the future;
- appropriately manage and monitor the heritage assets; and
- report on and celebrate achievements.

Note: The following are not included within the scope of this Strategy:

- The conservation of Aboriginal heritage; and
- The conservation of natural heritage

Both of these are covered by other Acts and supported by other City Strategies..

<sup>1</sup> Australian Bureau of Statistics 2011



2 A day at Scarborough Beach in the 1930s. Source: City of Stirling Local History Collection LH000037.

## Our Vision

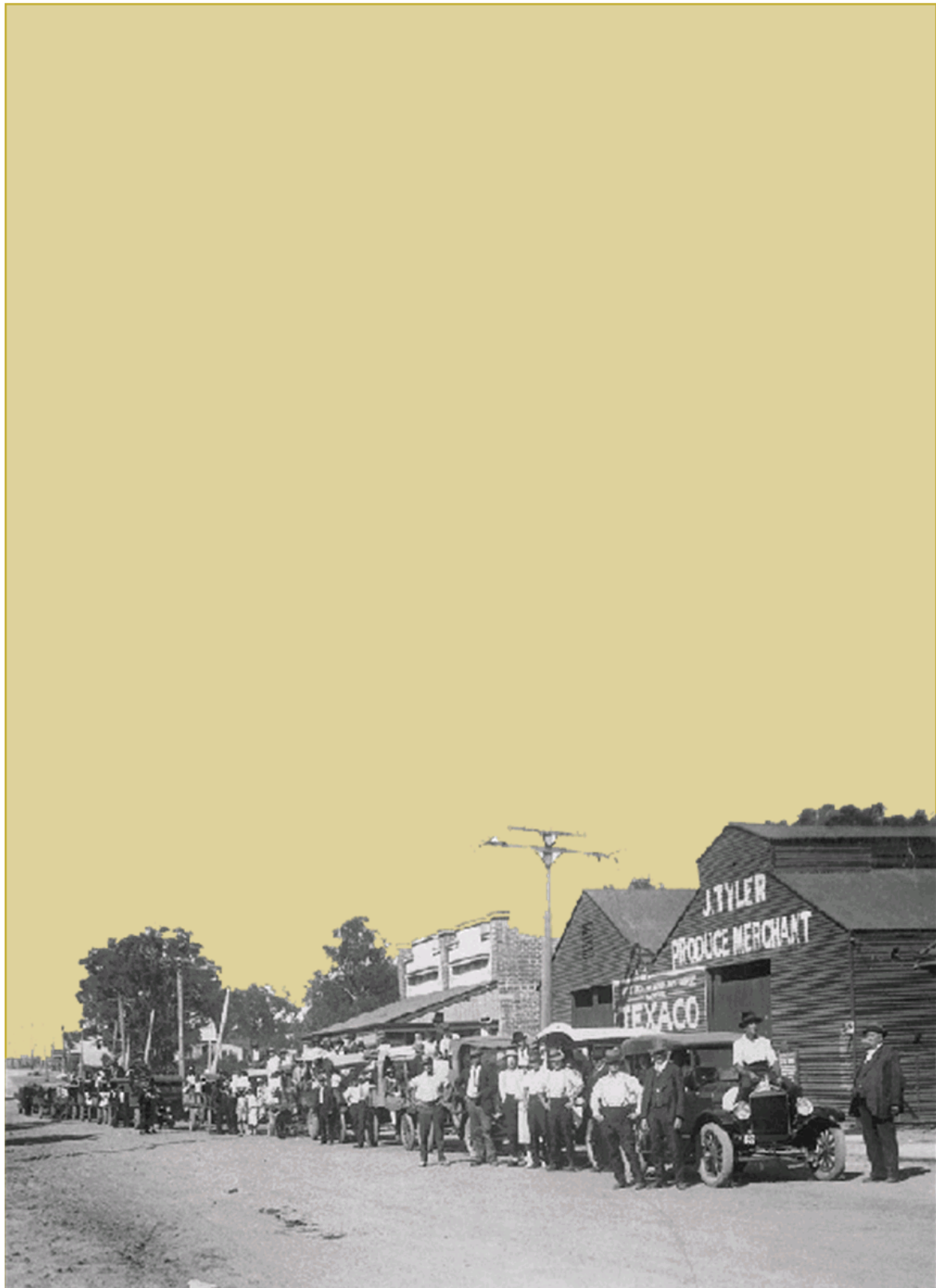
The following visions aim to articulate the aspirations of the City in relation to the future of its heritage management and underpins every action nominated in this Strategy.

To improve awareness and foster a greater appreciation of the City's rich and diverse heritage; and to collaborate with the community to safeguard, sensitively adapt and celebrate our heritage for the benefit of present and future generations.

## Objectives

The following objectives support the vision and have also informed the development of actions to enhance the City's heritage management endeavours:

- Continue to ensure the City's planning policies facilitate the sound conservation, successful adaptation and harmonious development of the area's heritage places in a fair and consistent manner.
- Provide encouragement, practical advice and support for the range of stakeholders involved in the care and conservation of the City's heritage.
- To raise public awareness, appreciation and understanding of the City's heritage through education and promotion.
- To promote research, analysis and an understanding of the City's heritage to ensure a sound knowledge base and to assist stakeholders make informed decisions.



Annual market gardeners' picnic leaving from John Tyler's store in Main Street, Osborne Park, 1914/1918  
Source: City of Stirling Local History Collection LH000163

4

## The Strategy

The City's strategy for heritage management is embodied under four main themes as follows:

**Understanding** – the City will seek to identify, assess and document its heritage in line with the principles and practices of the Burra Charter.

**Protecting** – the City will safeguard its heritage for current and future generations by maintaining and reviewing its Heritage Protection Areas, Heritage List and associated policies.

**Sustaining** – the City will continue to build partnerships and capability amongst the broad range of stakeholders involved in its heritage in order to share knowledge and expertise and provide incentives and resources to help sustain its heritage outcomes. The City will continue to maintain and expand the City's community heritage museum (Mount Flora Museum) as a record of its rich and diverse history.

**Celebrating** – the City will celebrate and promote its heritage through its biennial heritage awards and other events in order to promote local distinctness and those places/stories/events which help shape the on-going evolution of the City.

## Action Plan

In order to achieve the vision, and enhance the delivery of heritage management, an Action Plan has been developed under four main themes.

- **Understanding** - identifying, assessing and documenting the City's heritage.
- **Protecting** - securing statutory protection for significant places, developing policy/guidelines to assist decision making and appropriate management of the City's heritage.
- **Sustaining** - incentives, education/training, adequate resourcing and coordination/alignment of efforts.
- **Celebrating** - measures to raise awareness and appreciation of the City's diverse heritage.

The tables on the following pages set out a framework of actions for each of the above four main themes along with suggested priorities for the implementation of actions. Actions are prioritised based on the following levels:

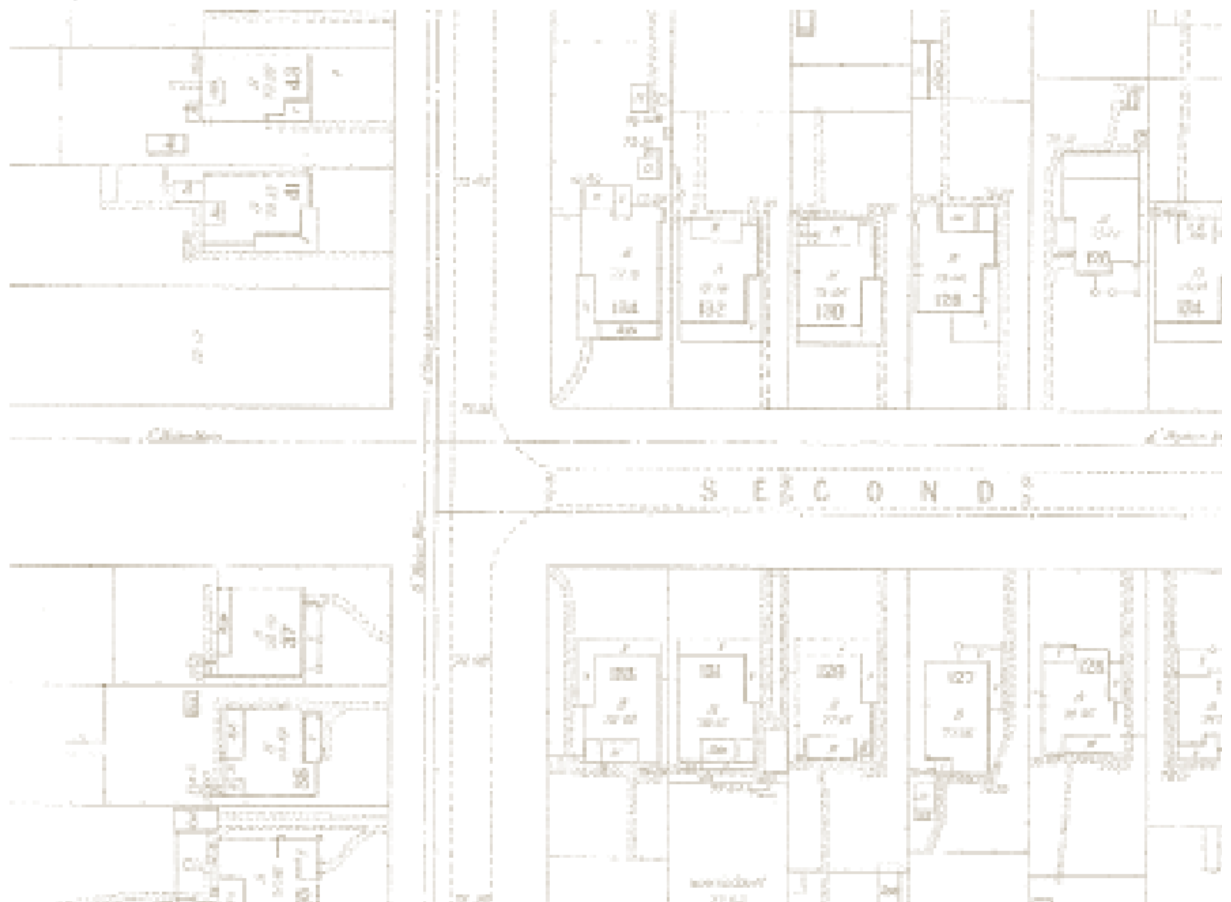
- High
- Medium
- Low
- Ongoing

# Understanding

Comprehensively understanding that heritage provides an important foundation/evidence base for heritage management and ensures that the stories and places that have shaped the City can be celebrated and appropriately protected. Understanding is an ongoing process and encompasses a wide range of actions ranging from preparing the Local Government Heritage Inventory and Heritage Lists, undertaking oral histories and developing and maintaining collections.

Under the Heritage of Western Australia Act 1990 the City must prepare and maintain a local government inventory of buildings with cultural heritage significance. This inventory has no statutory power to protect a place, but acts as a database for the guidance of the Council and the community in general.

This section aims to ensure the City comprehensively identifies, prioritises, and records its tangible and intangible heritage.



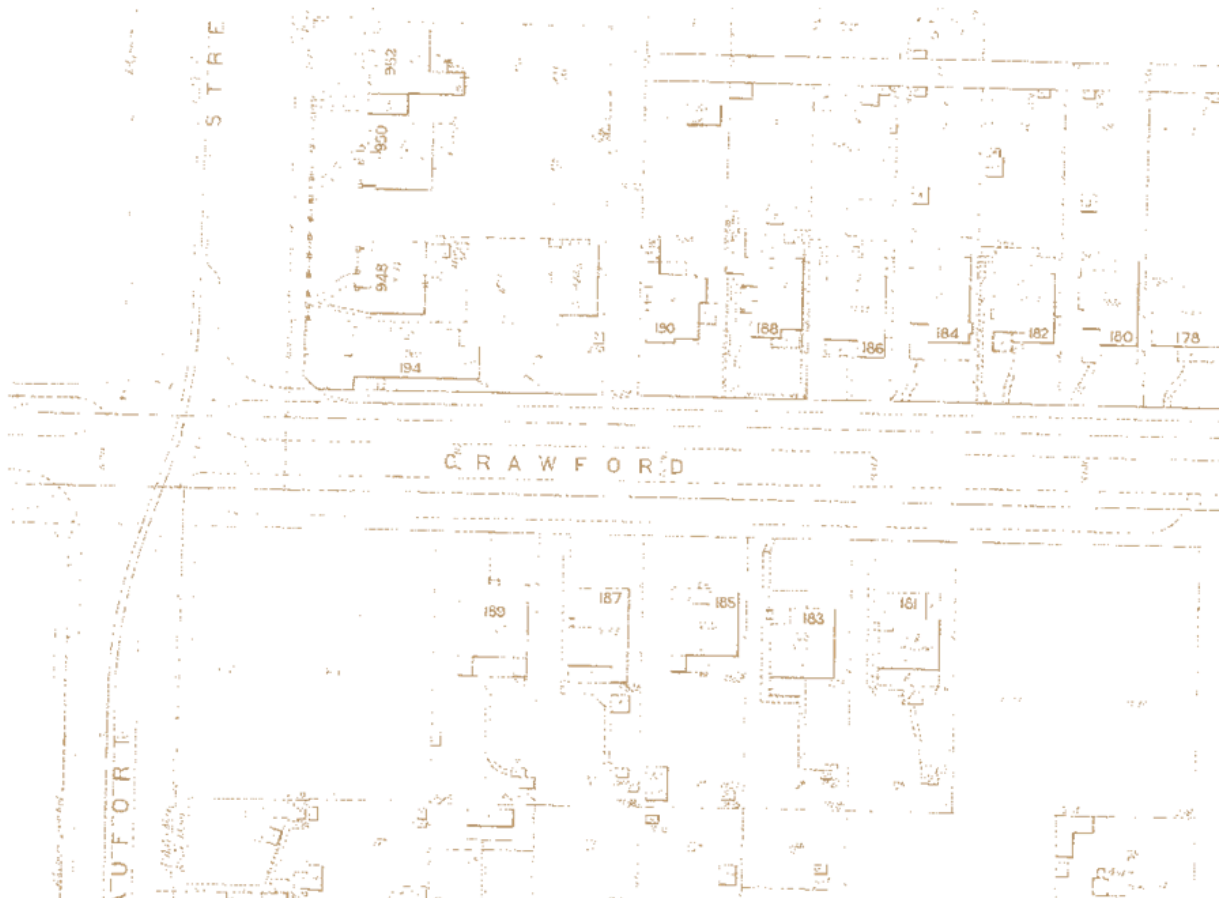


Strategy	Initiative		Priority
Ensure the Local Government Inventory meets the standards of the State Heritage Office	U1.1	Update and maintain the City's Local Government Inventory	On-going
	U1.2	Develop a Thematic History, which addresses the history of the physical development of the local district. Seek to ensure all phases of development are represented on the Local Government Inventory.  NOTE: A Thematic History is part of a Local Government Inventory and includes a concise narrative of the chronological history of the area addressing key events. It also includes a summary of key themes.	Medium
	U1.3	Update the State Heritage Office's inHerit database and correct anomalies.	On-going
Ensure the community is aware of its heritage and associated significance	U1.4	Include a layer on the City's Intramaps for places on the Heritage List in addition to the existing information on the Heritage Protection Areas.	On-going
	U1.5	Ensure Place Record Forms are made available in a digitised format.	On-going
	U1.6	Prepare a 'Heritage Information Pack' to be made available to new owners within the Heritage Protection Areas or owners of places on the Heritage List.	Medium
Continue to develop the Local Studies Collection	U1.7	Examine the current collection and identify strong areas as well as gaps in order to identify and communicate priorities for targeted research/outreach.	On-going
	U1.8	Develop a program for Oral History recording identifying priorities and explore innovative ways to use the content.	On-going
	U1.9	Investigate simple Archival Records for buildings to be demolished (regardless of heritage status) to record how the City has evolved over time. These are to be catalogued in the Local	Low
	U1.10	History Collection. Encourage the community to contribute to the Local Studies Collection, in line with the Library Collection Development Policy and priority needs. For example: <ul style="list-style-type: none"> <li>• Hold open days where people can donate items for the collection.</li> <li>• Hold 'how to research the history of your home' workshops.</li> <li>• Run 'can you help' notices in the West Australian and the City's Community Newsletter.</li> <li>• Enable stories and images to be contributed via Chronicle Scarborough or another online presence.</li> </ul>	On-going
	U1.11	Continue to add photographs and objects to MOSAIC, the City's online database.	On-going
	U1.12	Liaise with Universities and TAFE with courses in Heritage Studies to develop opportunities for students to undertake investigations or thesis work on aspects of the area's history.	On-going
Facilitate public access to the Local History Collection.	U1.13	Liaise with relevant local historical societies to gain an understanding of the nature and extent of their collections and areas for collaboration.	On-going

# Protecting

Tangible heritage is a precious and finite resource, which once lost is gone forever. Heritage places are an integral part of the urban environment and help create value and local distinctiveness. To ensure the City's heritage is safeguarded for current and future generations it is vital that there are mechanisms in place to protect; manage change and to facilitate successful adaptation. Actions in this section seek to provide a framework for the protection of the City's heritage.

It is important to clearly define and delineate the various levels of protection to avoid any confusion or duplication. In particular, to clarify the specific roles and interaction between the Heritage List and Heritage Protection Area provisions



Strategy	Initiative		Priority
Ensure the City's places of heritage significance are appropriately identified and afforded protection	P1.1	Undertake a process to identify and assess places that are of heritage value through the use of appropriate tools (such as, Heritage List and Heritage Protection Areas)	On-going
	P1.2	Maintain the City's Heritage List to protect individual places: <ul style="list-style-type: none"> <li>• of heritage value outside of the Heritage Protection Areas; and</li> <li>• identified as Management Category A (Places of Exceptional Cultural Heritage Significance) within the Heritage Protection Areas.</li> </ul>	On-going
	P1.3	Maintain appropriate levels of protection for places within the City's Heritage Protection Areas which cover the suburbs of Mt. Lawley, Inglewood and Menora. In the Heritage Protection Areas, only Management Category A (Places of Exceptional Cultural Heritage Significance) properties are included on the City's Heritage List, as all other properties enjoy the protection of the Character Retention Guidelines adopted for the Heritage Protection Areas.	On-going
Apply good heritage management practices to City owned or managed assets	P1.4	Prepare (and regularly update) a list that identifies heritage places in the City's ownership and control so that Asset Registers can be regularly updated to identify the status and significance of heritage places.	On-going
	P1.5	Ensure Asset Management Plans include a provision for the maintenance and capital works pertaining to heritage listed assets.	High
	P1.6	Prepare a Conservation Management Strategy (CMS) for all the City's own Heritage Assets, which sets out the significance of a place and strategies to guide and manage change.	Medium
Ensure appropriate Guidelines and Policies are in place to manage change	P1.7	Continue to monitor the Heritage Protection Area Scheme provision requirements and Character Retention Guidelines to ensure that they remain consistent with other Policies/ Scheme requirements and to ensure best practice in heritage management.	On-going
	P1.8	Investigate requiring that all development applications for new houses and commercial developments in the Heritage Protection Areas require the submission of a Heritage Impact Statement.	Medium
	P1.9	Ensure that non-compliances relating to heritage development are investigated and actioned appropriately.	On-going
Identify and discourage instances of demolition by neglect	P1.10	Continue to address demolition by neglect, by: <ul style="list-style-type: none"> <li>• Providing information to owners on the importance and value of heritage places; and the incentives available.</li> <li>• Issue Heritage Conservation Notices where deemed appropriate.</li> </ul>	On-going
		P1.11	

# Sustaining

The effective management of the City's heritage is reliant on the alignment of efforts, collaboration and co-operation amongst all stakeholders. Strategically planning, building knowledge, sharing experience and expertise are key to facilitating good heritage outcomes, whilst making the most of much sought after resources. Sustaining the City's heritage also relies on supporting landowners through a variety of means to help foster positive attitudes.

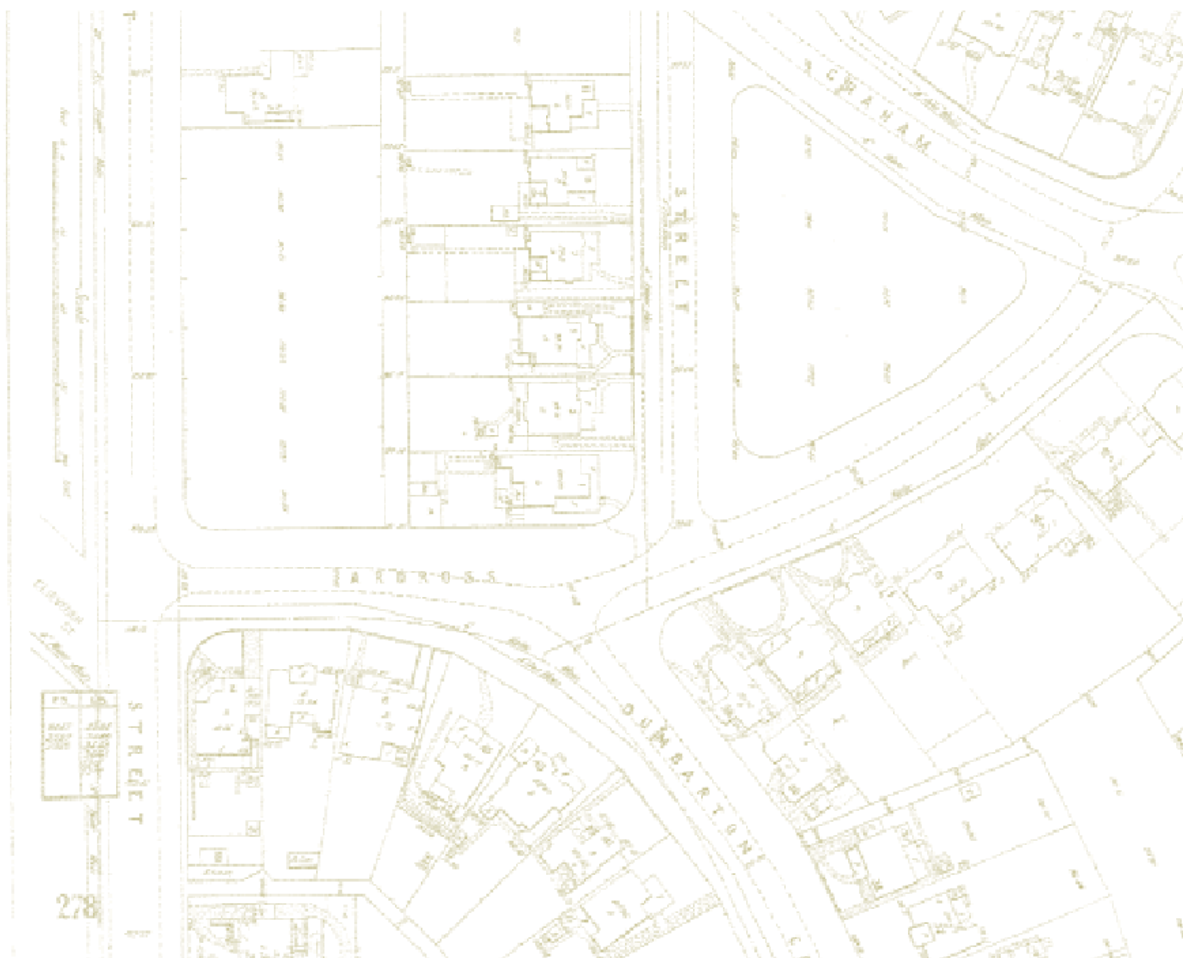
This section provides incentive and support mechanisms to help foster positive and informed heritage outcomes in a coordinated and collaborative way.



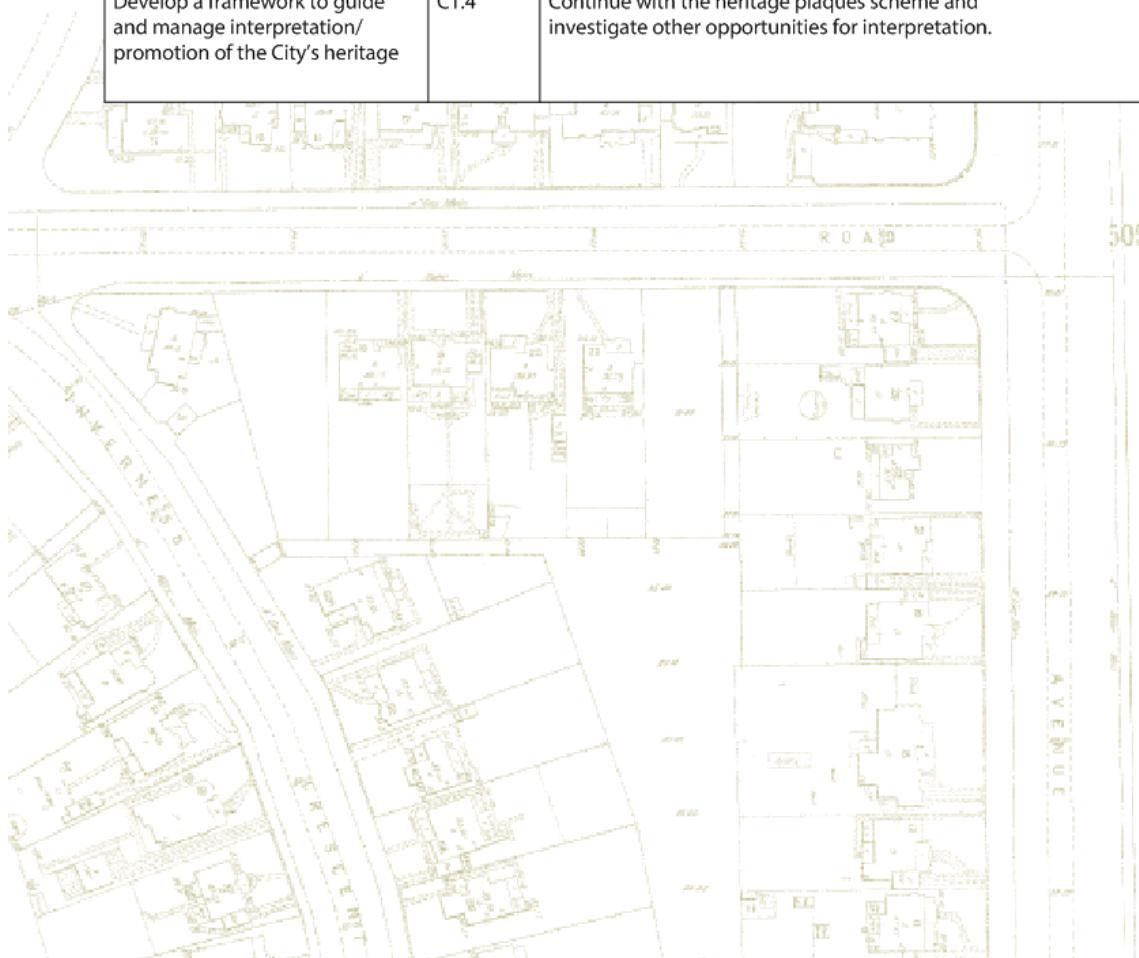
Strategy	Initiative		Priority
Raise the profile and capacity of Local History	S1.1	Develop a comprehensive Local History Strategy, which: <ul style="list-style-type: none"> <li>Identifies the needs of the community, library members and other stakeholders as it relates to local history.</li> <li>Sets out strategies and projects to enable the collection to develop, improve and promote the local history collection.</li> <li>Outlines what resources are needed to implement the Strategy. Special focus should be given to the staff resourcing and the potential for a public accessible local history library.</li> </ul>	Medium
Build capacity in house to deliver sound and consistent heritage advice	S1.2	Investigate opportunities to build capacity to ensure informed and consistent advice is provided to all stakeholders in relation to heritage matters.	On-going
	S1.3	Continue to implement the free Technical Advice initiative to assist in solving issues and negotiating outcomes relating to the development of heritage properties. Ensure review of advice from time to time and monitor the effectiveness of this initiative..	On-going
Explore and make available funding opportunities for heritage	S1.4	Prepare a Grants Register to identify opportunities for the City to obtain funding for heritage conservation and promotional activities. Strategically identify eligible projects and apply for funding. Monitor the effectiveness of this initiative over time.	High
	S1.5	Budget resources for heritage promotion and education, which enables increased activity/projects to engender a strong support and connection to heritage, including the continued implementation of the City's Heritage Grant Scheme and Rates Concessions initiatives.	On-going
Support organisations who promote and celebrate the City's heritage	S1.6	Continue to work with relevant stakeholders including partners, community members and organisations to assist them in celebrating and promoting the heritage of the City.	On-going
Develop an integrated approach to cultural heritage management.	S1.7	Continue supporting a community based Heritage Advisory Panel to assist the City in its endeavour to understand, promote and protect its heritage.	On-going

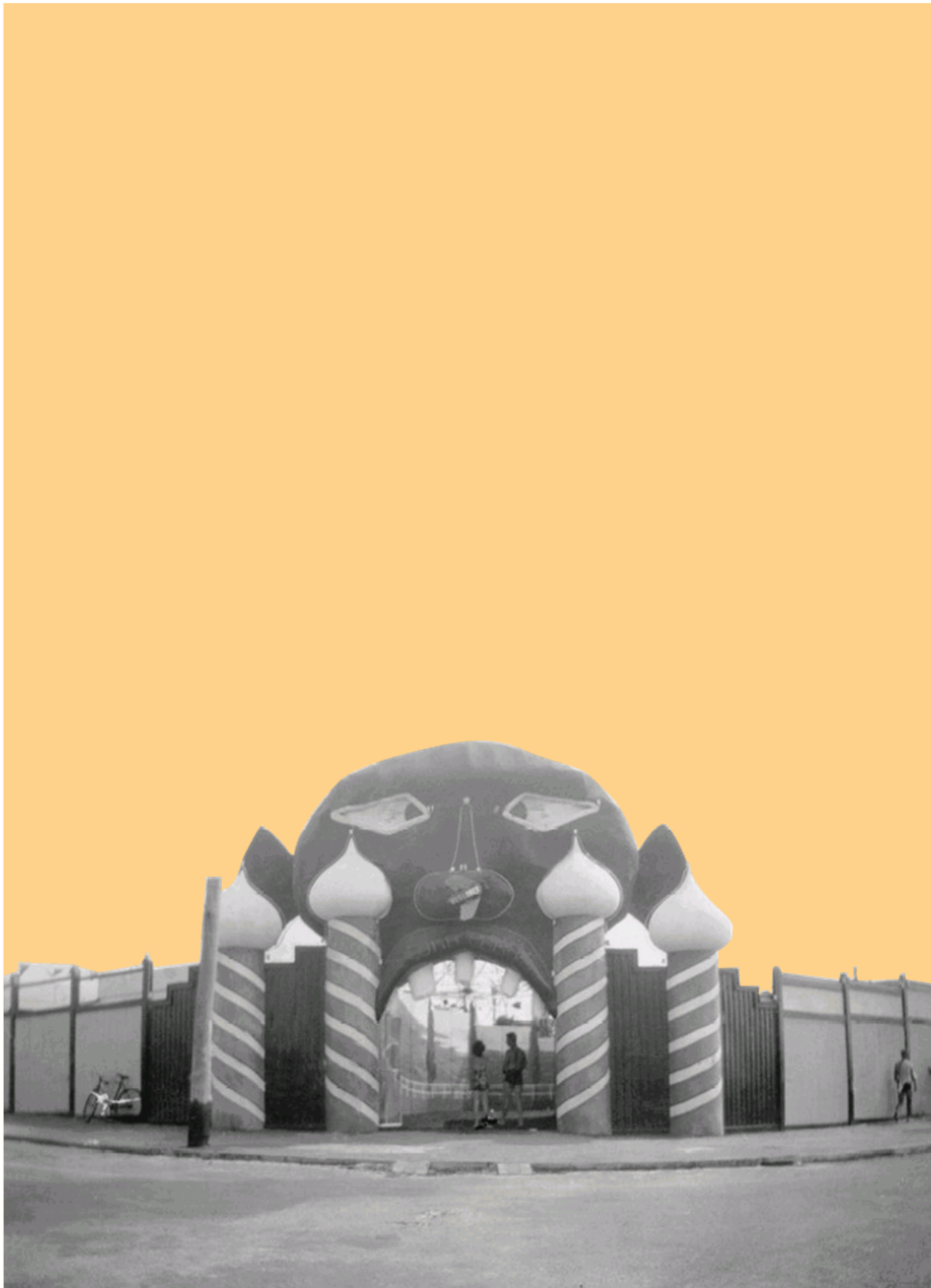
# Celebrating

Celebrating the City's heritage can help promote local distinctness and can improve its sustainability through increased public awareness. Promotional initiatives can also provide the City's heritage with contemporary relevance, encourage interest and help enhance a sense of connection to place. This section provides actions to unlock the potential of the City's heritage through increase public understanding, awareness and enjoyment.



Strategy	Initiative		Priority
Foster positive perceptions and awareness of the City's heritage	C1.1	Enhance the heritage information portal on the City's website to make it more visually engaging and to include: <ul style="list-style-type: none"> <li>· Place Record Forms</li> <li>· Detail on the benefits of heritage</li> <li>· Examples of good heritage outcomes/projects</li> <li>· Information to assist property owners conserve their heritage places</li> <li>· Links to the Local History Collection including photographs as well as local history organisations</li> </ul>	High
	C1.2	Continue to celebrate the City's heritage through City's biennial Heritage Awards.	On-going
	C1.3	Continue to celebrate the City's heritage through events and promotional material as appropriate.	On-going
Develop a framework to guide and manage interpretation/promotion of the City's heritage	C1.4	Continue with the heritage plaques scheme and investigate other opportunities for interpretation.	On-going





Luna Park was located at No. 241 West Coast Highway, Scarborough (no longer extant). Source: City of Stirling Local History Collection LH000362

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## **What is Heritage?**

Heritage means different things to different people. The City recognises that heritage can incorporate both tangible and intangible elements that are valued by the community. It is present in many forms such as landmarks, places, buildings, objects, cultural landscapes and the stories and traditions associated with them. As a community, we share the responsibility to identify and respect what is important, and for the purpose of this Strategy we have defined heritage as:

**Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations.**

The City of Stirling contains a wealth of heritage assets, which pre-date colonial settlement and span through to the present day. These Heritage Assets include archaeological finds, sites of mythological importance, buildings, heritage areas and landscapes, which are significant both at a local and State level. Heritage assets are not just restricted to places but also included as objects, records and collections, which play an important role in the public's understanding of the area's heritage, creating an on-going link to the past.



Tram cable maintenance in the Mount Lawley and Inglewood c.1958. Source: City of Stirling Local History Collection LH000139



Beaufort Street, Mt Lawley, 2014. Source: TPG

## Why Protect Our Heritage?

Heritage plays a pivotal role in understanding where we have come from, the way we live and the traditions we hold dear. Heritage is a finite resource; once lost it is gone forever. Therefore the protection and considered management of the City's heritage is an important process as further explored below:

- Heritage places can prompt curiosity about the past and remind us of special moments in time.
- Heritage places help define a location's special identity and helps underpin its sense of place, often contributing to the attractiveness and amenity of the environment.
- Heritage places are an integral part of the urban environment and also provide a foundation for place making initiatives.
- Heritage places offers unique visitor experiences and provide tourism opportunities, which in turn support and enhance local economies.
- The protection of heritage places promotes a sense of well-being and continuity within communities.
- Sensitive adaptations of heritage buildings for new purposes can also avoid or reduce demolition waste, having economic and environmental benefits.
- Heritage places can be important sources of classroom learning and educational awareness.
- Heritage places help activate areas and attract visitors.

There are also legal obligations, which require Local Governments to identify, protect and appropriately manage heritage places.

## Strategic Context

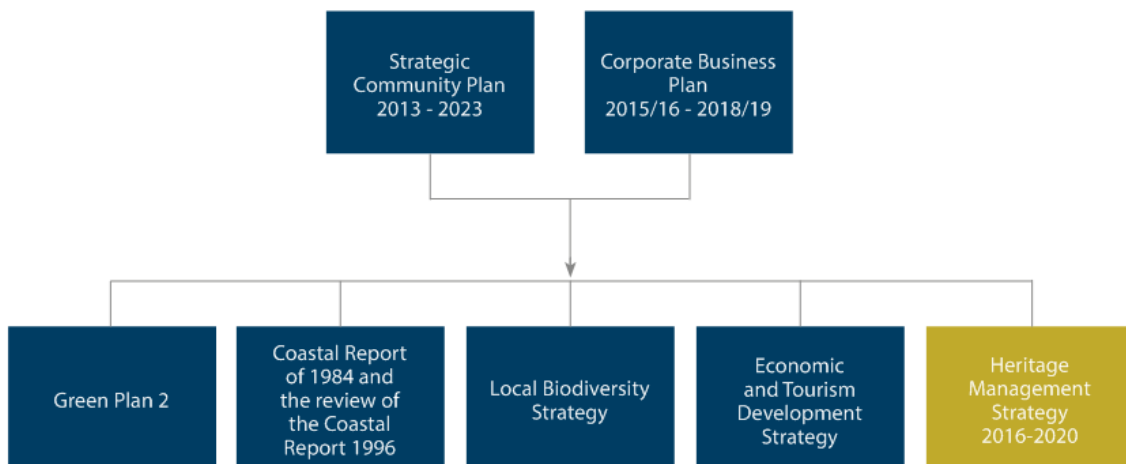
The City has a suite of strategic plans, which set the goals and direction for the City's future activities. The most important of these is the City's Strategic Community Plan 2013 - 2023 which was adopted by the Council in April 2013. The City's commitment to protecting its heritage assets for future generations is established in this Strategic Community Plan 2013-2023, which sets out the following key objective:

'A Strong Sense of Place – Our suburbs will have their own unique character based on the heritage, high-quality built infrastructure and a strong sense of community in each neighbourhood.

The Corporate Business Plan is updated annually and provides actions on how to fulfil the objectives of the Strategic Community Plan. Together these documents comprise the City's 'Plan for the Future'. The Corporate Business Plan provides the following actions to meet the above objective:

- Run the Heritage Awards Program biannually
- Develop a Heritage Strategy
- Develop and implement a Heritage grants policy/ procedure
- Progress the development of the City's Heritage Items List
- Increase the City's collection of local ephemera, oral history and historical photographs and improve public access to heritage information

This Heritage Management Strategy informs the City's Strategic Community Plan 2013 - 2023 and Corporate Business Plan, along with other key documents including the Local Biodiversity Strategy, the Coastal Strategy, Green Plan 2 and Economic and Tourism Development Strategy 2013-2023.





St Patrick's Anglican Church 2014. Source: TPG

## Supporting Background - Stirling's Story

The below narrative provides a brief snapshot of how the City of Stirling has evolved. It is not intended to be a comprehensive historical account. We encourage you to delve deeper into the history of the City by visiting the Mount Flora Museum, your local library or by exploring one of the various online resources.

### Aboriginal Occupation

Nyoongar people have occupied the south west region of WA for over 40,000 years. Nyoongar boodjar (people's country) is made up of many regions, the City of Stirling falls within the Whadjuk Nyoongar Mooro Country. Mooro Country extended from the Indian Ocean in the west to the Swan River in the south, to Ellenbrook in the east and to beyond Yanchep in the north.

The Mooro people seasonally migrated from the coastal wetland areas in summer/autumn to inland areas in winter/spring. A coastal wetlands trail for Nyoongar people extended from the Swan River along a chain of lakes at Monger, Herdsman, Gwelup, Goollellal, Joondalup, Neerabup and Nowergup to Yanchep. These freshwater wetlands with their abundant water fowl, tortoises and frogs were the focus for camping, ceremonial activities as well as hunting and gathering during the dry summer months.

Nyoongar people believe that the chain of lakes is fed by an underground water system created by the Waugal (the Rainbow Serpent) and sees the chain of lakes as really "all the same water" that is 'one water, many lakes.'<sup>2</sup>

### Early Land Grants

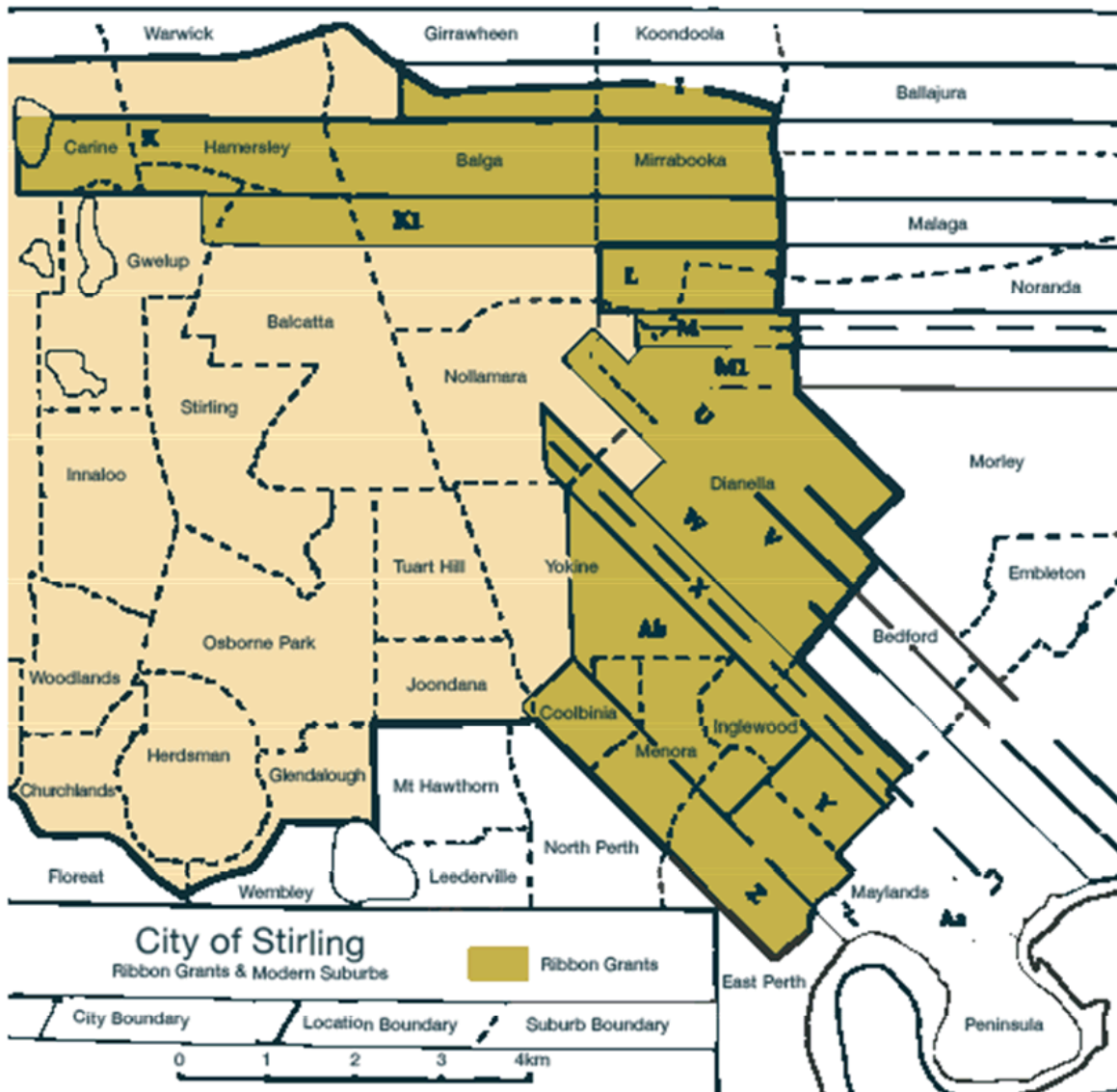
The Swan River Colony, established in June 1829, was the only British colony in Australia established on the basis of land grants to settlers. The vast amounts of land promised to settlers was so far out of proportion to the available good land that James Stirling was obliged to limit the amount of river frontage per grant, forcing the Surveyor-General John Septimus Roe to grant long thin "ribbon" allotments each with a small amount of river frontage.

A significant proportion of the City was allocated in the ribbon allotments. However, the majority of the area that is now the City of Stirling remained undeveloped for many years with land used mainly for grazing. Development was constrained by lack of accessibility, with limited roads, and because the climate, soils and growing seasons in the new land had yet to be properly understood.<sup>3</sup>

This is not to say that settlement did not occur out on the frontier. For example North Beach, which also included the suburbs now known as Carine, North Beach and Hamersley was owned by the Hamersley family, who arrived in the Swan River Colony in 1837. The Hamersley family built a summer home, called "The Castle" in 1865, where their large family as well as the Perth elite congregated for summer holidays. The area also served as a stopping point and watering hole along the Coastal Stock Route between Dongara (near Geraldton) and Fremantle.

<sup>2</sup> City of Stirling Reconciliation Action Plan 2014-2016

<sup>3</sup> Dianella Local Area Plan



City of Stirling Ribbon Grants and Modern Suburbs. Source: Diversity's Challenge – A History of the City of Stirling



## **Establishment of Government**

Local government in the City of Stirling dates from the establishment of the Perth Roads Board on 12 February 1871, under the Roads Boards Act 1871, whose responsibilities largely centred around the construction and maintenance of roads, bridges and drains. The Perth Roads Board included a large area, which also encompassed the areas now known as Wanneroo, Joondalup, Bayswater and Belmont.

The foundations of the road system which the Board was responsible for, dated from May 1871, when eight public roads were proclaimed. Two of the major roads traversed the Stirling area, being the Perth to West Guildford Road, and the City's north-western corner to Wanneroo, (although these were little more than boggy, winding sandy tracks). Minor roads sought to serve the handful of settlers in the wetlands between Freshwater Bay and Carine Swamp. By the late 1880s, as dairying and market gardening became more widespread around the wetlands, Settlers petitioned the Board for Roads for extensions.

Convict labour was directed to improve the main roads, however even with new construction methods, including the use of limestone rubble or jarrah blocks, travel continued to be hazardous for many years.

With the passage of the Local Government Act 1960, all road districts became 'Shires' effective from 1 July 1961. The Shire of Perth had a population of 84,000 in 1961. It was declared a City and renamed Stirling on 24 January 1971.

## **Working the Land**

Towards the latter part of the nineteenth century market gardens began to be firmly established around the City's chain of wetlands as the fertile swampy land proved well suited for agriculture. Other parts of the area were left as timber reserves and bushland, as they offered minimal agricultural or farming potential. The local Chinese population were involved in market gardening, yet over time the number of Italian immigrants in the area increased and a greater range of rural activities, such as poultry farms and piggeries were introduced.



Osborne Park Board of Health (fmr) constructed 1928. Source: TPG 2014



Street scene Mount Lawley (undated). Source: City of Stirling Local History Collection LH000123

## Advancing the Suburbs

Population increases, the result of the Western Australian gold rush (1880s/1905), led to the suburbanisation of the areas north of Perth. Subdivision of crown land and farmland began to occur in response to the demand for housing. There had been speculative investment in land around the Perth to Midland railway when it was established in the 1880s. This coupled with the proximity to the city made the area in Mount Lawley attractive to city workers. This was a time of great growth in commerce and trade that followed the gold boom period.

Subdivision of Mount Lawley began in 1892. The area attracted wealthy business people and high-ranking public servants, with houses built to a high standard. Amenities such as churches and colleges were also provided in order to cater for the local population. The Beaufort Street shopping strip developed during this period to cater for the needs of the local residents. Trams along Beaufort Street connected Perth to Inglewood in the early 1900s, with the tramline being extended by a few hundred metres periodically, in order to keep pace with the expansion of housing.

The development of Balcatta and Osborne Park was also aided by the opening of a tramline along Main Street and establishment of the Osborne Park townsite as a focal point of activity for the district.

Architectural styles from this period are predominantly Federation Bungalows and Federation Queen Anne, with some examples of Federation Arts and Crafts, and the Inter-War Californian Bungalow, Mediterranean and Spanish Mission styles.

Areas further out such as Innaloo and Doubleview were still largely used for grazing and agriculture or remained as bush into the early part of the twentieth century.

## Coastal Holiday Resorts

During the early to mid twentieth century city dwellers and those living in the more remote suburbs sought out 'holiday resorts' close to Perth. Cottesloe, Scarborough, North Beach, Rockingham and Point Peron were popular holiday destinations.

However even up to the 1930s these holiday resorts were largely deserted in winter, and occupied in summer by a small number of holiday makers. Day-trippers were rare because of poor roads, inadequate public transport and lack of private motor vehicles. There were generally two types of holiday makers at the City's coastal attractions such as Watermans, Trigg, North Beach and Scarborough - those that had holiday homes and shacks where they lived for the summer months, and those that brought their tents and supplies up the rough roads to camp. The early years in these areas consisted of mainly holiday or fisherman's shacks till the Post-War era, when they became established residential suburbs.

## Change Post World War II

In the immediate Post-World War II period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and also the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years. However, Australians were encouraged to have large families to populate the country, and this, together with the steady flow of immigrants, resulted in a great demand for housing. As Perth's northern suburbs grew after World War II, agricultural activity began to relocate further north as residential development progressed rapidly.

Extensive development in the Innaloo area began in the 1940s, with the 1950s being a period that saw Scarborough, Dianella, Woodlands and Gwelup transform. Aided by the construction of 'Returned Soldiers Homes' the post-war years saw significant development occurring in Doubleview. The State Housing Commission undertook much of the first large-scale residential development in Karrinyup to provide for Perth's post-war boom and was instrumental in developing Balga, Nollamara and Westminster.

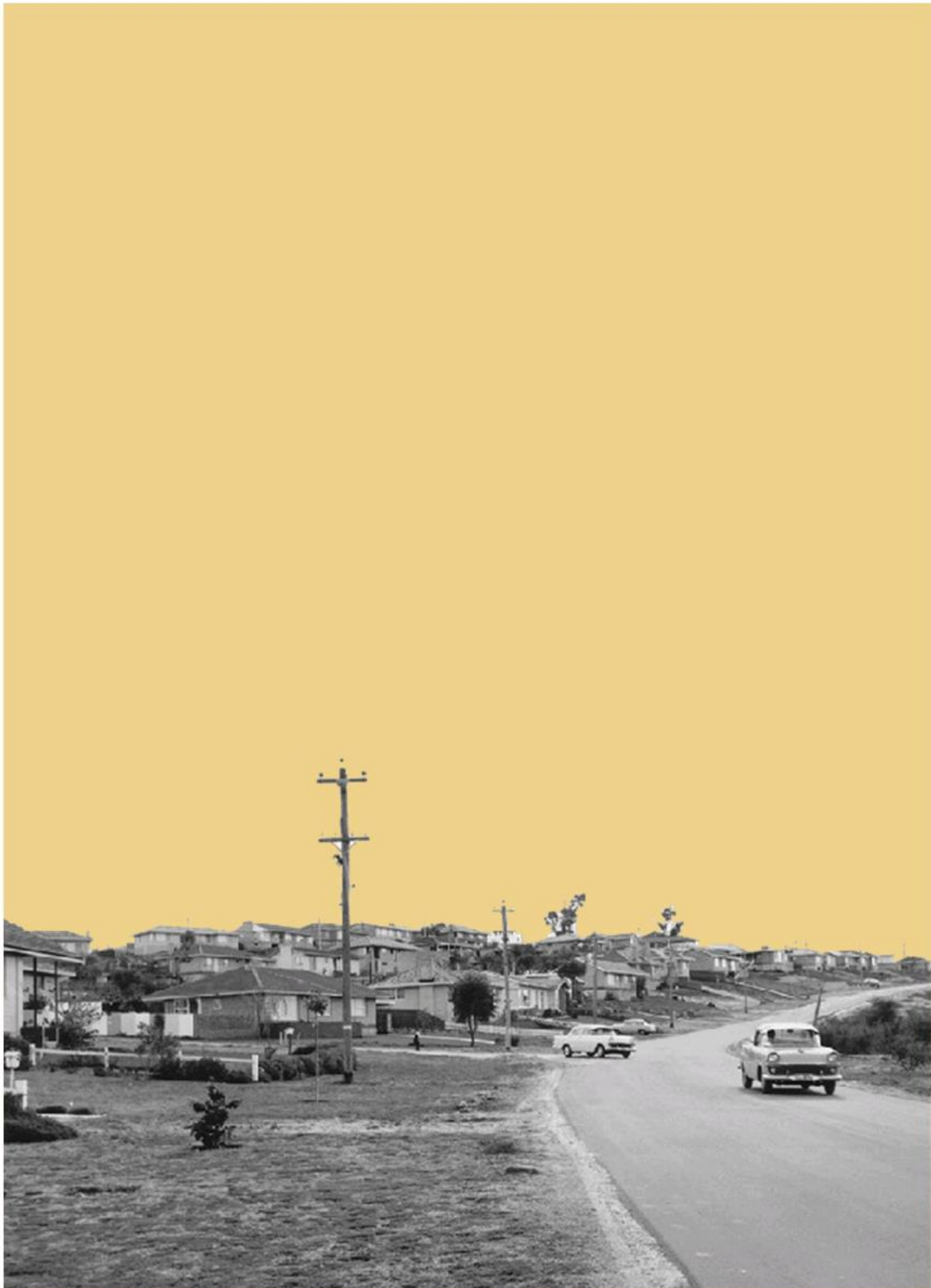
Residences in the post-war years were primarily single detached homes of modest construction, which reflect post-war design standards. The lack of materials and rising costs resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reduction of verandahs to small porches.

## From the 1970s

Urban development began in the Carine and Hamersley area in 1970s in response to concern over rising land prices in the Perth Metropolitan area. Redevelopment in the region also led to the establishment of the new suburb of Stirling, which was officially gazetted as a suburb in 1976 to be the home for the City of Stirling's new administrative headquarters and to provide new residential land.

It was during the 1960s and 1970s that highly-regarded architect, Iwan Iwanoff developed a number of houses in the Late Twentieth Century Brutalist style in the suburbs of Dianella and Karrinyup. One of these houses, Marsala House, has been listed on the State Register of Heritage Places and is reported to be the youngest building on this register.

Other major developments of this time were Karrinyup Shopping Centre and the Rendezvous Observation City, originally built in 1986 for Alan Bond.



Housing development along Karrinyup Road, Karrinyup in the 1960s. Source: City of Stirling Local History Collection LH000057



Trams meeting the transport needs of the day, Civic Corner, Inglewood, 1939. Source: City of Stirling Local History Collection LH000138

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## Heritage Recognition

Community interest in the protection of heritage was formalised through the establishment of The National Trust of Australia (WA) in 1959. Local community heritage groups, such as the Mount Lawley Society became active in the 1970s and 1980s. In the 1990s the Heritage Act of Western Australia was created to identify and protect places of cultural heritage value for the State and to direct Local Governments to identify those places of significance at the local level. It was created largely in response to concern over heritage issues in Western Australia, such as the demolition of the colonial era Barracks at the western end of St Georges Terrace in Perth to construct the Mitchell Freeway and the demolition of buildings in the Perth Central Business District.

In the 1990s the City prepared its first Municipal Heritage Inventory and commenced a study into the Heritage Areas of Mount Lawley, Inglewood and Menora.

Since then the City has actively sought to protect and promote its heritage through a variety of initiatives as explored later in this strategy.



## **Statutory Context**

The management of the City's cultural heritage sits within a broad statutory framework, as set out in the Planning and Development Act 2005; and the Heritage of Western Australia Act 1990. These Acts each provide important tools to assist in the recognition and protection of our valuable heritage.

### **Heritage of Western Australia Act 1990**

The Heritage Act of Western Australia 1990 (Heritage Act 1990) provides for, and encourages, the conservation of places which have significance to the cultural heritage in the State; and establishes the Heritage Council of Western Australia. Whilst there are many functions of the HCWA Act 1990 there are two key aspects which provides for the recognition of places of cultural heritage value:

#### **State Register of Heritage Places**

The Heritage Act 1990 requires the Heritage Council, the State Government's advisory body on historic heritage matters, to maintain the State Register of Heritage Places.

Planning, building, demolition and other applications affecting a place on the State Register are referred by the relevant decision making authority (usually a Local Government) to the Heritage Council for advice.

There are currently 15 places within the City on the State Register.

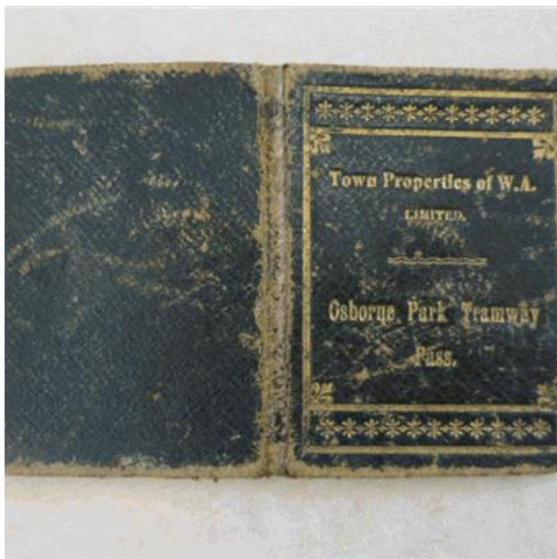
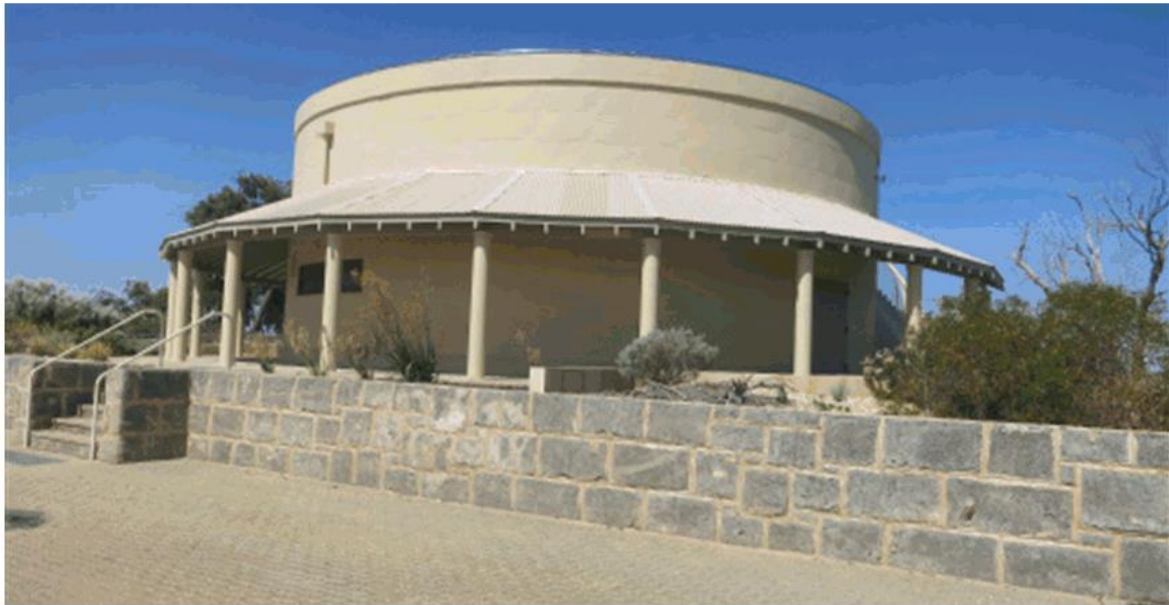
#### **Local Government Inventory**

Under the Heritage Act 1990 Local Governments are required to prepare and review every four years a Local Government Inventory, formerly known as a Municipal Heritage Inventory. A Local Government Inventory is essentially a survey of heritage places in the local district, and is used as the basis of informed local conservation strategies. An Local Government Inventory does not have any effect on the use and development of land and buildings, unless it has been adopted under a Local Planning Scheme.

The City adopted its first Local Government Inventory in 1997 and commenced a review in 2008 and 2014. The City has 74 places on its Local Government Inventory and 434 places sitting on a draft Local Government Inventory.



Experimental patch of spramex priming coat method of road. Source: City of Stirling Local History Collection LH000304



Mount Flora Museum and various objects from its collection. Source: TPG and City of Stirling Local History Librarian

## Planning and Development Act 2005

The Planning and Development Act 2005 (Planning Act 2005) sets out that a Local Government may prepare a Local Planning Scheme (LPS) with reference to land in its district. A LPS is the central instrument for planning at the local government level, setting out the planning proposals and intentions for a municipality and establishing the system for planning and development control.

Part 3 of Schedule 2 (Deemed provisions for local planning schemes) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires a local government 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. It also includes an option to designate a Heritage Area within its Local Planning Scheme.

### Heritage List

A heritage list generally comprises of individual buildings, structures or other places in the environment that have cultural heritage significance in terms of aesthetic, historic, research or social value. The City has 50 places on its Heritage List. Nine of these heritage listed places are owned by the City.

### Heritage Areas

Heritage Areas typically exist on a much larger scale than individual places, containing a large number of built elements and property holdings.

The City has three Heritage Areas, also referred to as Heritage Protection Areas: Inglewood, Mount Lawley and Menora.

Entry on either the Heritage List or Heritage Area, provides statutory protection which seeks to ensure that building or works affecting the place has minimal impact on the cultural heritage values of the place or heritage area. Development Applications are generally required for works affecting a heritage place.

## **SWOT Analysis**

In the preparation of this Strategy a desktop study and several interviews were undertaken with key stakeholders to gain an understanding of the existing situation as it relates to the City's heritage management. From this an analysis of the strengths, weaknesses, opportunities and threats (SWOT) was undertaken to inform the preparation of this heritage management strategy. This SWOT analysis is outlined below.

### **Strengths**

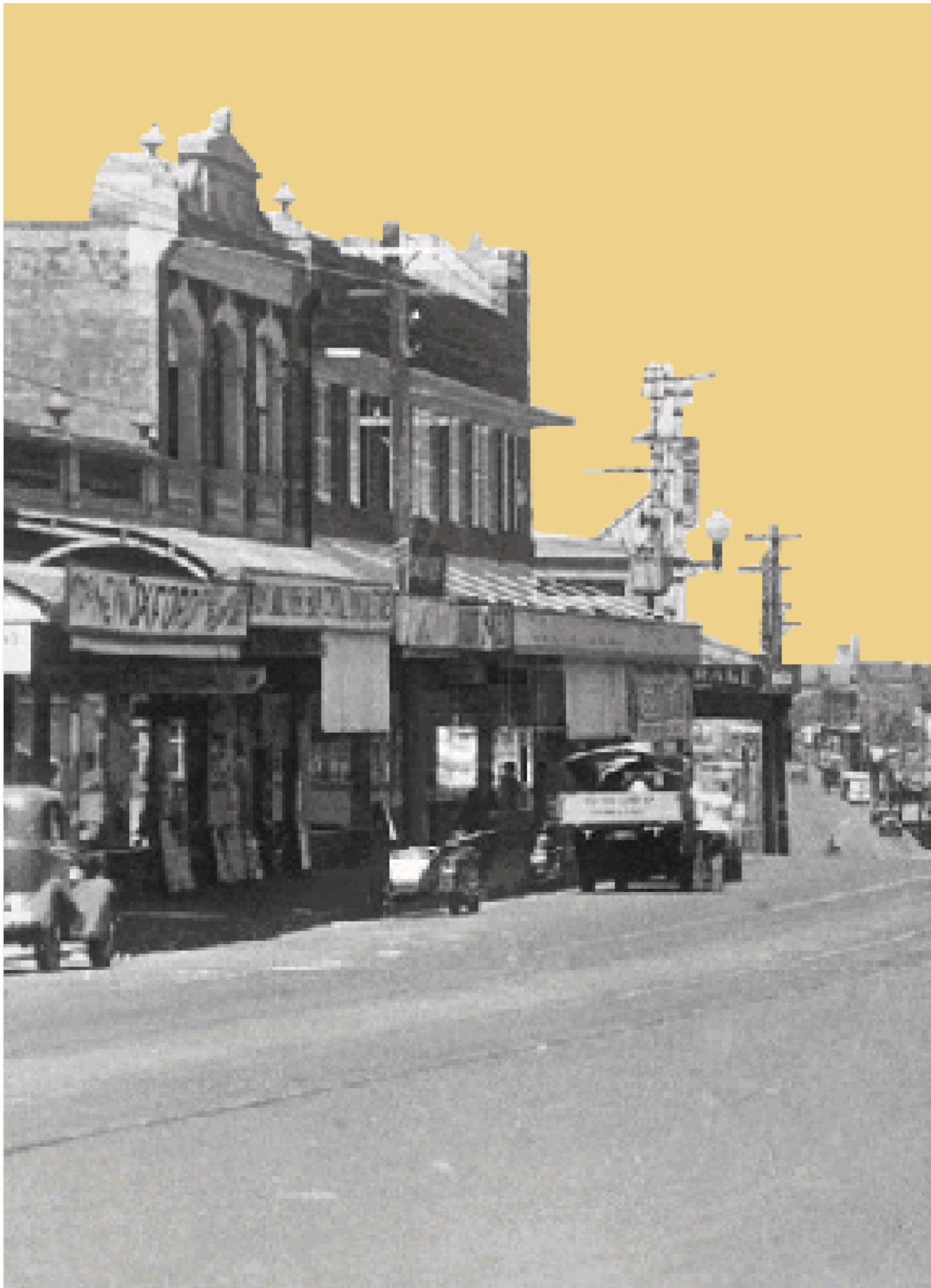
- The City is recognised as a leader in the management of its heritage through its comprehensive Guidelines relating to the Heritage Protections Areas and the development of scheme provisions relating to heritage places and demolition by neglect.
- The City has a number of volunteers and an active Historical Society who are committed to the stewardship and promotion of the City's heritage.
- The City has developed an existing suite of assistance/support/incentive programs for owners of heritage-listed places to help foster positive perceptions of heritage.
- The City has developed and maintains a Local Government Heritage Inventory, a Heritage List, a Local History Collection and a Museum.
- The City undertakes a suite of projects, programs and activities, which seek to raise community awareness of the City's heritage and history.
- The City has an appreciation of how heritage contributes to the community's well being and recognises its important role in place making.

### **Weaknesses**

- Business Units may be internally focused which may result in missed opportunities for collaboration between them to enable the sharing of resources and knowledge; and to optimise exposure for various programs.
- There is a need to improve the quality and consistency of advice provided to stakeholders in relation to heritage management.
- There are limited resources available to better develop and improve accessibility to the Local History Collection.



Artwork at Mondo Butchers depicting one of the Beaufort Street trams that used to run from the City to Inglewood. Source: City of Stirling



Beaufort Street near Walcott Street, c1930s. Source: City of Stirling Local History Collection LH000287

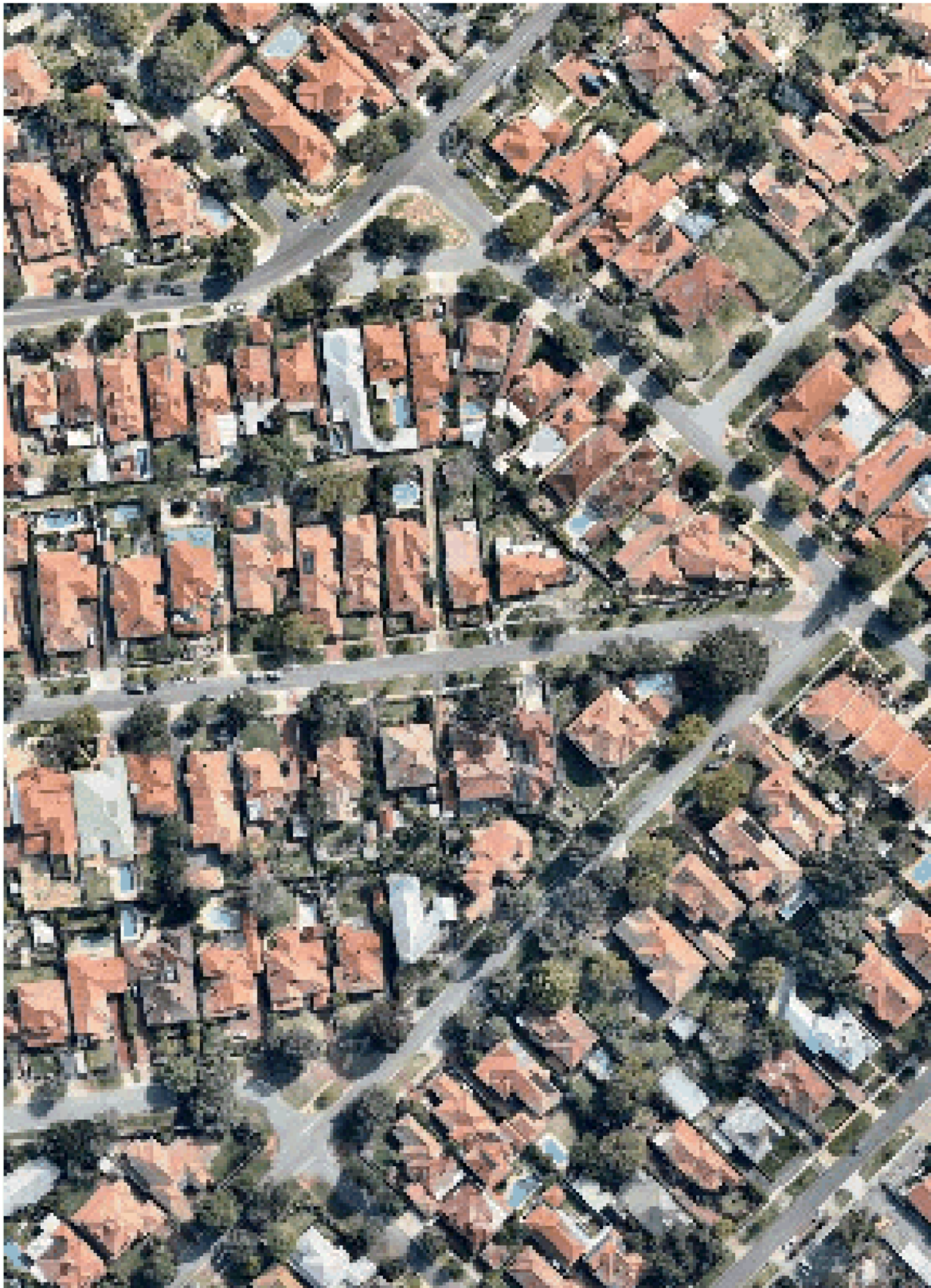
## Opportunities

- The City has a rich and diverse heritage, which has the ability to enhance economic growth through tourism and attracting businesses; to engender a sense of place and to engage the community.
- The City has recently purchased 'Chronicle Scarborough', which offers enormous scope to record and promote the history of Scarborough, as well as the broader local government area.
- Developing partnerships with educational institutions and local history groups provides a means of expanding the reach of heritage management projects and can enhance capacity for research and interpretation.
- Developing interpretation and promotion initiatives (events/open days) that will encourage the community to understand and respect the broad range of the City's heritage.
- The continued protection and enhancement of the City's Heritage Protection Areas will not only safe guard the character of the areas but ensure they remain a desirable and sought-after place to live.

## Threats

- The lack of appreciation for the diversity of the City's history and heritage (perceived).
- Limited resources available as there are a large range of Council run projects competing for funding in the annual budget.
- The loss of cooperation/heritage knowledge with staff turnover
- The loss of intangible heritage (stories, etc) due to ageing population.
- Competing planning objectives for infill and density may conflict with heritage protection.





Aerial View of Mount Lawley Heritage Protection Area 2015. Source: Nearmap

## Conclusion

Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations. Heritage is an integral part of the urban environment and plays a pivotal role in understanding our community and helps engender a sense of place.

Acknowledging the value of its heritage the City has embedded its commitment to protecting its valuable heritage assets in its Strategic Community Plan 2013-2023 and Corporate Business Plan.

The City has worked hard to develop a suite of heritage management initiatives including, but not limited to: an ever-expanding local history collection, financial and non-financial incentives and Heritage Protection Areas and associated guidelines. This Heritage Strategy provides guidance on how the City will further enhance its approach to heritage management for the next four years - 2016-2020.

The City recognises that heritage management is an ongoing responsibility and an iterative process. Accordingly this Strategy will be reviewed and enhanced after four years of implementation.

## Appendices



## Rates Concession for Heritage Listed Properties Conditions of Concession

Owners of rateable residential and commercial property, that is included in the City of Stirling Heritage List, can apply for a discount on their general rate charge to assist with the care and maintenance of their property.

### Objectives of the Concession

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling
- Provide financial assistance to owners in the conservation and restoration of places identified in the City of Stirling's Heritage List
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List
- The City may provide an annual concession on the general rates to encourage and support owners to care and maintain their property. No concession will be applied to the annual emergency services levy, waste services, security service charge or swimming pool inspection fee, where applicable.
- The concession will be 50% of the general rate levied
- The concession for commercial properties will be capped at \$2,000 per property
- The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and any other concession)
- The concession will need to be applied for on an annual basis.

### Who can apply?

- The property must be rated residential or commercial and the applicant must be a registered ratepayer
- The property must be within the City of Stirling boundary and be listed on the City of Stirling Heritage List
- Applicants must provide evidence of full value of building insurance for each year an application is submitted
- Applicants must provide evidence of a current pest control certificate for each year an application is submitted
- To receive the rate concession, eligible applications must be received by no later than 60 days from the issue date of the current Annual Rate Notice. Applications received after this date will not be eligible for a heritage rate concession for the current financial year.
- The Heritage Concession is subject to Annual Budget approval
- A completed application form and the necessary accompanying documentation should be forwarded to the City of Stirling clearly titled 'Application for Heritage Rate Concession' either by email to [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) or post to 'Attention Rates Department', 25 Cedric Street, Stirling, WA 6021.

### Ineligibility

The Heritage Rate Concession will not be provided if;

- The owner is bound by the Heritage Agreement where the agreement commits the owner to ongoing care and maintenance of the heritage building and this is not adhered to
- Incorrect documentation is supplied
- There is an outstanding rate debt to the City on the property
- The City of Stirling decides to cancel the Heritage Rate Concession.

### Cancellation of the Heritage Rate Concession

- The concession will cease if a debt to the Council on the property is overdue for payment
- The agreement is nullified by the ratepayer through voluntary withdrawal
- The City may cancel the concession if it determines that the property is not being suitably maintained
- The City may cancel the concession if it determines that the property is not covered by full value building insurance
- The City can at any time cancel the Heritage Rate Concession
- The property is no longer on the City of Stirling Heritage list register.



**Administration Centre** 25 Cedric Street Stirling WA 6021 | **Telephone** (08) 9205 8555 | **Facsimile** (08) 9345 8822  
**Email** [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) | **www.stirling.wa.gov.au**

This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Heritage Technical Advice Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Technical Advice Incentive has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Heritage Technical Advice Incentive aims to:

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide technical advice to owners for the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Promote conservation planning and physical conservation works associated with places on the City's Heritage List; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

## Applying For Technical Advice

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and

### Works Eligible for Heritage Technical Advice:

Eligible applicants are encouraged to seek Technical Advice for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Heritage Technical Advice:

The following works will not be eligible for Heritage Technical Advice:

- Any works to buildings not listed on the City of Stirling's Heritage List,
- Any works completed prior to an application for Heritage Technical Advice being made (i.e. no retrospective advice for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes; and
- Landscaping.

### Heritage Technical Advice Details:

- The Heritage Technical Advice fund has one application period per financial year.
- The Heritage Technical Advice fund is limited to 10 applications per financial year.

## Assessment of Heritage Technical Advice Applications

### Selection Criteria

The following selection criteria will apply for all Heritage Technical Advice applications:

- The Heritage Technical Advice sought is for the application of the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Heritage Technical Advice within the same financial year;
- Priority will be given to those properties that have not received Heritage Technical Advice previously; and
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings.

### Assessment Process

The outcome of a Heritage Technical Advice application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application.

If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice.

If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for Heritage Technical Advice the property owner/applicant must submit the City of Stirling Heritage Technical Advice Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



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**Email** [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) | **www.stirling.wa.gov.au**

This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



## Heritage Grants Information Sheet

### Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Grants fund has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Grants aim to:

- Promote conservation planning and physical conservation works associated with places on the City's Heritage List;
- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide financial assistance to owners in the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

### Applying For A Grant

#### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and
- Person(s) who meet either of the above criteria and have not incurred rates debts with the City of Stirling.

#### Works Eligible for Heritage Grants:

Eligible applicants are encouraged to seek funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

#### Works Not Eligible for Heritage Grants:

The following works will not be eligible for a heritage grant:

- Any works to buildings not listed on the City of Stirling's Heritage List;
- Any works completed prior to an application for a heritage grant being made (i.e. no retrospective grants for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes;
- Landscaping; and
- Documentation costs - assistance with professional/technical advice is available through the City's Approvals Services Business Unit on (08) 9205 8555.

#### Grant Details:

- The Heritage Grants fund has one application period per financial year. At the close of the application period, no further fund allocations will be made during the same financial year.
- Eligible projects are entitled to up to 50% of the total cost of the works up to a maximum of \$5,000 on any one property.
- Grant funds are not released until the approved project is completed and proof of the following has been submitted: receipts for payment of works by applicant/owner, photographs of the completed works, and where appropriate a Notice of Completion/Certificate of Building Compliance. The works will also be required to be inspected by City of Stirling officers.
- Projects are required to be completed within 12 months of the date of the grant being allocated (i.e. the successful applicant being advised of the decision).
- Also refer to the Heritage Grants Conditions of Funding form for additional terms/conditions.

## Assessment of Grant Applications

### Selection Criteria

The following selection criteria will apply for all heritage grant applications:

- The proposal demonstrates consistency with the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- The contribution the proposed work will make to the retention of the heritage building;
- The urgency of the works;
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings;
- Projects which have a matching or in-kind contribution from the landowner; and
- Priority will be given to those properties that have not received a grant previously.

### Assessment Process

The awarding of grants funding will be determined by a Heritage Grants Assessment Panel following a detailed analysis of the application.

Applicants will be notified of the outcome of their grant application within six (6) weeks of the close of the application period.

If you are successful you will receive formal notification of preliminary approval along with a checklist of things to do (eg. complete the Conditions of Funding form, submit a schedule of works). If your funding application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for a heritage grant the property owner/applicant must submit the City of Stirling Heritage Grants Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Successful applicants will be provided with a formal notice of preliminary approval confirming the amount of grant funding approved. The acceptance of the Conditions for Funding form and the Schedule of Works form for the project must be signed and returned to the City within 28 days of being notified of preliminary approval.

### Commencement of Works

Works must commence according to the approved documentation and be completed within 12 months of the date of the grant being allocated. (Works that do not comply with the conditions of the approved documentation may have their funding revoked).

### Upon Completion of Work

Upon completion of work the applicant is to advise the City within 28 days, and City of Stirling staff will undertake an inspection of the place.

Applicants must pay for the works and present proof of payment to the City, along with photographs of the completed works, and a notice of completion (for residential projects) or a certificate of building compliance (for commercial projects) where relevant. Copies of receipts for payment of works will be accepted for submission, however original receipts must be made available upon request.

Following endorsement for the completed project by the City of Stirling (in line with the Heritage Grants program) a cheque for the agreed amount will be issued to the property owner/applicant.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



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## Heritage Grants Conditions of Funding

I/we \_\_\_\_\_ being the landowners of the heritage listed place  
at \_\_\_\_\_ accept the allocation of heritage grants funds for  
the property and have read and agreed that I/we will abide by the conditions of funding outlined below.

### Conditions

- A schedule of works is to be submitted to the City of Stirling along with this completed Conditions of Funding form. The schedule of works is to document who is carrying out all the works which have received heritage grants funding and the time allocated to complete the works.
- The property owner must obtain all necessary planning and building licence/approvals required to carry out the works.
- Work must start within six months of the heritage grants funding allocation decision being made and the property owner must notify the City of Stirling of the start date.
- The heritage grants funding is allocated and set aside for one year from the date of the receipt of the owner-endorsed Conditions of Funding form. If work is not completed within this timeframe the grants funding may be withdrawn.
- Heritage grants funds will only be spent on the project for which they were applied and approved by the City of Stirling.
- The property owner must immediately advise the City of Stirling of any changes to the schedule of works, financial resources and arrangements connected with the project. Should the proof of expenditure not reflect the monies and works as approved on the heritage grants application form and/or schedule of works the following procedures may apply:
  - Only a portion of the committed grant will be released to reflect the works actually undertaken;
  - A written agreement between the City and applicant will be prepared to reallocate the outstanding funds to other approved conservation works.
- The property owner must contact the City of Stirling within 28 days of completion of the project to organise a site inspection by the City's City Planning staff.
- The City of Stirling will not pay the builder/contractor directly. The applicant is required to pay the builder/contractor directly and provide proof of expenditure of the funds to the City of Stirling. The City will then reimburse the applicant for the approved conservation works. Proof of expenditure must be submitted to the City of Stirling no later than 28 days after the completion of the works and shall include:
  - Invoice made out to the applicant with appropriate details of the specific work carried out, as outlined in the schedule of works;
  - Proof of payment by applicant (i.e. a receipt); and
  - Photographs of the completed works.
- If an extension of the grants funding period is being sought the property owner will notify the City of Stirling in writing not less than 28 days prior to the original completion date of the project.
- The City of Stirling reserves the right to use the documentation or conservation works to promote good heritage practice within the City of Stirling.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name



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This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Waiver of Associated Development Application Fees Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Waiver of Associated Development Application Fees Incentive has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Waiver of Associated Development Application Fees Incentive aims to:

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide Development Application Fee Waivers to owners for the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Promote conservation planning and physical conservation works associated with places on the City's Heritage List; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

## Applying For Waiver of Associated Development Application Fees

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and

### Works Eligible for Waiver of Associated Development Application Fees:

Eligible applicants are encouraged to seek a Waiver for the associated Development Application Fees for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Waiver of Associated Development Application Fees:

The following works will not be eligible for Waiver of Associated Development Application Fees:

- Any works to buildings not listed on the City of Stirling's Heritage List,
- Any works completed prior to an application for Waiver of Associated Development Application Fees being made (i.e. no retrospective Development Application fee waivers for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes; and
- Landscaping.

### Heritage Technical Advice Details:

- The Heritage Technical Advice fund has one application period per financial year.
- The Heritage Technical Advice fund is limited to 10 applications per financial year.

## Assessment of Waiver of Associated Development Application Fees Applications

### Selection Criteria

The following selection criteria will apply for all Waiver of Associated Development Application Fees applications:

- The Waiver of Associated Development Application Fees sought is for a Development Application adhering to the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Waiver of Associated Development Application Fees within the same financial year;
- Priority will be given to those properties that have not received Waiver of Associated Development Application Fees previously; and
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings.

### Assessment Process

The outcome of a Waiver of Associated Development Application Fees application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application.

If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees.

If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this Heritage List Incentives pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for a Waiver of Associated Development Application Fees the property owner/applicant must submit the City of Stirling Heritage Waiver of Associated Development Application Fees Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

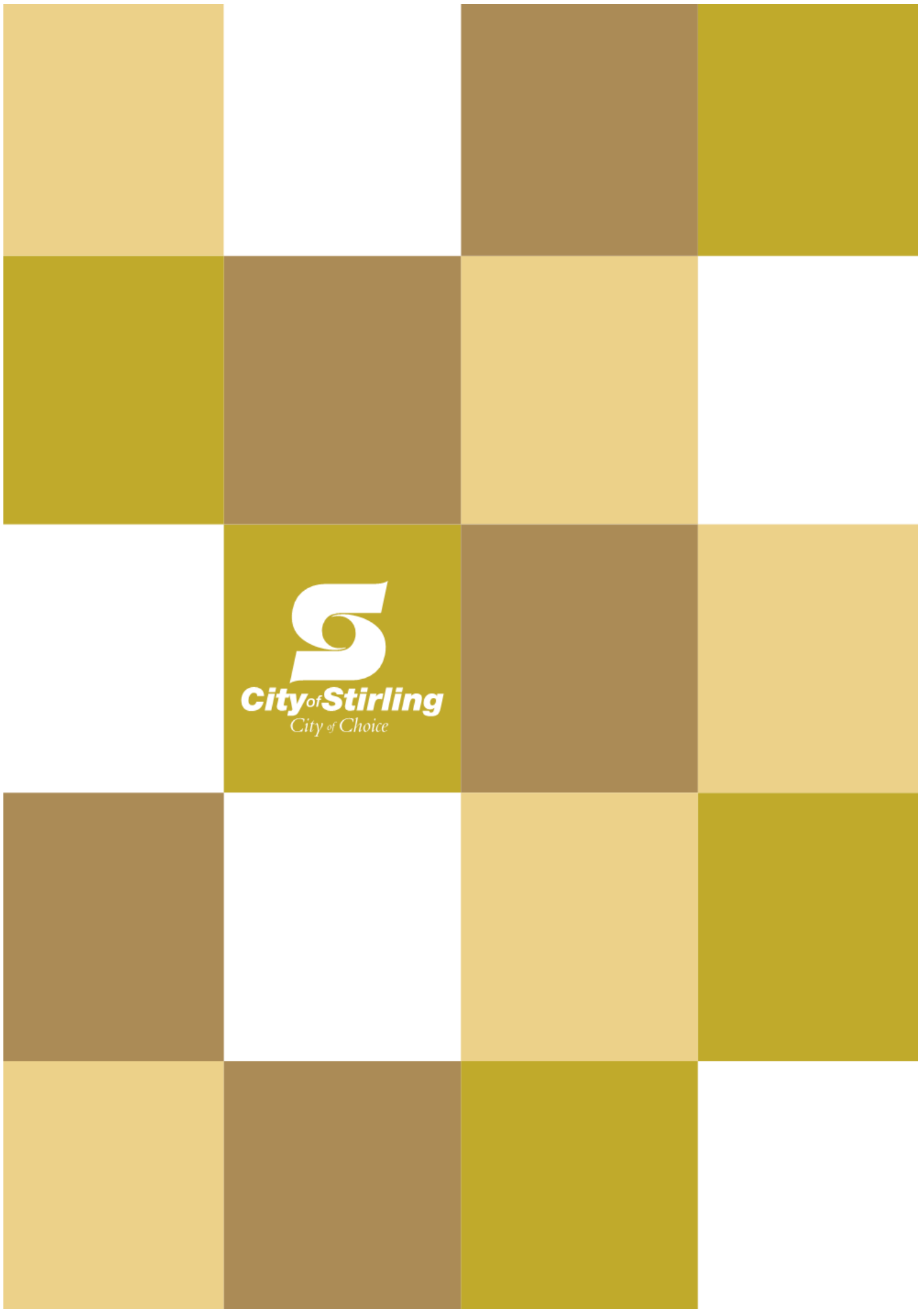
Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



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# Heritage Incentives Background Paper

## November 2014

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### BACKGROUND

#### What is Cultural Heritage?

Cultural heritage is aspects of our past that we want to keep such as a place which has played an important role in our history; a building which is special because of its architectural style or association with a person, or a landscape feature with cultural associations. Cultural heritage significance is the aesthetic, historic, scientific or social significance a place has for the present community and future generations<sup>1</sup>.

#### Why is Conserving our Cultural Heritage Important?

A recent national survey showed that 92% of Australians value heritage as a core part of our national identity.<sup>2</sup>

Heritage places and objects provide us with important cultural and physical links to our past. It contributes to the quality of life and cultural identity of our communities. Heritage places individually, and as part of an area, also contribute to streetscapes and our sense of place.

The importance of cultural heritage is recognised in the City's Strategic Community Plan. Connecting the City's present and future with its past is one of the key objectives in creating a strong sense of place and a liveable City with thriving neighbourhoods.

#### What is the City's Current Approach to the Management of Cultural Heritage?

The City's current approach to heritage conservation is primarily regulatory based. Current measures include:

##### Municipal Inventory (Local Government Heritage Inventory)

The City, as required under section 45 of the Heritage of Western Australia Act 1990, has identified all places throughout the City with local cultural heritage significance. Referred to as the Municipal Inventory, places on the inventory are not subject to any planning controls or restrictions under the Local Planning Scheme No.3, unless they are located in a Heritage Protection Area or included on the City's Heritage List.

Municipal Inventories are now referred to as a Local Government Heritage Inventory.

##### The Heritage List

The City protects some places with local cultural heritage value by including them on the Heritage List. These places are drawn from the Municipal Inventory and are subject to planning controls in the Local Planning Scheme No.3.

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<sup>1</sup> Heritage Council of WA, 1998.

<sup>2</sup> State Heritage Office website, Western Australia, 2014

There are three (3) different levels of planning control for places on the Heritage List with the most restrictive controls applying to places in Category A. Across all categories, demolition is generally not supported and planning approval is required for changes to the external appearance of a place. For Category A and B places (but not category C), developments such as fencing, outbuildings, and patios require planning approval. For Category A places, planning approval is required for interior alterations.

#### Heritage Protection Areas (HPA)

The Mount Lawley, Menora and Inglewood Heritage Protection Area and associated design guidelines were gazetted in May 2000. The aim of the Heritage Protection Area is to ensure the heritage character within the area is retained and protected and reflected in new development.

Planning approval is required for all new structures, such as new dwellings, carports/garages, fencing, and additions and alterations to existing buildings. Applications for planning approval are assessed against the provisions of the design guidelines. The demolition of traditional buildings (dating from the 1950's and earlier) is generally not permitted within the Heritage Protection Area. Unlike the Heritage List provisions for Category A places, planning approval is not required for changes to the interior of buildings.

#### Demolition By Neglect

The City has adopted an amendment to the Local Planning Scheme No.3 designed to prevent the deliberate 'demolition by neglect' of heritage buildings that are on the City's Heritage List or in the Heritage Protection Area. The new regulations allow the City to require owners to undertake repairs to address the loss of heritage values. If necessary, the City can undertake the repairs and recover the costs from the owner. The Amendment was gazetted on 24 October 2014.

#### Planning Concessions

The City already provides some planning concessions for places with heritage value. Under Local Planning Scheme No.3, a building/place listed on the City's Heritage List, Municipal Inventory or the State Register of Heritage Places is eligible for a 10% reduction in the number of car parks normally required. Nominal building height increases can be considered for additions and new dwellings within the Heritage Protection Area where such height increases facilitate traditional ceiling heights.

#### Heritage Awards

The City also holds biennial heritage awards to promote heritage within the community. The awards focus on the conservation of the built environment and streetscape, and also recognise individual and community groups who have made a strong commitment to the promotion of heritage within the community.

#### Site Markers

To raise community awareness of local heritage, the City commissions the design, production and placement of heritage site markers. To date, 22 site markers have been placed at sites throughout the City which were once the location of a significant building, place or landmark. The markers contain an image and description of the historical significance of the site.

#### Heritage Loan Subsidy Scheme

The City participates in the Heritage Loan Subsidy Scheme administered by the Western Australian Local Government Association and the State Heritage Office. The Scheme offers loans at a reduced rate to help owners of heritage properties undertake conservation works.

### Local History Collection and Mount Flora Regional Museum

The City maintains corporate and historical documents relating to the City's social, educational, vocational and cultural history. The City also collects historical information from residents and manages the Mount Flora Regional Museum where photographs, displays, artefacts and stories are exhibited.

### **Why Use Incentives?**

Effective heritage protection requires an integrated approach involving not only regulation and promotion, but also incentives.

The City has strategic goals and statutory responsibilities in terms of heritage management and largely relies on regulatory tools to achieve these goals. However, an effective heritage management approach system uses a balance of 'sticks' and carrots'.

Regulation appears attractive to local authorities because it seems relatively cost free. The risk is that a system based on compulsion can encourage owners to conceal, damage or degrade heritage properties. The lack of incentives can undermine support for heritage conservation, make regulation more difficult, and encourage owners to oppose the listing of their properties.

The purpose and benefits of incentives are to:

- recognise that owners of heritage listed properties may have to forego development opportunities for the benefit of the community;
- recognise that heritage listing can impose an additional layer of control and uncertainty for owners;
- ensure owners are not unduly disadvantaged by the constraints or extra expense imposed by regulations;
- reduce negative attitudes towards heritage preservation that may result from regulatory tools;
- encourage property owners to be willing partners in the conservation of their property;
- encourage and support owners to conserve privately owned heritage places;
- promote a positive image of local heritage;
- encourage the City and community to prioritise what should be protected.

### **What Types of Incentives Are There?**

Incentives can be grouped into either financial or non-financial incentives.

Non-financial incentives include:

- Technical advice: The local authority provides subsidised technical heritage advice for owners who require conservation and development advice.
- Planning concessions: Owners of places with heritage significance could obtain development concessions, such as density bonuses and car parking concessions, where a heritage building is being retained.
- Fast Track Assessments: applications involving heritage properties are fast tracked.

Financial incentives include:

- Rates concessions: Owners of heritage listed properties are able to apply for a reduction in their rates
- Grants: Owners are able to apply for a grant to assist in the conservation of their property.

- Waiver of Planning and Building fees: The local authority waives planning and building application fees for heritage properties.
- Design Subsidies: The local authority provides a subsidy to applicants that use particular designers and architects recognised by the local authority.

## CONSIDERATIONS

### Which Properties Should be Eligible for Incentives?

Within the City of Stirling, there are four (4) potential and readily identifiable types of heritage listings which could be used for heritage incentives, with further possible distinctions within some of these. For instance, within the Heritage List there are 3 sub-categories of listing.

The four types of heritage listings within the City of Stirling are:

1. Municipal Inventory – the Inventory currently contains 476 properties with the majority located within the Heritage Protection Areas. This number is likely to be significantly reduced as a consequence of proposed changes to the City of Stirling boundaries in July 2015. The Municipal Inventory is a database only with no associated planning controls or restrictions. Properties are not disadvantaged by being on this Inventory and some are eligible for car parking concessions.
2. Heritage Protection Area – the HPA currently contains approximately 6000 properties but this will be reduced to approximately 350 as a consequence of changes to the local government boundaries in July 2015. The heritage value of the Heritage Protection Area is based on the 'collective' of the buildings and its streetscapes, and the primary purpose of the Heritage Protection Area is to retain the character of the area rather than the heritage values of individual properties. Furthermore, not all properties within the Heritage Protection Area have heritage value (i.e. some are of later construction periods).

While properties within the Heritage Protection Area are subjected to an additional layer of planning control, they are also more likely to experience increased property values as a consequence of the heritage character of the area being protected and maintained.

3. Heritage List – the City's Heritage List currently contains 51 properties with 33 properties recently added as a result of Stage 1 of the Heritage List review<sup>3</sup>. The number will be reduced to 39 properties after the local authority boundary changes take effect 1 July 2015.

The properties are divided into one of the following three sub-categories of cultural heritage significance:

- Category A: Places of Exceptional Significance;
- Category B: Places of Considerable Significance;
- Category C: Places of Some Significance.

Places on the Heritage List are subjected to more stringent planning controls than those in the Heritage Protection Area but because their location is dispersed throughout the City they do not benefit from the increased property values typically associated with a consolidated area with a consistent building style and streetscape.

4. State Register of Heritage Places - there are currently 14 properties within the City of Stirling that are on the State Register of Heritage Places. They roughly correlate to the 13

<sup>3</sup> Refer to Council Resolution Number 1014/004 14 October 2014



Category A places on the Heritage List. Changes to the local authority boundaries will reduce the number of properties on the State Register in the City of Stirling to six (6). Properties on the State Register of Heritage Places are eligible for grants from the State Heritage Grants Program.

Within each of these types of heritage listings, further distinctions can be made between residential and non-residential properties and those privately or publicly owned.

### **What are the Objectives of the Incentives?**

Confirming the City's objectives for incentives will assist in determining which places should be eligible for incentives. For example, if the purpose is to recognise the cost of heritage controls on property owners, then there would be little benefit in making incentives available to properties on the Municipal Inventory. However, if the objective is to simply encourage investment in the conservation of properties with a specified level of heritage value, then properties on the Municipal Inventory could be eligible.

The objectives could be one or more of the following:

- a. To encourage owners to have their properties included and protected on the Heritage List.
- b. To encourage owners of heritage properties to conserve their properties;
- c. To compensate the owners for the imposition of heritage controls;
- d. To promote positive perceptions of heritage in the wider community.

Identifying and confirming the City's objectives will assist in determining the effectiveness and suitability of the incentives.

### **Is the Incentive Equitable?**

Heritage listing requires private owners to provide and maintain at their cost a community and public benefit. In most instances, there is no reciprocal financial benefit to the owner. In determining the effectiveness of incentives, key questions are - is it fair to expect individuals to shoulder the burden for the benefit of the community, and if not, to what extent does the incentive address this imbalance?

### **Is the Incentive Effective in Conserving and Promoting Heritage?**

At a micro level, this consideration includes, what is the likely uptake of the incentive? Will it mean property owners who previously opposed heritage listing now support it? Will it encourage owners to maintain and conserve their properties? Other broader considerations include – what positive publicity will the incentive generate and what impact will it have on the community's attitudes towards heritage?

### **Is the Incentive Difficult to Establish and Administer and at What Cost?**

Some incentives may be relatively effective but difficult and complex to establish and administer. Considerations include - can existing systems be easily adapted to administer the incentive and does the City have existing capacity and expertise to administer it? Is the incentive overly complex to administer and what resourcing and capital expenditure is required?

### **Other Considerations**

Studies<sup>4</sup> have concluded:

- No single financial incentive offers a 'magic wand' solution. The best results are achieved through a combination of complimentary measures;

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<sup>4</sup> Making Heritage Happen, Incentives and Policy Tools for Conserving Our Historic Heritage, April 2004, Environment Protection and Heritage Council

- Ideally a financial incentive program involves a mix of 'entitlement' incentives e.g. rates concessions for all properties, and 'discretionary' incentives e.g. grants;
- Without a strong commitment from the City, an incentive scheme will tend to be a 'token program' that unfairly raises public expectations.

## **INCENTIVES (Non-Financial)**

### **Technical Advice**

This incentive involves providing owners of heritage properties with specialist advice, either free of charge or at a subsidised rate, to assist with the conservation and/or development of their heritage property.

The City of Fremantle offers free onsite advice, for up to an hour, from accredited architects and heritage stonemasons for owners of places on the Municipal Inventory and Heritage List who require conservation and development advice.

The City of Subiaco has also recently established a heritage advisory service where owners of places on the Heritage List or Municipal Inventory can access free professional architectural and conservation advice from a local heritage architect. The intention of the service is to ensure the City receives development applications for heritage places that are both suitable and sensitively designed by providing support early in the process thereby saving time and money for all parties. After a 90 minute consultation with the applicant, both the City and the applicant are provided a report prepared by the architect outlining the advice given.

The City currently commissions heritage consultants to provide professional advice and training to staff on heritage assessments (primarily for applications in the Heritage Protection Area). While this role provides an important supportive function for officers and Council, the City's officers and/or heritage consultant do not provide specific advice to owners on development applications (prior to lodgement) or for other conservation and maintenance works that do not require a development application.

The provision of professional support and advice directly to applicants is important in assisting the development of a common understanding of the heritage values and features of a place and the City's objectives in conserving these. This would not only be of a benefit to the applicant but could also assist in streamlining the approval process and ensuring that the heritage significance of a place is not compromised through inappropriate development or works.

### Criteria Options

The incentive could be made available for:

- a. for advice on any proposed maintenance, conservation and development works; or
- b. restricted to pre-lodgement advice for works requiring planning permission.

### Effectiveness

The advantages of this incentive are:

- it is relatively straightforward to establish and implement (it would only require additional budgeting and an amendment to the existing contract for specialist heritage advice);
- it would be perceived as tangible evidence of the City's commitment to heritage by trying to ensure the best possible outcomes for heritage places;
- where planning permission is required, it should also improve the quality of development applications and streamline the planning process;

- it would also be effective in mitigating the negative reactions of owners of heritage listed properties who are required to pay the full cost of designing and demonstrating (including obtaining professional input) that their development is consistent with the City's objectives in addition to foregoing development opportunities.

The disadvantages are:

- it doesn't adequately compensate owners for foregone development opportunities;
- only benefits a small number of properties.

### **Planning Concessions**

This involves changing planning controls to encourage and support the conservation of heritage places. It could include changing the zoning of an area to discourage intensive development and subdivision in areas with a high concentration of heritage buildings. For example, the City of Swan reduced the residential zoning from R20 to R10 throughout the suburb of Guildford to protect the houses in the Guildford Conservation Area.

Planning concessions can also involve relaxing planning standards that discourage the conservation and re-adaptive use of a heritage building, such as off street parking requirements. For example, the City provides a 10% car parking reduction for the development of non-residential properties on the Heritage List, Municipal Inventory and State Heritage Register.

Some planning concessions allow more intensive development by relaxing dwelling density standards or by allowing uses not normally permitted on the site. In the City of Vincent, all places on the Municipal Inventory are eligible for a 50% density bonus on the site that the heritage place is located on. The bonus is granted by Council if the proposed development conserves or enhances the existing heritage dwelling.

The City of Subiaco has a more general concession that allows Council to grant variations to any requirement of the Scheme where the development facilitates the conservation of a Heritage Listed place.

The City of Perth Planning Scheme No.2 allows Council to award additional plot ratio for developments in return for the protection of a heritage place. In addition to the bonus plot ratio, the City of Perth allows the transfer of unused plot ratio from a heritage site to another site where the transfer will not adversely impact on the cultural heritage and general amenity of the City.

### Criteria Options

The concession could either be:

- a. an automatic entitlement for properties that have a specified heritage classification;
- b. granted in recognition of the protection, conservation, and/or restoration of a heritage place;
- c. restricted to the same site as the heritage place;
- d. transferred to another site.

### Effectiveness

The advantages of this incentive are:

- it represents significant redress for properties that may have foregone development opportunities;
- it does not involve direct expenditure by the City.

The disadvantages of this incentive are:

- it tends to favour non-residential properties and only those planning to develop their properties (unless the right can be sold or transferred to another person);
- it may compromise or conflict with other objectives of the City and can require a difficult balancing task;
- it can be difficult to administer and apply in a consistent manner.

### **Fast Track Assessments**

This incentive involves prioritising the processing of applications involving heritage properties over other applications.

#### Criteria Options

This incentive could be applied to:

- a. any planning approval for a property with heritage significance;
- b. for applications that are required solely because of heritage implications;
- c. works that contribute rather than detract from the heritage significance of a place and/or are in accordance with a conservation plan.

#### Effectiveness

The advantages of this incentive are:

- it significantly reduces potential negative reactions and perceptions of being heritage listed;
- it would be perceived as tangible evidence of the City's commitment to heritage by prioritising applications for heritage places;
- it is relatively straightforward to establish and implement.

The disadvantages of this incentive are:

- it does not encourage owners to undertake conservation works;
- it only assists those owners who need a development application.

## **INCENTIVES (Financial)**

### **Rates Concessions**

This incentive involves providing a full or partial reduction in rates to owners of properties with a specified level of heritage significance.

The City of Swan recently introduced a rate concession for residential heritage properties. Only residential properties on the City's Heritage List (approximately 30 properties) are eligible for a 50% rate concession on the general residential rate. Applicants must apply within 60 days of the issue date of the rates notice and provide evidence that the building is fully insured and has a current pest control certificate. The applicant must also lodge a statutory declaration that the property is used solely for residential purposes.

If all eligible properties are successful in obtaining a rate concession, the scheme would represent a reduction in rates revenue of approximately \$15,000/annum (30 properties at \$500 per property) for the City of Swan. The scheme is subject to annual Council budget approval.

While the uptake has been fairly low, anecdotal evidence suggests the scheme was well received and publicised with some members of the public questioning why their properties were not heritage listed.

The City of Bunbury and the City of Perth also operate similar schemes.

### Criteria Options

The rates concession could be:

- a. an automatic entitlement for all properties with a particular heritage classification;
- b. conditional on the applicant having undertaken basic maintenance e.g. City of Swan;
- c. available only for conservation projects and at the discretion of Council.

### Effectiveness

The advantages of this incentive are it:

- is a visible, symbolic and overt sign of the City's commitment to heritage conservation;
- applies to all owners of heritage listed properties, not just those undertaking development;
- is effective in partially offsetting maintenance costs of a heritage property;
- is proven to be a highly effective way in generating conservation activity;<sup>5</sup>
- is likely to generate the most positive publicity;
- avoids any perceptions of favouritism, bias or inconsistency that can result from the allocation of grants.

The disadvantages of this incentive are it:

- can be seen to be playing favourites and potentially sets a precedent for other properties that provide a public benefit;
- erodes the ratepayer base;
- doesn't adequately compensate owners for foregone development opportunities;
- does not require the recipient to spend the funds directly on conservation works.

### **Grants**

Grants can be provided to offer direct financial support for owners wishing to undertake conservation plans or conservation works on heritage properties.

The City of Vincent provides an annual fund (\$60,000 for 2014/2015) for conservation works or conservation plans for places on its Municipal Inventory and Heritage List. Eligible projects are entitled to 50% of the total cost up to a maximum of \$5,000.

The City of Bayswater provides a similar fund for places on its Heritage List that are over 50 years old. Both residential and commercial properties are eligible for 50% of the cost of maintenance or conservation works up to a maximum of \$4,000.

Applications for grants are typically invited on an annual or bi-annual basis.

### Criteria Options

Grants could be made available to:

- all places on the Heritage List;
- only these on the Heritage List that are not also on the State Register of Heritage Places.

### Effectiveness

The advantages of this incentive are:

- it represents a very direct incentive to owners and can generate a lot of good will;
- recipients are required to spend the funds on conservation works.

The disadvantages of this incentive are it:

- doesn't adequately compensate owners for foregone development opportunities;

<sup>5</sup> Environment Protection and Heritage Council, Making Heritage Happen: Incentives and Policy Tools for Conserving Our Heritage, 2004

- can be perceived as favouring certain projects and being inconsistent in its allocation;
- only benefits a small number of properties.

### **Refund of Planning Fees**

The City could fully or partially waive or refund fees for planning approvals where an applicant proposes to undertake conservation or development works that require approval.

The City of Subiaco partially waives planning fees for places on their Heritage List, while the City of Bayswater fully refunds planning and building application fees for buildings on the Heritage List that are over 50 years old and where the development will maintain or enhance the heritage aspects of the place. The City of Bunbury and Kalgoorlie-Boulder also offer similar incentives.

#### Criteria Options

Fees could be refunded for:

- a. any planning approval for a property with heritage significance;
- b. applications that are required solely because of heritage implications and are approved by the City.

#### Effectiveness

The advantages of this incentive are:

- it significantly reduces potential negative reactions and perceptions of being heritage listed;
- it would be perceived as tangible evidence of the City's commitment and support to owners of heritage properties.

The disadvantages of this incentive are:

- it does not encourage owners to undertake conservation works;
- it only assists those owners who require a development application;

### **Design Subsidies**

Similar to providing subsidised or free technical advice, this incentive involves providing a design subsidy to applicants who use particular designers/architects that are recognised by the City and know, support, and apply the City's guidelines and principles.

#### Effectiveness

The advantages of this incentive are:

- it is perceived as tangible evidence of the City's commitment to heritage by trying to ensure the best possible outcomes for heritage places;
- it should also improve the quality of development applications and subsequently streamline the planning process;
- it would also be effective in mitigating the negative reactions of owners of heritage listed properties who are required to pay the full cost of designing and demonstrating (including obtaining professional input) that their development is consistent with the City's objectives in addition to foregoing development opportunities.

The disadvantages of this incentive are:

- it only benefit owners with development proposals;
- is more complex and difficult to administer than subsidised technical advice without any additional advantages.



## Rates Concession for Heritage Listed Properties Conditions of Concession

Owners of rateable residential and commercial property, that is included in the City of Stirling Heritage List, can apply for a discount on their general rate charge to assist with the care and maintenance of their property.

### Objectives of the Concession

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling
- Provide financial assistance to owners in the conservation and restoration of places identified in the City of Stirling's Heritage List
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List
- The City may provide an annual concession on the general rates to encourage and support owners to care and maintain their property. No concession will be applied to the annual emergency services levy, waste services, security service charge or swimming pool inspection fee, where applicable.
- The concession will be 50% of the general rate levied
- The concession for commercial properties will be capped at \$2,000 per property
- The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and any other concession)
- The concession will need to be applied for on an annual basis.

### Who can apply?

- The property must be rated residential or commercial and the applicant must be a registered ratepayer
- The property must be within the City of Stirling boundary and be listed on the City of Stirling Heritage List
- Applicants must provide evidence of full value of building insurance for each year an application is submitted
- Applicants must provide evidence of a current pest control certificate for each year an application is submitted
- To receive the rate concession, eligible applications must be received by no later than 60 days from the issue date of the current Annual Rate Notice. Applications received after this date will not be eligible for a heritage rate concession for the current financial year.
- The Heritage Concession is subject to Annual Budget approval
- A completed application form and the necessary accompanying documentation should be forwarded to the City of Stirling clearly titled 'Application for Heritage Rate Concession' either by email to [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) or post to 'Attention Rates Department', 25 Cedric Street, Stirling, WA 6021.

### Ineligibility

The Heritage Rate Concession will not be provided if;

- The owner is bound by the Heritage Agreement where the agreement commits the owner to ongoing care and maintenance of the heritage building and this is not adhered to
- Incorrect documentation is supplied
- There is an outstanding rate debt to the City on the property
- The City of Stirling decides to cancel the Heritage Rate Concession.

### Cancellation of the Heritage Rate Concession

- The concession will cease if a debt to the Council on the property is overdue for payment
- The agreement is nullified by the ratepayer through voluntary withdrawal
- The City may cancel the concession if it determines that the property is not being suitably maintained
- The City may cancel the concession if it determines that the property is not covered by full value building insurance
- The City can at any time cancel the Heritage Rate Concession
- The property is no longer on the City of Stirling Heritage list register.



**Administration Centre** 25 Cedric Street Stirling WA 6021 | **Telephone** (08) 9205 8555 | **Facsimile** (08) 9345 8822  
**Email** [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) | **www.stirling.wa.gov.au**

This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Heritage Technical Advice Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Technical Advice Incentive has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Heritage Technical Advice Incentive aims to:

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide technical advice to owners for the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Promote conservation planning and physical conservation works associated with places on the City's Heritage List; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

## Applying For Technical Advice

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and

### Works Eligible for Heritage Technical Advice:

Eligible applicants are encouraged to seek Technical Advice for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Heritage Technical Advice:

The following works will not be eligible for Heritage Technical Advice:

- Any works to buildings not listed on the City of Stirling's Heritage List,
- Any works completed prior to an application for Heritage Technical Advice being made (i.e. no retrospective advice for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes; and
- Landscaping.

### Heritage Technical Advice Details:

- The Heritage Technical Advice fund has one application period per financial year.
- The Heritage Technical Advice fund is limited to 10 applications per financial year.



## Assessment of Heritage Technical Advice Applications

### Selection Criteria

The following selection criteria will apply for all Heritage Technical Advice applications:

- The Heritage Technical Advice sought is for the application of the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Heritage Technical Advice within the same financial year;
- Priority will be given to those properties that have not received Heritage Technical Advice previously; and
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings.

### Assessment Process

The outcome of a Heritage Technical Advice application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application.

If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice.

If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for Heritage Technical Advice the property owner/applicant must submit the City of Stirling Heritage Technical Advice Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



**Administration Centre** 25 Cedric Street Stirling WA 6021 | **Telephone** (08) 9205 8555 | **Facsimile** (08) 9345 8822

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This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Heritage Grants Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Grants fund has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Grants aim to:

- Promote conservation planning and physical conservation works associated with places on the City's Heritage List;
- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide financial assistance to owners in the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

## Applying For A Grant

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and
- Person(s) who meet either of the above criteria and have not incurred rates debts with the City of Stirling.

### Works Eligible for Heritage Grants:

Eligible applicants are encouraged to seek funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Heritage Grants:

The following works will not be eligible for a heritage grant:

- Any works to buildings not listed on the City of Stirling's Heritage List;
- Any works completed prior to an application for a heritage grant being made (i.e. no retrospective grants for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes;
- Landscaping; and
- Documentation costs - assistance with professional/technical advice is available through the City's Approvals Services Business Unit on (08) 9205 8555.

### Grant Details:

- The Heritage Grants fund has one application period per financial year. At the close of the application period, no further fund allocations will be made during the same financial year.
- Eligible projects are entitled to up to 50% of the total cost of the works up to a maximum of \$5,000 on any one property.
- Grant funds are not released until the approved project is completed and proof of the following has been submitted: receipts for payment of works by applicant/owner, photographs of the completed works, and where appropriate a Notice of Completion/Certificate of Building Compliance. The works will also be required to be inspected by City of Stirling officers.
- Projects are required to be completed within 12 months of the date of the grant being allocated (i.e. the successful applicant being advised of the decision).
- Also refer to the Heritage Grants Conditions of Funding form for additional terms/conditions.

## Assessment of Grant Applications

### Selection Criteria

The following selection criteria will apply for all heritage grant applications:

- The proposal demonstrates consistency with the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- The contribution the proposed work will make to the retention of the heritage building;
- The urgency of the works;
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings; and
- Projects which have a matching or in-kind contribution from the landowner.

### Assessment Process

The awarding of grants funding will be determined by a Heritage Grants Assessment Panel following a detailed analysis of the application.

Applicants will be notified of the outcome of their grant application within six (6) weeks of the close of the application period.

If you are successful you will receive formal notification of preliminary approval along with a checklist of things to do (eg. complete the Conditions of Funding form, submit a schedule of works). If your funding application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for a heritage grant the property owner/applicant must submit the City of Stirling Heritage Grants Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Successful applicants will be provided with a formal notice of preliminary approval confirming the amount of grant funding approved. The acceptance of the Conditions for Funding form and the Schedule of Works form for the project must be signed and returned to the City within 28 days of being notified of preliminary approval.

### Commencement of Works

Works must commence according to the approved documentation and be completed within 12 months of the date of the grant being allocated. (Works that do not comply with the conditions of the approved documentation may have their funding revoked).

### Upon Completion of Work

Upon completion of work the applicant is to advise the City within 28 days, and City of Stirling staff will undertake an inspection of the place.

Applicants must pay for the works and present proof of payment to the City, along with photographs of the completed works, and a notice of completion (for residential projects) or a certificate of building compliance (for commercial projects) where relevant. Copies of receipts for payment of works will be accepted for submission, however original receipts must be made available upon request.

Following endorsement for the completed project by the City of Stirling (in line with the Heritage Grants program) a cheque for the agreed amount will be issued to the property owner/applicant.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



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## Heritage Grants Conditions of Funding

I/we \_\_\_\_\_ being the landowners of the heritage listed place  
at \_\_\_\_\_ accept the allocation of heritage grants funds for  
the property and have read and agreed that I/we will abide by the conditions of funding outlined below.

### Conditions

- A schedule of works is to be submitted to the City of Stirling along with this completed Conditions of Funding form. The schedule of works is to document who is carrying out all the works which have received heritage grants funding and the time allocated to complete the works.
- The property owner must obtain all necessary planning and building licence/approvals required to carry out the works.
- Work must start within six months of the heritage grants funding allocation decision being made and the property owner must notify the City of Stirling of the start date.
- The heritage grants funding is allocated and set aside for one year from the date of the receipt of the owner-endorsed Conditions of Funding form. If work is not completed within this timeframe the grants funding may be withdrawn.
- Heritage grants funds will only be spent on the project for which they were applied and approved by the City of Stirling.
- The property owner must immediately advise the City of Stirling of any changes to the schedule of works, financial resources and arrangements connected with the project. Should the proof of expenditure not reflect the monies and works as approved on the heritage grants application form and/or schedule of works the following procedures may apply:
  - Only a portion of the committed grant will be released to reflect the works actually undertaken;
  - A written agreement between the City and applicant will be prepared to reallocate the outstanding funds to other approved conservation works.
- The property owner must contact the City of Stirling within 28 days of completion of the project to organise a site inspection by the City's City Planning staff.
- The City of Stirling will not pay the builder/contractor directly. The applicant is required to pay the builder/contractor directly and provide proof of expenditure of the funds to the City of Stirling. The City will then reimburse the applicant for the approved conservation works. Proof of expenditure must be submitted to the City of Stirling no later than 28 days after the completion of the works and shall include:
  - Invoice made out to the applicant with appropriate details of the specific work carried out, as outlined in the schedule of works;
  - Proof of payment by applicant (i.e. a receipt); and
  - Photographs of the completed works.
- If an extension of the grants funding period is being sought the property owner will notify the City of Stirling in writing not less than 28 days prior to the original completion date of the project.
- The City of Stirling reserves the right to use the documentation or conservation works to promote good heritage practice within the City of Stirling.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name



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This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Waiver of Associated Development Application Fees Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Waiver of Associated Development Application Fees Incentive has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Waiver of Associated Development Application Fees Incentive aims to:

- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
- Provide Development Application Fee Waivers to owners for the conservation and restoration of places identified on the City of Stirling's Heritage List;
- Promote conservation planning and physical conservation works associated with places on the City's Heritage List; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

## Applying For Waiver of Associated Development Application Fees

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and

### Works Eligible for Waiver of Associated Development Application Fees:

Eligible applicants are encouraged to seek a Waiver for the associated Development Application Fees for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Waiver of Associated Development Application Fees:

The following works will not be eligible for Waiver of Associated Development Application Fees:

- Any works to buildings not listed on the City of Stirling's Heritage List,
- Any works completed prior to an application for Waiver of Associated Development Application Fees being made (i.e. no retrospective Development Application fee waivers for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes; and
- Landscaping.

### Heritage Technical Advice Details:

- The Heritage Technical Advice fund has one application period per financial year.
- The Heritage Technical Advice fund is limited to 10 applications per financial year.

## Assessment of Waiver of Associated Development Application Fees Applications

### Selection Criteria

The following selection criteria will apply for all Waiver of Associated Development Application Fees applications:

- The Waiver of Associated Development Application Fees sought is for a Development Application adhering to the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Waiver of Associated Development Application Fees within the same financial year;
- Priority will be given to those properties that have not received Waiver of Associated Development Application Fees previously; and
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings.

### Assessment Process

The outcome of a Waiver of Associated Development Application Fees application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application.

If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees.

If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this Heritage List Incentives pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for a Waiver of Associated Development Application Fees the property owner/applicant must submit the City of Stirling Heritage Waiver of Associated Development Application Fees Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

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Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au)



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This information is available in alternative formats on request. Please contact the Stirling Customer Service Team on (08) 9205 8555



# Heritage Incentives Grant Information Sheet

## Overview

The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Incentives Program – Grants fund has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Heritage Incentives Program Grants aim to:

- Promote conservation planning and physical conservation works associated with places on the City's Heritage List and Local Government Heritage Inventory;
- Encourage a partnership approach between owners of properties on the City's Heritage List and Local Government Heritage Inventory with the City of Stirling;
- Provide financial assistance to owners in the conservation and restoration of places identified on the City of Stirling's Heritage List and Local Government Heritage Inventory; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List and Local Government Heritage Inventory.

## Applying For A Grant

### Who can apply?

- Property owners whose place is listed on the City of Stirling's Heritage List;
- Property owners whose place is Categorised as 1 or 2A on the City of Stirling's Local Government Heritage Inventory;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List and Local Government Heritage Inventory (Categories 1 and 2A only); and
- Person(s) who meet either of the above criteria and have not incurred rates debts with the City of Stirling.

### Works Eligible for Heritage Incentives Program Grants:

Eligible applicants are encouraged to seek funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:

- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

### Works Not Eligible for Heritage Grants:

The following works will not be eligible for a heritage grant:

- Any works to buildings not listed on the City of Stirling's Heritage List or Categorised as 1 or 2A on the City of Stirling's Local Government Heritage Inventory;
- Any works completed prior to an application for a Heritage Incentives Program Grant being made (i.e. no retrospective grants for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes;
- Landscaping; and
- Documentation costs - assistance with professional/technical advice is available through the City's Approvals Services Business Unit on (08) 9205 8555.

### Grant Details:

- The Heritage Incentives Program Grants fund has one application period per financial year. At the close of the application period or when the grant fund for that financial year has been expended, no further fund allocations will be made during that financial year.
- Eligible projects are entitled to up to 50% of the total cost of the works up to a maximum of \$5,000 on any one property.
- Grant funds are not released until the approved project is completed and proof of the following has been submitted: receipts for payment of works by applicant/owner, photographs of the completed works, and where appropriate a Notice of Completion/Certificate of Building Compliance. The works will also be required to be inspected by City of Stirling officers.
- Projects are required to be completed within 12 months of the date of the grant being allocated (i.e. the successful applicant being advised of the decision).
- Also refer to the Heritage Incentives Program Grants Conditions of Funding form for additional terms/conditions.

## Assessment of Grant Applications

### Selection Criteria

The following selection criteria will apply for all Heritage Incentives Program Grant applications:

- The proposal demonstrates consistency with the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- The contribution the proposed work will make to the retention of the heritage building;
- The urgency of the works;
- Heritage places whose owners are not subject to 'demolition-by-neglect' proceedings; and
- Projects which have a matching or in-kind contribution from the landowner.

### Assessment Process

The awarding of grants funding will be determined by a Heritage Incentives Program Grants Assessment Panel following a detailed analysis of the application.

Priority will be given to Properties on the City's Heritage List and then to properties who have not availed of a Heritage Incentives Program Grant previously, in that order. Priority will also be given to properties that require urgent work to prevent the loss of integrity/structural stability to the building.

Applicants will be notified of the outcome of their grant application within six (6) weeks of the close of the application period.

If you are successful you will receive formal notification of preliminary approval along with a checklist of things to do:

E.g. complete the Conditions of Funding form, submit a Schedule of Works and a signed Conditions to Payback Agreement (should the building be subsequently demolished within a 10 year period). If your funding application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

## HOW TO APPLY

### Prior to Commencement of Works

1. Read all of the information contained within this Heritage Incentives Program Grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au).
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) to assist you.
3. Submit your application. When applying for a Heritage Incentives Program Grant the property owner/applicant must submit the City of Stirling Heritage Incentives Program Grants Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.  
*Important Note:* Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Successful applicants will be provided with a formal notice of preliminary approval confirming the amount of grant funding approved. The acceptance of the Conditions for Funding form and the Schedule of Works form for the project must be signed and returned to the City within 28 days of being notified of preliminary approval.

### Commencement of Works

Works must commence according to the approved documentation and be completed within 12 months of the date of the grant being allocated. (Works that do not comply with the conditions of the approved documentation may have their funding revoked).

### Upon Completion of Work

Upon completion of work the applicant is to advise the City within 28 days, and City of Stirling staff will undertake an inspection of the place.

Applicants must pay for the works and present proof of payment to the City, along with photographs of the completed works, and a notice of completion (for residential projects) or a certificate of building compliance (for commercial projects) where relevant. Copies of receipts for payment of works will be accepted for submission, however original receipts must be made available upon request.

Following endorsement for the completed project by the City of Stirling (in line with the Heritage Incentives Program Grants) a cheque for the agreed amount will be issued to the property owner/applicant.

## More Information and Contact Details

For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

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## 12.2 COMMUNITY AND RESOURCES COMMITTEE - 25 JUNE 2019

### 12.2/CC2 GREENING OF BEAUFORT STREET

This item was REFERRED to the Community and Resources Committee meeting to be held 25 June 2019 at the Council meeting held 26 March 2019 to allow further results of the Design Workshop to be made available to the Planning and Development Committee meeting to be held 21 May 2019, in consultation with the public.

Additional information has been included at the end of the report.

Councillor Suzanne Migdale submitted the following Notice of Motion at the Council Meeting held 12 March 2019:-

1. *That Council ENDORSES the commencement of the greening of Beaufort Street Mount Lawley as per the agreed Streetscape Vision option from the second Mount Lawley Streetscape Study Design Workshop held on 13 March 2019 with construction commencing by 1 July 2019.*
2. *That Council ENDORSES the removal of the public toilet currently located in the City of Stirling carpark on the western side of Beaufort Street by 1 July 2019.*
3. *That funding be LINKED to the urban forest plan."*

#### Background Information/Reason for Motion (provided by Councillor Suzanne Migdale)

'Suggestions to improve this part of Mount Lawley have been ongoing since December 2015 and despite the planting of trees in Walcott Street and landscaping works in the western Beaufort Street carpark last year, the community are getting frustrated with the lack of action in this area.'

#### **Report Information**

Location: Beaufort Street, Mount Lawley  
Applicant: Not Applicable  
Reporting Officer: Manager Customer and Communications  
Business Unit: Customer and Communications  
Ward: Lawley  
Suburb: Mount Lawley

## Authority/Discretion

### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

Moved Councillor Migdale, seconded Councillor Sandri

1. That Council ENDORSES the planting of additional trees in the median and on private property frontages along Beaufort Street (pending the formal approval of the relevant landowners) subject to funding of \$100,000 being approved in the 2019/2020 budget.
2. That Council ENDORSES the development of a Town Plaza, in the City of Stirling carpark on the western side of Beaufort Street subject to funding of \$290,000 being approved in the 2019/2020 budget.
3. That Council SEEKS ministerial approval to utilise the cash-in-lieu for Public Open Space funding of \$57,631 (allocated to the Mount Lawley area) for the purpose of developing the Town Plaza.

## Procedural Motion

Moved Councillor Re, seconded Councillor Perkov

That Item 12.2/CC2 - Greening of Beaufort Street Mount Lawley be REFERRED to the Community and Resources Committee meeting to be held 3 September 2019 to allow further public consultation. (Although parts of the community have been consulted over the last 10 years on ways to green and improve the streetscape of Beaufort Street, Mount Lawley, the community closest to these changes - such as what and where the trees will be located - have not been consulted, and furthermore, over 62% surveyed in 2009 wanted a public toilet in the current location and the suggested motion and map in the report does not indicate the wish of the people in leaving the public toilet where it was agreed upon to be located, which has caused concern for locals and this needs to be discussed with those most affected by the recommendations in the item.)

The motion was put and declared LOST (3/9).

**For:** Councillors Perkov, Re and Spagnolo.

**Against:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Proud, Sandri and Sargent.

Moved Councillor Migdale, seconded Councillor Sandri

1. That Council ENDORSES the planting of additional trees in the median and on private property frontages along Beaufort Street (pending the formal approval of the relevant landowners) subject to funding of \$100,000 being approved in the 2019/2020 budget.
2. That Council ENDORSES the development of a Town Plaza in the City of Stirling carpark on the western side of Beaufort Street subject to funding of \$290,000 being approved in the 2019/2020 budget.
3. That Council SEEKS ministerial approval to utilise the cash-in-lieu for Public Open Space funding of \$57,631 (allocated to the Mount Lawley area) for the purpose of developing the Town Plaza.

It was suggested that the words '*with the design to be finalised in consultation with the community and local business*' be ADDED between the words 'Plaza' and 'in the City of Stirling' in recommendation 2.

With the agreement of the mover and seconder, the recommendation was reworded as follows –

### **Council Resolution**

**0719/010**

Moved Councillor Migdale, seconded Councillor Sandri

1. That Council ENDORSES the planting of additional trees in the median and on private property frontages along Beaufort Street (pending the formal approval of the relevant landowners) subject to funding of \$100,000 being approved in the 2019/2020 budget.
2. That Council ENDORSES the development of a Town Plaza, with the design to be finalised in consultation with the community and local business, in the City of Stirling carpark on the western side of Beaufort Street subject to funding of \$290,000 being approved in the 2019/2020 budget.
3. That Council SEEKS ministerial approval to utilise the cash-in-lieu for Public Open Space funding of \$57,631 (allocated to the Mount Lawley area) for the purpose of developing the Town Plaza.

The motion was put and declared CARRIED (9/3).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Proud, Sandri and Sargent.

**Against:** Councillors Perkov, Re and Spagnolo.

### Committee Recommendation

1. That Council ENDORSES the planting of additional trees in the median and on private property frontages along Beaufort Street (pending the formal approval of the relevant landowners) subject to funding of \$100,000 being approved in the 2019/2020 budget.
2. That Council ENDORSES the development of a Town Plaza in the City of Stirling carpark on the western side of Beaufort Street subject to funding of \$290,000 being approved in the 2019/2020 budget.
3. That Council SEEKS ministerial approval to utilise the cash-in-lieu for Public Open Space funding of \$57,631 (allocated to the Mount Lawley area) for the purpose of developing the Town Plaza.

### Officer's Recommendation

1. That Council ENDORSES the commencement of the greening of Beaufort Street Mount Lawley as per the agreed Streetscape Vision option from the second Mount Lawley Streetscape Study Design Workshop held on 13 March 2019 with construction commencing by 1 July 2019.
2. That Council ENDORSES the removal of the public toilet currently located in the City of Stirling carpark on the western side of Beaufort Street by 1 July 2019.
3. That funding be LINKED to the urban forest plan.

### Revised Alternative Recommendation (refer to Conclusion)

#### Report Purpose

To respond to the Notice of Motion submitted by Councillor Suzanne Migdale to commence the greening of Beaufort Street Mount Lawley, and remove the public toilet.

#### Relevant Documents

##### Attachments

Attachment 1 - Beaufort Street Tree Planting Concept [↓](#)

Attachment 2 - Beaufort Street Town Plaza Concept [↓](#)

##### Available for viewing at meeting

Nil

#### Background

##### Mount Lawley Streetscape Study Design

At its meeting held 2 February 2016, Council resolved (Council Resolution Number 0216/034) as follows:-

*"That City officers PREPARE a report into installing a Walk of Fame within the Mount Lawley Beaufort Street precinct that features commemorative plaques or statues, that reflect the achievements of prominent West Australians."*

At its meeting held 31 May 2016, Council resolved (Council Resolution Number 0516/065) as follows:-

1. *"That Council RECEIVE the report into installing a Walk of Fame within the Mount Lawley Beaufort Street precinct that features commemorative plaques or statues, that reflect the achievements of prominent West Australians."*
2. *That Council ENDORSE a Public Art Working Party (PAWP) be formed to evaluate the report findings into the feasibility of an ongoing Walk of Fame Public Artwork/s, Nomination Process and Award Events.*
3. *That the Public Art Working Party (PAWP) REPORTS its findings and recommendations to Council on or before 6 December 2016."*

Following the Council meeting held 31 May 2016, a Public Art Working Party (PAWP) was established to evaluate the report findings into the feasibility of an ongoing Walk of Fame Public Artwork/s, Nomination Process and Award Events.

In discussing the Mount Lawley Walk of Fame Proposal with the PAWP, it was determined that further work by City officers was required to establish appropriate locations for artworks along Beaufort Street. An internal review determined that the Mount Lawley Town Centre was not conducive to the installation of artworks due to the size of the footpath. As such the PAWP was no longer required at this stage and subsequently disbanded.

The City's officers engaged an Urban Designer to undertake a study of the Mount Lawley Town Centre precinct to identify potential locations for artworks and future piazzas or piazzettas that could support the location of artworks, as well as wider potential for the activation of the street.

The completed Mount Lawley Urban Design Study was presented at a Council Briefing Session on 11 September 2017 and a copy of the final Study was provided to Councillors on 21 September 2017.

It was agreed that the Mount Lawley Urban Design Study be implemented in three phases. These three phases, along with an update on what the City has achieved in terms of implementing these actions, are outlined below:-

#### **Phase One: January to July 2018**

Implementation of 'quick wins' that can be costed and implemented within the 2017/2018 and 2018/2019 budget, utilising the funds from the sale of Lot 5, House Number 80A, Walcott Street, Mount Lawley.

*The City has completed \$45,849 worth of tree planting in the Beaufort Street Carpark and Walcott Street as per the Urban Design Study. The sale of Lot 5, House Number 80A, Walcott Street, Mount Lawley has not yet been settled, however as committed, a portion of these funds can be used towards the implementation of the Beaufort Street, Mount Lawley Streetscape Study as part of Phase Two of this project.*

**Phase Two: July 2018 to June 2019**

Development of the Mount Lawley Streetscape Study which will build on the recommendations of the Mount Lawley Urban Design Study and develop a shared streetscape vision for the study area with local community members, business and community groups.

*There have been two Mount Lawley Streetscape Study Community Design Workshops held – one on 31 October 2018 and another on 13 March 2019. The final report will be completed in June 2019.*

**Phase Three: July 2020**

Implementation of capital works identified within the Mount Lawley Streetscape Study, including a 'Walk of Fame' art trail.

*No actions have been completed on this Phase as yet, as the Streetscape Study has not yet been finalised. Once the Streetscape Study has been completed and endorsed, the costs will need to be considered in future budgets and/or the Long Term Financial Plan.*

**Beaufort Street Public Toilet**

The Beaufort Street public toilet was installed following Council approval of the Mount Lawley Commercial Precinct Streetscape Improvement Plan in 2009.

The toilet is located on the boundary of the car park at 679 Beaufort Street; this location was chosen as it supported the commercial area (and would not impact on the residential precinct), and also to minimise anti-social behaviour and to provide natural surveillance. The toilet has landscaping around it and is shaded by a mature tree which assists in blending the toilet into the local area. The toilet also houses CCTV control equipment with cabling connected to adjacent cameras and power sourced from a service duct within the toilet facility.

Data shows the toilet is well utilised by the public with an average monthly usage of 1,500 occupations (daily usage of 63 occupations).

**Comment****Greening of Beaufort Street**

Through the two Mount Lawley Streetscape Study Community Design workshops, two scenarios for the development of the streetscape for Mount Lawley centre were presented to the community. Both of these options contained proposals for tree planting. While the final report on the Mount Lawley Streetscape Study is due to be finalised in June 2019, it is apparent that tree planting will form part of the recommendations and could be a relatively 'quick win' as opposed to longer term actions. Officers would, however, need time to review the proposals and complete the necessary planning.

As this issue is in the planning phase, the proposals are conceptual only and have not been subjected to any technical assessment. Once a preferred option is identified and endorsed, work on the landscape design (including identification of underground services, sightlines and other physical constraints, irrigation, capital costings, maintenance requirements/costs, etc.) would need to be undertaken. Depending on the option endorsed, trees would need to be procured which will also take time. None of this will be able to be achieved by 1 July 2019. Also, prior to any works commencing, the City would be required to conduct further consultation with adjacent owners to mitigate any impact on their trade.

It is acknowledged that Council is seeking a commitment to works in Beaufort Street and progress towards implementing those works as a priority. It is therefore recommended that the outcomes of the Mount Lawley Streetscape Study, as well as an implementation plan (prepared by the appropriate delivery teams) be presented to the Community and Resources Committee meeting to be held 25 June 2019 for consideration. That will ensure that Council has clarity over what can be achieved and what the timeframes and funding requirements are for the works.

#### Beaufort Street Public Toilet

Whilst there are toilets located within businesses in the precinct, it is not considered viable for the public to use these facilities, as they are provided for business patrons and in many cases would not provide good access for parents with prams and children, disabled or aged. Similarly this solution would not facilitate use of a toilet facility during any time of the day or night. The visitation to the toilet suggests that there is a need for public toilets in this area, so removal without an alternative solution is not recommended. Furthermore, if the toilet was removed, alternative arrangements would need to be made for the housing of the CCTV control equipment. This would include the provision and installation of a cabinet or suitable housing for the CCTV control equipment and the relocation of respective cabling.

The removal or relocation of the Beaufort Street public toilet was discussed during the Mount Lawley Streetscape Study Community Design workshops and if removed, the area could be developed for a small piazza or activation space. These works, however, form part of Phase Three of this project (Implementation of capital works identified within the Mount Lawley Streetscape Study, including a 'Walk of Fame' art trail) and are scheduled to be implemented in the out years of the proposal (2020 onwards). Retaining the public toilet whilst planning for the utilisation of the space would make sense.

Given the current use of the toilet, the fact that there are no other public toilets in the area, and the possibility that its removal (without a replacement) could result in increased anti-social behaviour, it is not recommended to remove the toilet immediately. Instead it is recommended that a decision on the removal of this toilet be made as part of the finalisation of the Mount Lawley Streetscape Study and included in the implementation plan that would need to be developed as part of recommendation 1 of the alternative recommendation.

It is also recommended that in the meantime, improvements to the surrounds be undertaken as part of the streetscape development and minor upgrades are carried out to the facility via the building maintenance budget, which should improve the overall appearance of the facility.

#### **Consultation/Communication Implications**

The community was consulted about the public toilet in 2009 as part of the Mount Lawley Commercial Precinct Streetscape Improvement Plan, and results show that 62% of residents supported the construction of a public toilet.

There have been two Mount Lawley Streetscape Study Community Design Workshops held on this matter – one in October 2018 and one in March 2019.

As this issue is in the planning phase, work on the landscape design (including identification of underground services, sightlines and other physical constraints, irrigation, capital costings, maintenance requirements/costs, etc.), detailed consultation with adjacent owners and procurement would also be included as part of the construction phase.

Finally, the City's Place Activation team will engage with the local community both directly and through the local Town Team to ensure that communication and engagement on this project is maintained.

### **Policy and Legislative Implications**

The Planning Framework for Beaufort Street's revitalisation is provided by the following documents adopted by Council at its meeting held 17 May 2016:-

- Beaufort Street Strategy 2016;
- Beaufort Street Local Development Plan; and
- Local Planning Scheme No.3 - Amendment No.60.

### **Financial Implications**

\$100,000 has been listed for Council's consideration in the draft 2019/2020 capital budget for the purpose of implementing the recommendations of the Mount Lawley Streetscape Study, and a further \$20,000 has been listed for Council's consideration in the draft 2019/2020 operational budget for Activation Funding for a Mount Lawley Town Team. The proceeds of the sale of Lot 5, House Number 80A, Walcott Street, Mount Lawley have also been ear-marked for the implementation of 'quick wins' for this area.

The costs associated with maintenance upgrades of the toilet are in the region of \$27,000; this includes, but is not limited to, tiling, fixtures and fittings replacements, and external improvements. These costs would be covered within the building maintenance budget.

The estimated cost associated with the removal of the public toilet facility is in the region of \$50,000, which includes alternative provisions for the CCTV control equipment (approx.. \$30,000).

### **Strategic Implications**

**Natural Environment:** Sustainable natural environment

**Outcome N2:** Greener City

**Objective N2.1:** Create and maintain inviting green spaces and streetscapes

**Social:** Thriving local communities

**Outcome S1:** Inclusive and harmonious City

**Objective S1.1:** Strengthen communities through sense of place

**Economic:** Prosperous and vibrant City

**Outcome E1:** Destination City

**Objective E1.1:** Attract visitors to our City



## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Vegetation impact	This proposal will result in a greener streetscape in the Mount Lawley town centre and increase the tree canopy within this area.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	The implementation of the Mount Lawley Streetscape Study will significantly improve the amenity of the Mount Lawley town centre.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Dvlpmt of key business sectors	The place activation that will occur as a result of the implemented recommendations of the Mount Lawley Streetscape Study will support existing businesses and attract new businesses to the Mount Lawley town centre.

## Conclusion

The Mount Lawley Streetscape Study will result in a much greener Mount Lawley Town Centre, particularly along Beaufort Street. While the final report on the Mount Lawley Streetscape Study is due to be reported in June 2019, it is apparent that tree planting will form part of the recommendations. An amount of \$100,000 has been listed on the draft 2019/2020 capital works budget for Council's consideration to assist with the implementation of the Mount Lawley Streetscape Study recommendations, such as tree planting.

The removal of the public toilet is not supported by City officers at this stage due to the high usage of the facility and the fact that there is no current alternative public toilet in the area. Instead it is recommended that a decision on this should be made as part of the finalisation of the Mount Lawley Streetscape Study and implemented as part of Phase Three of this project.

## Suggested Alternative Recommendation

1. That the outcomes of the Mount Lawley Streetscape Study, as well as an implementation plan (prepared by the appropriate delivery teams), be **PRESENTED** to the Community and Resources Committee meeting to be held 25 June 2019.
2. That Council **RETAINS** the public toilet currently located in the City of Stirling carpark on the western side of Beaufort Street until the delivery of the final Mount Lawley Streetscape Study and implementation plan are considered and endorsed by Council.
3. That Council **ENDORSES** improvement works to the existing public toilet.
4. That Council **CONSIDERS** listing \$100,000 on the 2019/2020 budget for the greening of Beaufort Street.

### Reason for Alternative Recommendation

Whilst, the introduction of more trees along Beaufort Street is consistent with the vision of creating green and attractive streets, to maintain and improve liveability - as highlighted in the draft Urban Forest Plan, it is more appropriate that the funding for the greening of Beaufort Street be allocated within the Mount Lawley Town Centre Streetscape Design implementation program. As such, a line item of \$100,000 has been listed for Council's consideration in the draft 2019/2020 capital budget for this purpose.

The current public toilet is well utilised and its removal without a suitable replacement could result in antisocial behaviour and negative community reaction. As the use of this space is being considered in the Mount Lawley Streetscape Study, it is pertinent to wait until the Study has been completed to make a final decision about the removal of the toilet. In the meantime it is recommended that improvements to the surrounds be undertaken as part of the streetscape development and minor upgrades to improve the overall appearance of the facility.

### **Additional Information – 25 June 2019**

The Mount Lawley Streetscape Study was completed and provided to City officers on 10 June 2019. This plan will be circulated to the attendees of the two Mount Lawley Streetscape Study Community Design workshops for final comments and is anticipated to be finalised in August 2019.

In the meantime, City officers have reviewed the findings of the Study and recommend the following be considered by Council:-

1. That additional trees be planted along the verges and median strips along Beaufort Street.
2. That a Town Plaza be created on the City of Stirling's carpark on the western side of Beaufort Street.

Further information on these concepts is provided below:-

### Additional Tree Planting

To maximise greenery and increases tree canopy in this area, it is recommended that the City plants:-

1. Six new Spotted Gum trees down the median strip along Beaufort Street between the Westpac Bank building and the intersection of Queens Crescent;
2. Two new Plane trees at the entrance to the City's carpark on the eastern side of Beaufort Street to replace existing under-performing trees (i.e. between the ANZ Bank and the NAB Bank); and
3. Five new trees on private property along the verge on either side of Beaufort Street. This would require formal consultation with the landowners and the closing of the crossover between the Westpac Bank and Sunshine Café.

The estimated cost of planting these additional trees is \$100,000 which is currently listed on the draft 2019/2020 budget (and funded from the sale of land in this precinct). Initial discussions have been undertaken with the affected landowners and, whilst not everyone has been contacted, the majority of landowners are principally in support of the concept, subject to their ability to have input into the choice of tree species and specific location. One landowner is strongly against the concept of planting a tree on their frontage and as such the tree at this location has been deleted from the proposal.

Pending budget approval, it is expected that formal consultation with relevant landowners will occur July/August 2019, with planting to be undertaken in August/September 2019. It should be noted that the location of underground services has yet to be completed for the locations of the proposed tree planting. Confirmation of this information may affect final tree planting arrangements.

The planting of the trees on City managed road reservation is scheduled for winter 2019 planting season, subject to budget approval.

### Town Plaza

It is recommended that a Town Plaza be created on the City's carpark on the western side of Beaufort Street. This would require the closing of the crossover and extension of the footpath. Whilst nine bays in the City's carpark would be utilised for the Town Plaza, there would be at least two new on street parking bays created by closing the crossover (however the City will review the provision of on street parking along this side of Beaufort Street as part of this concept and optimise the number of on street bays).

Creating the Town Plaza would also include moving, refurbishing and screening the public toilet. The visual impact of the toilet will be reduced with the re-modification of the roof structure. Additional trees will be planted to create a garden effect and the provision of seating will encourage people to linger longer. Lighting will also be included to ensure the space remains safe and activated at night.

The Town Plaza will create a focal point where visitors to Beaufort Street can relax, meet and/or engage in activities. It will be a space that can be activated, with the support of the Place Activation team, with such activities as live music, pop-ups, ephemeral art, family activities etc.

The estimated concept cost of creating the Town Plaza is approximately \$340,000 (excluding the colonnade in the initial stage of the development). These funds can be derived by allocating the following funding:-

• Sale of City land parcel	\$170,000 (remainder of the funds)
• Surplus funds - Hamersley Golf Irrigation	\$120,000
• Public Open Space cash-in-lieu reserve	<u>\$ 57,000</u>
<b>Total</b>	<b>\$347,000</b>

Given Council's commitment to this project to date, the draft budget has been modified to incorporate this project as highlighted above. Pending budget approval, it is proposed to undertake design development, stakeholder consultation, documentation and procurement for this project during the first half of the 2019/2020 financial year with construction to commence in early 2020 pending adoption of the final design. It should also be noted that a detailed feature survey of the area and location of underground services has yet to be completed (which may affect the final concept design/cost of the Town Plaza area).

#### Source of funds

The total cost of the above works (median tree planting and Town Plaza) totals \$440,000. Proposed source of funds for the works are as follows:-

• Sale of City land parcel	\$270,000
• Public Open Space cash-in-lieu reserve	\$ 57,000
• Surplus funds - Hamersley Golf Irrigation	<u>\$120,000</u>
<b>Total</b>	<b>\$447,000</b>

The funding from the sale of Lot 5, House Number 80A, Walcott Street, Mount Lawley has been identified to be spent on improvements in this area. The settlement process is progressing and is estimated to be finalised in the second quarter of the financial year.

The City currently has unused funding of \$57,631 (Mount Lawley) in its cash-in-lieu reserve which can be allocated to this project. Ministerial approval will be required to utilise the funds for this purpose and the City would recommend making an application accordingly.

The City has only recently completed the procurement process for the Hamersley Golf Course irrigation (staged project over two financial years) with prices received facilitating savings on the estimated figure included in the 2019/2020 draft budget. The budget estimate identified in the draft 2019/2020 budget was based on costs received through the panel contract however the City was able to procure additional savings given the scope and scale of this project. These savings are available to be used to offset the cost of the Beaufort Street Town Plaza development (subject to Council endorsement) and that is recommended.

#### **Revised Alternative Recommendation**

- 1. That Council ENDORSES the planting of additional trees in the median and on private property frontages along Beaufort Street (pending the formal approval of the relevant landowners) subject to funding of \$100,000 being approved in the 2019/2020 budget.**
- 2. That Council ENDORSES the development of a Town Plaza in the City of Stirling carpark on the western side of Beaufort Street subject to funding of \$290,000 being approved in the 2019/2020 budget.**
- 3. That Council SEEKS ministerial approval to utilise the cash-in-lieu for Public Open Space funding of \$57,631 (allocated to the Mount Lawley area) for the purpose of developing the Town Plaza.**

### Reason for Alternative Recommendation





The completion of the Mount Lawley Streetscape Study has clearly articulated the community's vision and ideas for improving Beaufort Street. Two concepts are recommended which are within the current limitations of the draft 2019/2020 budget.

The creation of a Town Plaza and additional tree planting in the median and verges of Beaufort Street will provide increased greenery in the area and create a focal point for ongoing activations and community gatherings.

Whilst the existing public toilet will remain, the visual impact of the toilet will be reduced with the roof structure being reduced in size and the toilet being moved, screened and refurbished as part of the project.

**City of Stirling** | **Beaufort St, Mt Lawley - Tree Planting Concept** | June 2019



- LEGEND**
-  EXISTING TREE
  -  NEW SPOTTED GUM
  -  NEW PLANE TREE
  -  NEW TREE ON PRIVATE PROPERTY (PENDING CONSULTATION)

NOTE: TREE LOCATIONS ARE PENDING CONFIRMATION OF SERVICE LOCATIONS

Beaufort St Tree Planting - Plan 1

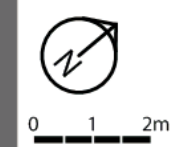
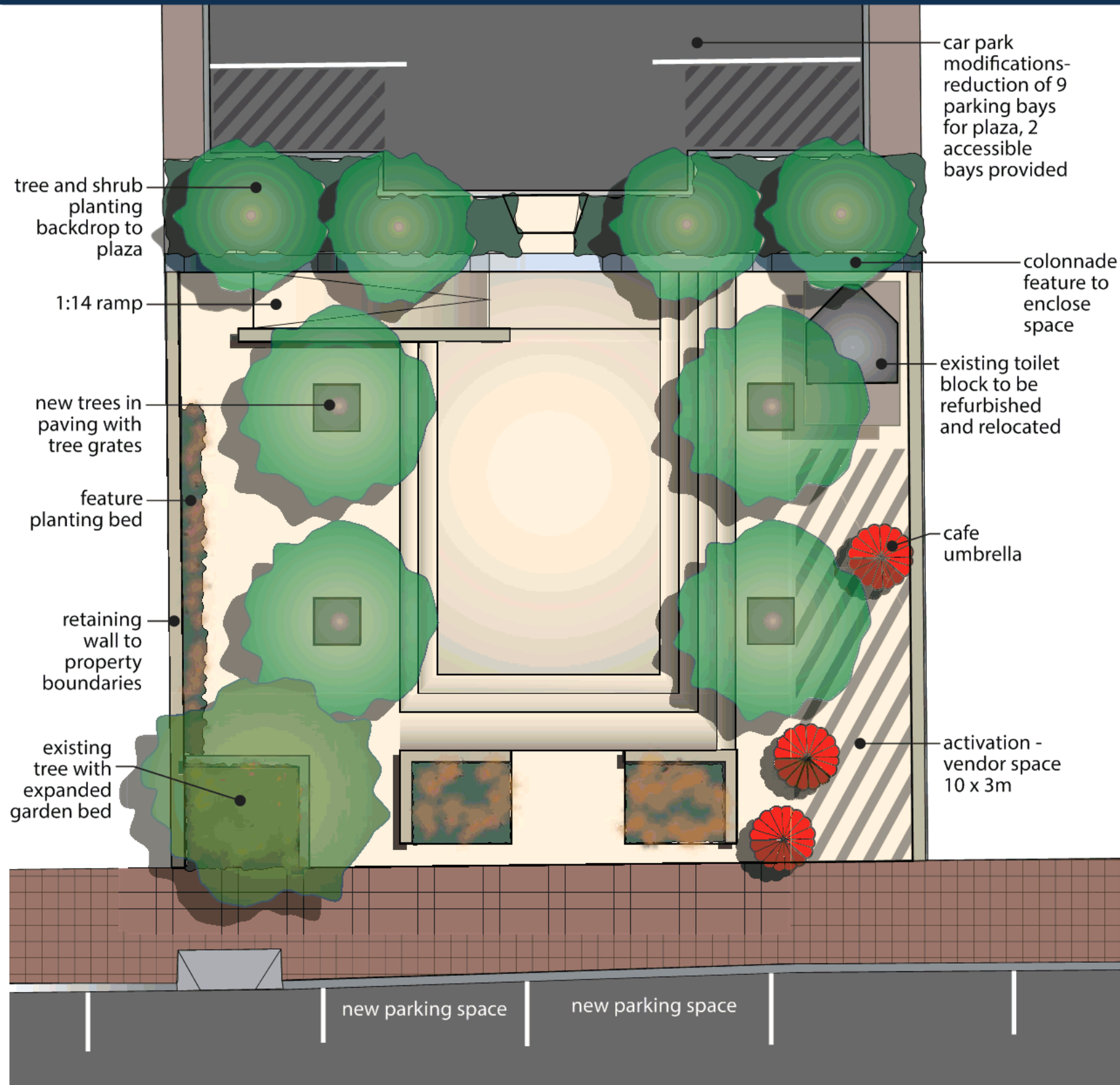


Beaufort St Tree Planting - Plan 2



# Beaufort St, Mt Lawley - Town Plaza Concept

June 2019



1. Image source:  
<https://www.dezeen.com/2014/03/05/la-branche-dm-aa-architecten-renovation-brick-colonnade/>  
2. Image source:  
<http://moderni.co/le-twist-apartment-urban-agency/>

## 12.2/CC3 PARKLETS IN THE INGLEWOOD TOWN CENTRE

### Report Information

Location: Inglewood Town Centre  
Applicant: Not Applicable  
Reporting Officer: Manager Customer and Communications  
Business Unit: Customer and Communications  
Ward: Inglewood  
Suburb: Inglewood

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*



## Council Resolution

0719/011

### Moved Councillor Sandri, seconded Councillor Lagan

1. That Council **ENDORSES** the design and installation of two prototype mobile parklets in the Inglewood Town Centre with one to be located initially in front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) and subsequently trialled in a number of locations within the town centre.
2. That Council **CONSIDERS** listing \$40,000 on the 2019/2020 budget for the installation of two prototype mobile parklet in the Inglewood Town Centre.
3. That the City **DEVELOPS** Parklet Guidelines to support future business and community-led privately owned parklets based on the outcomes of the prototype parklets.
4. That the City **WRITES** to the local MLA to enquire about alternative state funding to support the parklets.

The motion was put and declared **CARRIED (12/0)**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

1. That Council **ENDORSES** the design and installation of one prototype mobile parklet in the Inglewood Town Centre to be located initially in front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) and subsequently trialled in a number of locations within the town centre.
2. That Council **CONSIDERS** listing \$25,000 on the 2019/2020 budget for the installation of two prototype mobile parklets in the Inglewood Town Centre.
3. That the City **DEVELOPS** Parklet Guidelines to support future business and community-led privately owned parklets based on the outcomes of the prototype parklets.

## Officer's Recommendation

1. That Council **ENDORSES** the design and installation of one prototype mobile parklet in the Inglewood Town Centre to be located initially in front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) and subsequently trialled in a number of locations within the town centre.
2. That Council **CONSIDERS** listing \$25,000 on the 2019/2020 budget for the installation of one prototype mobile parklet in the Inglewood Town Centre.
3. That the City **DEVELOPS** Parklet Guidelines to support future business and community-led privately owned parklets based on the outcomes of the prototype parklets.

## Report Purpose

To investigate viable locations for parklets in the Inglewood Town Centre on Crawford Road, Normanby Road, Dundas Road, Ninth Avenue, Eighth Avenue and Seventh Avenue, with consideration of construction by the City's Men's Shed.

## Relevant Documents

### Attachments

Attachment 1 - Parklets Throughout the Perth Metropolitan Area [↓](#)

### Available for viewing at meeting

Nil

## Background

At its meeting held 26 February 2019, Council resolved (Council Resolution Number 0219/045) as follows:-

*“That Council NOTES that the Place Activation team will investigate viable locations for parklets in the Inglewood Town Centre on Crawford Road, Normanby Road, Dundas Road, Ninth Avenue, Eighth Avenue and Seventh Avenue, with consideration of construction by the City's Men's Shed and that a report be PRESENTED to a Community and Resources Committee meeting to be held no later than 25 June 2019.”*

Many of the City's adopted land use strategy documents (such as the Beaufort Street Activity Corridor Strategy) seek to create better public spaces to build and create a sense of place for the area.

A key purpose of the land use planning system is to create better places, while facilitating development in accordance with State and Local Planning Policy. The City's commercial centres, such as Inglewood, play an important role in making this happen. To achieve this, a key objective of the City's Local Planning Scheme No.3 (LPS3) is:-

*“To provide for convenient attractive and viable commercial centres, which service the needs of the community and are accessible to pedestrians, cyclists and public transport users as well as motorists.”*

The vision for the City's draft Local Planning Strategy, endorsed by Council at its meeting held 26 March 2019, is to focus investment, jobs and growth on corridors and centres around transit; improve the quality of suburbs and centres; and improve the overall liveability of the City. To achieve this vision, the Local Planning Strategy contains the following objectives:-

- Prioritise Growth and Investment in Activity Centres and Corridors;
- Keep the Jobs We Have Now and Grow Them;
- Transport and Land Use Will Be Coordinated and Integrated; and
- Improving the Quality and Liveability of the City.

The City's Strategic Community Plan 2018 – 2028 seeks to:-

- Create vibrant entertainment and visitor precincts;
- Promote City iconic attractions and events;
- Promote investment and partnership opportunities;
- Make it easier to do business with the City; and
- Support and facilitate local small business growth.

At its meeting held 26 March 2019, Council considered a new 'Footpath Trading and Activation' draft Local Planning Policy and resolved (Council Resolution Number 0319/046) to advertise the draft Footpath Trading and Activation Policy for public comment. The aim of the Footpath Trading and Activation Policy is to create more vibrant, interesting, liveable and walkable commercial centres by making it easier for place activation activities such as street trading and alfresco dining on footpaths to occur.

The Inglewood 'District Centre' is located 4.5km north-east of the Perth Central Business District. The Town Centre is located along a 1.75km strip of Beaufort Street and is considered a cultural hub consisting of a range of commercial and community premises, including local service industries, retail, cafes, restaurants, a hotel, a community centre, a library and the Inglewood Town Square.

Seventh Avenue, Eighth Avenue, Ninth Avenue, Dundas Road, Normanby Road and Crawford Road are all classified as 'Local Roads' in the City's Functional Road Hierarchy. All roads intersect Beaufort Street, have speed limits of 50km per hour, and have a variety of on-street parking options.

Parklets are the temporary repurposing of road reserve; usually vehicle parking spaces located next to a footpath; available for anyone to use (regardless of who funded it); and typically one to two bays in length. The concept of a parklet is to:-

- Transform a space for parked cars into a public park space for people;
- Enhance public amenity in the streetscape - such as bicycle racks, planter boxes, benches and other seating, landscaping, art and little free libraries; and
- Encourage people to linger and create vibrant neighbourhoods and town centres. Initiatives such as plazas, alfresco areas and pop-up spaces can also serve a similar purpose.

Parklets are generally suitable for sections of commercial streets where there is increased pedestrian and street activity. While they may, or may not, be associated with adjacent cafes, restaurants and bars, parklets are more likely to be successfully utilised when connected to a food and beverage outlet.

City-led parklets are funded and maintained by local governments, while business and community-led parklets are designed, built, funded and maintained by the neighbouring businesses, residents and community organisations with support from the local government (for approval and potential provision of funding support).

Several local governments throughout Perth have facilitated and/or delivered the temporary, or semi-permanent, transformation of Public Open Space by encouraging parklets in suitable locations. Local governments that have developed a policy or guidelines for parklets include the City of Vincent, City of Bayswater and City of Fremantle.

As an example, the City of Vincent purchased and installed three parklets in 2015 as 'demonstration parklets' prior to developing a Parklets Policy. Originally, the City of Vincent was restricted to locating City owned parklets adjacent to non-food/beverage businesses. These were not as successful as the privately owned parklets located adjacent to businesses with active frontages.

In 2014, the City established the Inglewood on Beaufort group as a 'Town Team', working with them to produce place plans and urban design improvements. Between 2014 and 2017, Inglewood on Beaufort undertook extensive community and business consultation to formulate a Place Activation Strategy and corresponding action plan, which identified a number of community interests of which parklets, piazzas or similar spaces which could help achieve, including the following:-

- Create a safe, bright and people-friendly Beaufort Street;
- Activate and clean up shopfronts, laneways, and areas in front of shops/setback areas;
- Introduce more shade, greenery and a community garden; and
- Create more places to sit and relax.

In 2016, Inglewood on Beaufort also commissioned 'PLACE Laboratory' to offer suggested design solutions and street setback improvements, to make Beaufort Street in Inglewood a more inviting location for people to visit, enjoy, meet others and stay a bit longer. A design lab was undertaken with the community and the outcomes were collated into a report outlining the intentions to improve wide setbacks in Inglewood along Beaufort Street, by creating a series of activated piazzas to provide places to relax and eat away from the busy street.

Two possible piazza locations identified were privately owned properties on Dove Court and Tirza Court. As a result, both are current Inglewood on Beaufort place activation projects, with support and part funding from the City. They are proposed to have seating, shade, greenery, public art, lighting and other improvements.

A Development Approval application for House Numbers 884 and 896-898, Beaufort Street, Inglewood was lodged with the City on 26 March 2019. It should be noted that any parklets installed within the Inglewood Town Centre will be in addition to and complement these proposed piazzas.

## **Comment**

Appropriately located and designed activations such as parklets and other temporary and semi-permanent installations can make a significant contribution to the vitality and ambience of public places and urban lifestyles.

Parklets have proven to be successful in transforming the streetscape in main streets across Perth and throughout the world, particularly in places that:-

- a) Lack civic space on the streetscape that allows people to linger longer; and
- b) Have sufficient parking options available nearby.

The following general principles were applied to determine the viability of parklet locations within the Inglewood Town Centre (Seventh Avenue, Eighth Avenue, Ninth Avenue, Dundas Road, Normanby Road and Crawford Road):-

- The existing space available on the footpath and/or verge;

- The number and type of parking bays on the street and in the surrounding area; and
- The proximity to a food and beverage offering.

In accordance with these principals, the investigation into viable locations for parklets in the Inglewood Town Centre found the following results.

#### Seventh Avenue

A parklet is not recommended in front of Lot 21, House Number 839, Beaufort Street, Inglewood (Chakra Indian Restaurant). The corner clearance from Beaufort Street is too tight, which may result in potential traffic conflicts, and the residential apartments nearby includes a rubbish collection area that may result in access problems. There is also some existing 'perch a while' seating nearby (which already encourages residents and visitors to linger longer in this area).

A parklet is also not recommended outside Lot 666, House Number 848, Beaufort Street, Inglewood (Golden Star Chinese Restaurant) on the eastern side of Seventh Avenue, as there is also existing 'perch a while' seating nearby.

The area outside of Lot 6, House Number 844, Beaufort Street, Inglewood (New Look Dry Cleaners) is also not suitable or recommended due to the nature of the business and its use as a five minute pick-up area.

#### Eighth Avenue

A parklet is not currently recommended opposite Lot 800, House Number 861, Beaufort Street, Inglewood (Woolworths development site) as it will become a construction site in the near future. This location could be reconsidered for a parklet once the development has been completed.

The eastern side location at Lot 50, House Number 860, Beaufort Street, Inglewood (Oasis Chiropractic) is also not recommended due to the nature of the businesses located there.

#### Ninth Avenue

A parklet is not recommended in front of Lot 110, House Number 885, Beaufort Street, Inglewood (Il Pasto Trattoria Restaurant). It would only require the repurposing of one parking bay however, the restaurant is only open in the evening, limiting the use of a parklet, and would require the removal of the existing potted plants along the kerb. This location is also in close proximity to both the Inglewood Town Square and the proposed piazzas, and therefore other Public Open Space and seating in close proximity.

A parklet is, however, recommended in front of Lot 103, House Number 882, Beaufort Street, Inglewood (the premise formerly trading as A Fish Called Inglewood), near Ninth and Merchant restaurant. A parklet in this location requires the repurposing of only one parking bay and would result in an attractive addition to the corner streetscape. This location is currently vacant and consultation would be required with the future business operator.

#### Dundas Road

A parklet is recommended in front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) and would be an attractive addition to the corner streetscape.

### Normanby Road

This street is residential with a narrow road reserve width that does not have on-street parking bays. There are no existing food and beverage operators and it is also not aesthetically conducive to a parklet. Therefore, Normanby Road, Inglewood is not recommended for a parklet.

### Crawford Road

This street is residential with a road reserve that does not have on-street parking bays. There are no existing food and beverage operators. A parklet in this location is not recommended.

The above findings suggest that testing and trialling locations for three to six months stints within the Inglewood Town Centre would be a valuable process. Developing a mobile parklet that could be moved between a number of locations including starting the trial in front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) is recommended.

It is recommended that the City ensures this mobile parklet be constructed in such a way that they can be easily removed and relocated. It is also recommended that the City investigates the development of Parklet Guidelines to support future business and community-led privately owned parklets based on the outcomes of the prototype parklet.

## **Consultation/Communication Implications**

In determining the viability of parklets within the Inglewood Town Centre, consultation was undertaken with key stakeholders, such as Stirling Community Men's Shed, Inglewood on Beaufort Inc. and business operators of the potential viable locations identified. The outcomes of the discussions are as follows:-

- Stirling Community Men's Shed is potentially interested in being involved with parklet projects but expressed that each project would be assessed on a case by case basis and would be subject to the scale of the parklet requirements and capacity of the group to deliver.

The group is conscious of not over committing as it may place a burden on its members who are otherwise part of the group for the wider social and health benefits. Without the firm commitment at this stage, the costs included in this report have been calculated with the assumption that the Men's Shed is not involved. There is potential for the cost to therefore reduce should the Men's Shed agree to deliver all or part of the parklet/s.

- Inglewood on Beaufort Inc. is not currently actively pursuing parklets, primarily due to its current piazza projects, but does support the City and business led parklets in the Inglewood Town Centre.
- The business operators of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café) confirmed its support of the City designing and installing a parklet adjacent to their premise.
- The business operators of Lot 103, House Number 882, Beaufort Street, Inglewood (Ninth and Merchant Restaurant) support the City designing and installing a parklet nearby their premise.
- Additional trial locations will be considered.

## Policy and Legislative Implications

There are no current foreseen policy and legislative implications. It is however, recommended that the City develops Parklet Guidelines to support future business and community-led privately owned parklets based on the outcomes of the prototype parklet.

## Financial Implications

It is anticipated that the cost to design and install one prototype mobile parklet will be in the vicinity of \$25,000.

The recommended prototype mobile parklet is not currently a proposed project and would need to be listed for consideration during the 2019/2020 budget review process.

## Strategic Implications

**Social:** Thriving local communities

**Outcome S1:** Inclusive and harmonious City

**Objective S1.1:** Strengthen communities through sense of place

**Economic:** Prosperous and vibrant City

**Outcome B1:** Places to live, work and enjoy

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

**Built Environment:** Liveable and accessible City

**Outcome B3:** Built infrastructure that meets community needs

**Objective B3.1:** Ensure our assets meet future community needs

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Vegetation impact	Parklets and similar spaces can increase vegetation and greenery within the City.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	Parklets and similar spaces can increase amenity such as seating, street furniture and shade.
Community engagement	By providing spaces that engage the community, parklets can encourage people to linger longer, create vibrant neighbourhoods and town centres and increase visitation.
Cultural and heritage value	The design can complement and be compatible with the existing built form and streetscape.
Transport and access	Parklets and similar spaces can increase pedestrian traffic and walkability of a place.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Dvlpmt of key business sectors	Parklets and similar spaces can increase commercial visitation and occupancy.

## **Conclusion**

Parklets, piazzas and similar spaces have many community benefits and significantly contribute to public amenity, place making and activation. When part of a broader multi-pronged activation strategy, they can create active and vibrant places to be enjoyed by residents and visitors alike, as well as contributing to the vitality and ambience of public places and urban lifestyles.

The investigation into viable parklet locations in the Inglewood Town Centre identified a number of recommended parklet locations, many of which would significantly improve the streetscape and benefit the community, as well as compliment the piazzas proposed to be installed by Inglewood on Beaufort.

Accordingly, it is recommended that the City undertakes the design and installation of a mobile prototype parklet in the 2019/2020 financial year for trialling in a number of locations including:-

- In front of Lot 520, House Number 917, Beaufort Street, Inglewood (Finlay and Sons Café); and
- Lot 103, House Number 882, Beaufort Street, Inglewood (the premise formerly trading as A Fish Called Inglewood) pending consultation with the future business operator.

It is also recommended that the City develop Parklet Guidelines to support future business and community-led privately owned commissions based on the prototype project/s (should they be endorsed).





City of Perth – Hampden Road Parklet



City of Vincent – William Street Parklet



City of Belmont – Belvidere Street Parklet



City of Vincent – Oxford Street Parklet

Councillor Adam Spagnolo disclosed an Impartial Interest in Item 12.2/CC4 as his wife owns a unit on Main Street, Osborne Park.

## **12.2/CC4    ACTIVATION MEASURES TO SUPPORT TRAFFIC CALMING IN THE MAIN STREET TOWN CENTRE**

### **Report Information**

Location:                    Main Street Town Centre  
Applicant:                 Not Applicable  
Reporting Officer:        Manager Customer and Communications  
Business Unit:            Customer and Communications  
Ward:                        Osborne  
Suburb:                     Osborne Park

### **Authority/Discretion**

#### **Definition**

- Advocacy                *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive                *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative              *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial         *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes    *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/012

Moved Councillor Italiano, seconded Councillor Spagnolo

1. That Council **ENDORSES** the installation of decorative pavement markings at three Main Street pedestrian crossings - north of Eldorado Street; midway between Eldorado Street and Hutton/Royal Street; and north of Federal Street - pending approval by Main Roads WA, and utilising the cash-in-lieu of parking funds collected for the Main Street Town Centre.
2. That Council **ENDORSES** the relocation of two sets of 60km/h signs to suitable alternative locations outside the Main Street Town Centre, pending approval by Main Roads WA.
3. That Council **NOTES** that the City's officers will continue to engage with Main Roads WA to enact large scale modifications to Main Street to achieve the community's vision for a pedestrian-friendly Main Street Town Centre.

The motion was put and declared **CARRIED (12/0)**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

1. That Council **ENDORSES** the installation of decorative pavement markings at three Main Street pedestrian crossings - north of Eldorado Street; midway between Eldorado Street and Hutton/Royal Street; and north of Federal Street - pending approval by Main Roads WA, and utilising the cash-in-lieu of parking funds collected for the Main Street Town Centre.
2. That Council **ENDORSES** the relocation of two sets of 60km/h signs to suitable alternative locations outside the Main Street Town Centre, pending approval by Main Roads WA.
3. That Council **NOTES** that the City's officers will continue to engage with Main Roads WA to enact large scale modifications to Main Street to achieve the community's vision for a pedestrian-friendly Main Street Town Centre.

## Officer's Recommendation

1. That Council ENDORSES the installation of decorative pavement markings at three Main Street pedestrian crossings - north of Eldorado Street; midway between Eldorado Street and Hutton/Royal Street; and north of Federal Street - pending approval by Main Roads WA, and utilising the cash-in-lieu of parking funds collected for the Main Street Town Centre.
2. That Council ENDORSES the relocation of two sets of 60km/h signs to suitable alternative locations outside the Main Street Town Centre, pending approval by Main Roads WA.
3. That Council NOTES that the City's officers will continue to engage with Main Roads WA to enact large scale modifications to Main Street to achieve the community's vision for a pedestrian-friendly Main Street Town Centre.

## Report Purpose

To provide Council with proposed activation measures to support traffic calming in the Main Street Area.

## Relevant Documents

### Attachments

Nil.

### Available for viewing at the meeting

Nil.

## Background

At its meeting held 12 March 2019, Council resolved (Council Resolution Number 0319/014) in part, as follows:-

- "6. That the City's Place Activation Team PREPARES a report on proposed activation measures to support traffic calming in the Main Street area."*

### Main Street as a Place

The Main Street Town Centre is situated in Osborne Park within the City of Stirling, approximately 8km north-west of the Perth CBD. The Centre is a traditional linear town centre and cultural hub consisting of a range of commercial premises, cafes, restaurants and community facilities.

The Centre is classified as a 'District Centre' in the Activity Centre Hierarchy outlined within 'State Planning Policy 4.2 – Activity Centres for Perth and Peel' and is therefore of significant importance to the City. Other District Centres within the City include the traditional town centres of Mount Lawley, Inglewood and Scarborough, as well as the medium-sized enclosed shopping centres of Stirling Central (Westminster), Northlands (Balcatta), Dog Swamp (Yokine) and Dianella.

Currently the urban design of Main Street is of poor quality, primarily due to the large and inconsistent setbacks between the road and the commercial buildings, and the oversupply of off-street car parks within the streetscape.

### Main Street as a Road

The section of Main Street between Eldorado Street and Federal Street includes two lanes of traffic in each direction separated by a median strip (of varying width), bus embayments, parking embayments, on-street parking, turning pockets, crossovers and two sets of traffic signals. This section of Main Street is currently governed by a 40km/h speed limit from 7.30am to 10.00pm Sunday to Thursday, and 7.30am to 1.00am Friday evening (into early Saturday morning) and Saturday evenings (into early Sunday morning). Outside of these times, a 60km/h speed limit applies.

Royal and Hutton Streets intersect at the traffic lights in the middle of the Main Street Town Centre. The section of Royal Street between Main Street and Waterloo Street, and the section of Hutton Street between Main Street and Edward Street are considered to be within the Main Street Town Centre and include two lanes of traffic in each direction separated by a median strip (of varying width), turning pockets, crossovers and one set of traffic signals. These sections of Royal Street and Hutton Street are governed by a 60km/h speed limit at all times.

The road design of Main Street and its cross streets currently enables vehicular traffic to speed through the Centre, resulting in poor amenity for pedestrians and other sensitive road users.

### Technical Description of Main Street and Relevant Roads

In the City's Functional Road Hierarchy, Main Street and Royal/Hutton Streets are all classified as District Distributor (A) roads. Other District Distributor (A) roads that intersect similar Town Centres include Beaufort Street (Mount Lawley/Inglewood), Walcott Street (Mount Lawley) and Scarborough Beach Road (Scarborough/Doubleview). District Distributor (A) roads are important to the network and are deemed to carry high capacity traffic movements between industrial, commercial and residential areas.

In the City's draft Local Planning Strategy, Main Street in Osborne Park is classified as a 'class two Activity Corridor' whilst the Royal/Hutton Streets section is classified as a 'class one Activity Corridor'. This strategy states that the City's class one and class two Activity Corridors will deliver the majority of employment around mixed use transit nodes. Parts of these activity corridors run through the City's major Activity Centres, like the Main Street Town Centre, where the greatest intensity of employment and housing will be found.

### Traffic Volume in Main Street Town Centre

Main Street carries between 18,500 vehicles per day (south of Royal/Hutton Street) and 26,300 vehicles per day (north of Royal/Hutton Street).

Traffic volume has been measured as per 'Town Centre Hours' based on the '15 hour economy' place making concept of Centres being active, vibrant places with multiple uses and users between 6.00am and 9.00pm. This is relevant to the Main Street Town Centre due to cafes opening early in the morning and restaurants closing later in the evening.

Currently, 89% - 96% of vehicles travel through the Main Street Town Centre between these hours of 6.00am to 9.00pm – the peak time when there are the most pedestrians in the precinct.

32% - 35% of daily vehicular traffic through the Main Street Town Centre occurs during the three-hour peak period to and from the CBD and Mitchell Freeway – 6.00am to 9.00am for southbound traffic; and 3.00pm to 6.00pm for northbound traffic. These peak periods correspond with the operating hours of the clearway when on-street parking is prohibited.

The table below breaks down the daily traffic volume in relation to 'Town Centre Hours' and three-hour peak periods:-

<b>Southbound Traffic</b>	<b>#</b>	<b>%</b>	<b>Cars per hour</b>	<b>Cars per minute</b>
<b>Main Street between Eldorado and Hutton/Royal</b>				
• 24 hour period	13,625			
• Town Centre Hours – 6.00am to 9.00pm	12,180	96%		
• Peak Period – 6.00am to 9.00am	4,465	35%	1,488	25
• Town Centre Hours (off-peak) – 9.00am to 9.00pm	7,715	61%	643	11
<b>Main Street between Hutton/Royal and Federal</b>				
• 24 hour period	8,915			
• Town Centre Hours – 6.00am to 9.00pm	8,185	92%		
• Peak Period – 6.00am to 9.00am	2,943	33%	981	16
• Town Centre Hours (off-peak) – 9.00am to 9.00pm	5,242	59%	437	7

<b>Northbound Traffic</b>	<b>#</b>	<b>%</b>	<b>Cars per hour</b>	<b>Cars per minute</b>
<b>Main Street between Hutton/Royal and Eldorado</b>				
• 24 hour period	12,666			
• Town Centre Hours – 6.00am to 9.00pm	11,295	89%		
• Peak Period – 3.00pm to 6.00pm	4,230	33%	1,410	24
• Town Centre Hours (non-peak) – 6.00am to 3.00pm; 6.00pm to 9.00pm	7,065	56%	589	10
<b>Main Street between Federal and Hutton/Royal</b>				
• 24 hour period	9,625			
• Town Centre Hours – 6.00am to 9.00pm	8,835	92%		
• Peak Period – 3.00pm to 6.00pm	3,099	32%	1,033	17
• Town Centre Hours (non-peak) – 6.00am to 3.00pm; 6.00pm to 9.00pm	5,736	60%	478	8

Royal Street (east of Main Street) carries 17,500 vehicles per weekday and Hutton Street (west of Main Street) carries 27,000 vehicles per day.

89 - 92% of vehicles use Hutton Street and Royal Street during Town Centre hours with 26% - 29% of total vehicular traffic occurring during peak periods – 6.00am to 9.00am for westbound traffic; and 3.00pm to 6.00pm for eastbound traffic. A clearway is in place on Royal Street and Hutton Street at all times.

Below is a breakdown of daily traffic volume in relation to the 'Town Centre Hours' and three-hour peak periods:-

<b>Westbound Traffic</b>	<b>#</b>	<b>%</b>	<b>Cars per hour</b>	<b>Cars per minute</b>
<b>Royal Street between Waterloo and Main</b>				
• 24 hour period	9,408			
• Town Centre Hours – 6.00am to 9.00pm	8,562	91%		
• Peak period – 6.00am to 9.00am	2,422	26%	807	13
• Town Centre Hours (off-peak) – 9.00am to 9.00pm	6,140	65%	512	9
<b>Hutton Street between Main and Edward</b>				
• 24 hour period	14,097			
• Town Centre Hours – 6.00am to 9.00pm	12,534	89%		
• Peak period – 6.00am to 9.00am	3,909	28%	1,303	22
• Town Centre Hours (off-peak) – 9.00am to 9.00pm	8,625	61%	719	12

<b>Eastbound Traffic</b>	<b>#</b>	<b>%</b>	<b>Cars per hour</b>	<b>Cars per minute</b>
<b>Royal Street between Edward and Main</b>				
• 24 hour period	12,947			
• Town Centre Hours – 6.00am to 9.00pm	11,536	89%		
• Peak period – 3.00pm to 6.00pm	3,761	29%	1,254	21
• Town Centre Hours (off-peak) – 6.00am to 3.00pm; 6.00pm to 9.00pm	7,775	60%	648	11
<b>Royal Street between Main and Waterloo</b>				
• 24 hour period	7,834			
• Town Centre Hours – 6.00am to 9.00pm	7,181	92%		
• Peak period – 3.00pm to 6.00pm	2,232	28%	744	12
• Town Centre Hours (off-peak) – 6.00am to 3.00pm; 6.00pm to 9.00pm	4,949	63%	412	7

### Traffic Speeds in Main Street Town Centre

The City most recently undertook travel speed surveys in June 2018. The key measure used was the 85<sup>th</sup> percentile speed, which is the speed which 85% of vehicles are travelling at or below.

On Main Street, 85% of vehicles were travelling at 53.5km/h or below between Hutton Street and Eldorado Street; and 49.3km/h or below between Hutton Street and Federal Street.

### Current Traffic Calming Measures in the Main Street Town Centre

#### 1. 40km/h Variable Speed Limit Trial

Main Roads WA agreed to a 40km/h variable speed limit trial. Flashing signs were installed and the trial went live in October 2017. This two year trial concludes in October 2019 when it will be reviewed by an independent road research provider, with key measures identified including:-



- 85<sup>th</sup> percentile speeds;
- Vehicle volumes;
- Pedestrian behaviours;
- Signal operation at Main Street / Hutton Street / Royal Street intersection (i.e. maximum queue lengths, throughput); and
- Public/resident issues of support or otherwise.

Travel speed surveys were undertaken by the City before and after the installation of the 40km/h zone. The surveys were undertaken at two locations within the 40km/h speed zone area and two locations outside of the speed zone area. A mid-trial review was presented to Council at its meeting held 12 March 2019 based on travel speed surveys undertaken in June 2018.

The 85<sup>th</sup> percentile speed in the Main Street Centre was 53.5km/h between Hutton Street and Eldorado Street; and 49.3km/h between Hutton Street and Federal Street – a reduction of 3.7km/h and 6.1km/h respectively. Whilst these results are positive, the 85<sup>th</sup> percentile speed is still above the 40km/h variable speed limit.

Online consultation was undertaken as part of the Traffic and Road Safety Review presented to Council on 12 March 2019; 66% of survey respondents supported the 40km/h variable speed zone, with a further 20% being undecided at this stage. Only 14% of survey respondents were not supportive of the trial.

## 2. On-street parking

16 on-street parking bays were installed on Main Street in August 2018 as a traffic calming measure.

North of Royal/Hutton Street there are 14 bays (six in the northbound lane and eight in the southbound lane) and south of Royal/Hutton Street there are two on-street parking bays (both in the southbound lane). Clearways are in place during peak periods and therefore on-street parking bays cannot be utilised for parking during these times.

## 3. Trees in median strip (north of Main Street)

The Main Street Co-op received a \$40,000 Local Projects, Local Jobs grant via the City from David Michael MLA, the State Member for Balcatta, for 'place making and enhancing the streetscape, including vegetation'. The grant-funded project had to be agreed upon by the Main Street Co-op and managed by the City.

Main Street Co-op and the City agreed to use this funding to close a slip lane and cross over in the median strip between the Royal/Hutton Street intersection and Eldorado Street, to provide an opportunity to plant ten Spotted Gum trees. The City undertook engineering work in April/May 2019, with the trees to be planted in the 2019 planting season, which is anticipated to be completed by September 2019. To enable this project, additional funding was also contributed by the City.

#### 4. Removal of bus embayments

The Public Transport Authority removed two bus embayments in the Main Street Town Centre in June 2019. This work was undertaken as part of a larger project to make their bus stops more accessible.

#### Future Streetscape Upgrades to the Main Street Town Centre

##### 1. Installation of Additional On-Street Parking

South of Royal/Hutton Street there are six embayed parking bays in the northbound lane of Main Street, which are well used and are not affected by clearways.

These bays will be removed to accommodate the planting of seven London Plane trees in the reclaimed verge. The six embayed parking bays will be replaced with 10 on-street parking bays. These parking bays will be affected by a clearway between 3.00pm and 6.00pm. This streetscape work is being funded from the cash-in-lieu of parking funds collected for Main Street Town Centre and will be undertaken in the 2019/2020 financial year.

##### 2. Main Street Urban Design Study

In 2016, the City commissioned a 'Vision and Activation Strategy' for the Main Street Town Centre. In preparing the Strategy it was identified that the potential success of the Centre is impeded by the poor urban design context in which the existing buildings have been developed.

Following this strategy, members of the community then asked Council to undertake an urban design study to identify how Main Street can be designed to become more people friendly. The Main Street Urban Design Study included three rounds of consultation - a Vision Workshop including a survey, a Design Workshop, and an Open Day (further consultation will be done when Council considers and advertises any changes to the City's Planning Scheme that may be required as a result of the plan developed with the community).

The community input from the Vision Workshop and subsequent survey provided valuable information on ways to improve the Centre, identifying the following vision for the future:-

*"The Main Street precinct is a convenient, people-first and culturally rich village centre that is welcoming and supportive; offering a diverse tapestry of flavours and localised experiences.*

*Realising its potential, it has become a well-know and treasured destination centred on its fresh market produce and farming heritage, whilst celebrating its ever evolving multicultural character and community. It is a lively place where many people choose to live, work and frequently visit."*

The seven key place-making principles detailed below were also identified at this workshop:-

1. *Main Street is a safe and engaging place for all people, at any time.*
2. *Main Street's history and heritage is recognised and respected.*
3. *People are able to move about safely with minimal conflict with car traffic and reduced traffic speed.*

4. *Main Street is a valued, clean and well maintained place – a responsibility shared by everyone.*
5. *The people-first urban design means its public spaces are shaded, attractive, used and loved.*
6. *Future developments are locally responsive and considered, with buildings engaging with the street and enabling an active and liveable place to evolve.*
7. *It is well connected and conveniently serviced with Public Transport, bike infrastructure, walkable pathways and adequate parking.*

The second stage of community consultation was a Design Workshop held on 5 May 2018 where attendees considered design options for the Centre that had been developed from the outcomes of the Vision Workshop.

The Design Workshop informed a Community Open Day which was held on 30 June 2018. Interested community members were invited to walk around and view a series of plans at their leisure. No presentations were made at the Open Day, however City of Stirling employees were available to answer questions about the plans, and participants were able to provide feedback on the day and online in the following weeks.

The Main Street Urban Design Study was finalised and presented to Council for consideration at its meeting held 16 April 2019. The Main Street Urban Design Study was adopted by Council (Council Resolution Number 0419/022) and is now out for public comment. The City Planning Business Unit will formally prepare amendments to the Local Planning Scheme and Local Development Plan pending feedback from the public advertising period.

The Main Street Urban Design Study identified the following key improvements to be delivered by the City, in ongoing consultation with the community and key Main Street stakeholders:-

1. *Reduce size of the Royal/Main Street intersection to remove surplus slip-lanes, tighten corners and improve pedestrian crossing.*
2. *Redevelop road and businesses between Royal and Federal Street to bring buildings closer to the street in 'true high street fashion'.*
3. *Introduce more planting, paving and street furniture along Main Street to improve pedestrian amenity.*
4. *Encourage higher intensity development along Main Street, with mixed residential and commercial uses to add life and vitality to the area.*
5. *Create new public spaces on City land, and in future private redevelopment, for people to gather and to accommodate major public events.*
6. *Create a safe cycle boulevard along Waterloo Street for all kind of cyclists, connected to Main Street at key points.*

The Main Street Urban Design Study also identified a number of 'quick wins' that can take place in the short term (one to three years), including:-

1. *Put Main Street (south) on a "Road Diet".*
2. *Greening of Main Street.*
3. *Development of an interim Pop-up Piazza at the Royal/Main Street intersection.*
4. *Creation of a micro-piazza on Lawley Street.*
5. *Installation of additional on-street bays.*

In order to ensure the Main Street Urban Design Strategy is given due consideration for implementation going forward, the Strategy has also recommended the following:-

- a. The City Planning Business Unit to work with various other business units to develop an Implementation Plan for the delivery of short / medium to long-term projects with a coordinated approach to delivery across all internal disciplines/directorates;
- b. The City's Place Activation Team to prepare a Place Plan with the local community and businesses that outlines:-
  - i. A maintenance program for new and existing infrastructure (particularly focusing on landowner and City roles for place management), and considering special area levy and developer contributions for sustaining the maintenance of the Centre and/or contributing to community benefit;
  - ii. Continued consultation and meaningful engagement with the local community;
  - iii. Support and encourage the delivery of events and activation programming by the local community within the Centre's streets and new public spaces such as the proposed piazza;
  - iv. Engage with businesses to develop an Economic Development Strategy with the Main Street Co-Op (and/or future Business Improvement District) to support and promote the Main Street Centre as a destination and place to shop, dine and enjoy; and
- c. Continue to work with the key transport/road State Government agencies to improve the roads, streets and public transport connections within the area.

## Comment

The Main Street Town Centre is a significant commercial and cultural centre within the City of Stirling – a strategic centre set to deliver employment, entertainment and higher-density lifestyle choices and be designed to be an attractive, accessible, compact, vibrant, pedestrian and cycling-friendly environment that has high-quality public transport and road linkages.

Currently the Centre's potential success is impeded by the poor historical urban design and the design of road intersections – specifically, the large setback of buildings from the road, the dominance of off-street parking within the streetscape, and the wide roads which enable traffic to speed through the Centre resulting in poor pedestrian environment and poor street front activation.

The local community, business owners, land owners and the Main Street Co-op are actively engaged in the future of the Main Street Town Centre, as evidenced by the high levels of community engagement as part of the Activation and Vision Strategy in 2016 and subsequent Main Street Urban Design Study in 2017 and 2018.

The Main Street Co-op and the local community have also shown overwhelming support for a 40km/h speed limit through the Main Street Town Centre. This two-year trial ends in October 2019 and it is integral for the future success of the Centre that the City advocate for an extension of this trial.

To date, traffic calming methods on Main Street have followed a 'signs and lines' approach with the implementation of a 40km/h variable speed zone and associated flashing signage between Eldorado Street and Federal Street; and the installation of 16 on-street parking bays. The on-street parking bays in their current location are rarely used as they aren't located adjacent to active shopfronts and passing vehicles are regularly driving over the 40km/h speed limit (average speed of 49.3-53.5km/h).

It is widely acknowledged that vehicles travel at the design speed of a road rather than a sign posted speed. As there have been minimal modifications to the road design of the Main Street Town Centre, the design speed of the road is still 60km/h even when the flashing signs indicate a sign posted speed of 40km/h.

In order for Main Street to become a pedestrian-oriented Town Centre, a 'design' approach is required to control the flow and speed of traffic through the Centre. This approach should still accommodate peak hour traffic flow to and from the CBD and Mitchell Freeway, but in a way that is conducive to a safe pedestrian environment and 'main street' feel.

The 'design' approach is reinforced by Main Roads WA, which requires physical modifications to the road itself to match the speed limit in this area. Common modifications required to achieve a slower speed limit include, but are not limited to:-

- Reduction in lane widths;
- On-street parking during off-peak periods;
- Additional pedestrian crossings;
- Removal of bus stop embayments;
- Removal of surplus slip lanes and turning pockets;
- 100% shade cover to create a canopy effect to slow traffic; and
- Raised plateaus at pedestrian crossings.

A number of the above physical modifications have been or are in the process of being implemented on Main Street demonstrating the City's commitment to traffic calming in the Main Street Town Centre. Modifications include tree planting, the removal of surplus slip pockets and turning pockets and the installation of on-street parking which have all been detailed in the 'Background' section of this report.

Installing a continuous stretch of on-street bays close to active shopfronts will reduce Main Street to one lane in the northbound direction in non-peak hours. These bays are expected to have higher usage rates than current on-street bay locations as they are located immediately adjacent to active shopfronts (Osborne Park Pharmacy and Posto Matto etc.) and further away from existing parking. The removal of the bus embayments will temporarily restrict Main Street to a one-lane centre. The median strip and verge trees will take 10-15 years to mature before they can create the canopy effect.

The above changes are not 'quick fixes' but are steps in the right direction towards the community's vision for the Main Street Town Centre shifting from a car-oriented to a pedestrian-oriented Centre.

Reductions in lane widths; the installation of additional pedestrian crossings; the removal of surplus slip lanes and turning pockets; and the installation of raised plateaus or speed bumps at pedestrian crossings will require detailed engagement and design with Main Roads WA and the City's Engineering Design Business Unit and are thus beyond the scope and reporting timeframe of this report.

Over the course of 2019/2020 financial year, the City Planning Business Unit will work with various internal business units to develop an Implementation Plan for the delivery of short/medium to long-term projects in line with the recommendations of the Main Street Urban Design Study. The Implementation Plan will be prepared for the 2020/2021 financial year budget process.

#### Short-term Physical Modifications

There were not many physical modifications that could be considered and scoped for this report given the complexity surrounding Main Roads WA's involvement in Main Street as a road and the temporary nature of the 40km/h variable speed trial. The Place Activation team will continue to investigate longer-term traffic calming solutions.

In the meantime, there are a number of opportunities to deliver on-the-ground traffic calming measures that can complement current and future traffic calming initiatives as well as improving pedestrian safety in the Centre and adding to the fabric of Main Street as a place.

1. Artistically transform three pedestrian crossings within the Main Street Town Centre

Utilising decorative pavement markings at pedestrian crossings reinforces that the Main Street Town Centre is a place that prioritises people over cars. DuroTherm is a cost-effective road marking product that has been used to demarcate a number of pedestrian crossings in the City of Stirling and beyond.

DuroTherm is durable, quick to install and will provide a visual, audible and tactile reminder for passing vehicles to slow down. DuroTherm can be used in any artistic pattern with the design reflecting the community's vision of Main Street as a multicultural social meeting hub.



Figure 1 – DuroTherm used at a pedestrian crossing at the intersection of Powell Street and Tyler Street in Tuart Hill



**Figure 2 – A similar product used at a pedestrian crossing in Koreatown, Los Angeles**

The below three pedestrian crossings are viable locations for decorative pedestrian markings:-

- Main Street, north of Eldorado Street;
- Main Street, midway between Eldorado Street and Hutton/Royal Street; and
- Main Street, north of Federal Street.





Figure 3 – Map of Main Street and proposed decorative pavement markings at pedestrian crossings

This project can be bundled in with the City's upcoming streetscape upgrade in 2019/2020 financial year and be funded from the cash-in-lieu of parking funds for the Main Street Town Centre precinct.

The signalised pedestrian crossings (Main Street and Royal/Hutton intersection and outside the Osborne Shopping Centre) would require approval from Main Roads WA and thus are not able to be considered as part of this report.

Non-signalised pedestrian crossings on Royal and Hutton Streets cannot be transformed until such time when the speed limit is changed to 40km/h.

2. Relocation of the 60km/h signs near Federal Street and Eldorado Street

The 40km/h variable speed limit trial zone on Main Street is bound by Eldorado Street and Federal Street and is indicated by seven flashing signs – four facing northbound traffic and three facing southbound traffic.

In practice, the 40km/h variable speed limit trial zone effectively ends when the driver of a vehicle sees the first 60km/h sign in each direction. The signs signalling the start of the new speed limit zone should therefore be located at a safe distance beyond the end of the variable speed limit trial zone.

Within the Main Street Town Centre, the first 60km/h sign in northbound traffic is located 35m south of Eldorado Street – within the town centre. The first 60km/h sign for southbound traffic is 20m north of Federal Street – visible from the Town Centre. Vehicles accelerate when the driver sees the sign – effectively shortening the distance of the variable speed zone.



**Figure 4 – Current locations of 40km/h variable speed signs and 60km/h signs in the Main Street Town Centre**

There is an opportunity to relocate the first 60km/h sign in each direction so it is not visible until a vehicle is outside the variable speed zone – effectively extending the variable speed zone back to the full 450m length of the Main Street Town Centre.

For this to occur, further consultation is required with Main Roads WA as they control the placement of signage and speed zones on Main Street. If endorsed, the Place Activation team will work with the relevant internal and external stakeholders to further investigate options to fund the relocation of the speed signs via the cash-in-lieu of parking funds for Main Street or through other operational budgets.

### Place Activation Advocacy

The Place Activation team are currently working in the mixed-use Town Centres of Scarborough, Main Street, Mount Lawley, Inglewood and Doubleview.

A role of the Place Activation team is to advocate for good place outcomes for these respective Centres both internally within the City and externally with the community, business owners, land owners and other stakeholders.

As part of this process, the Place Activation team will be advocating to plan for and incorporate further physical modifications to the design that cannot be considered as part of this report including:-

- The development of an ideal road alignment that incorporates a reduction in lane width and an increase in the width of the median strip so as to accommodate further median strip tree planting and future canopy cover;
- The removal of unnecessary slip lanes and crossovers in the median strip and streetscape with a subsequent increase in on-street parking;
- Additional signalised pedestrian crossings;
- Reinvestigation of the Federal Street/Main Street intersection;
- The installation of raised plateaus or speed platforms at pedestrian crossings or intersections;
- The removal of road safety barriers in the Hutton Street median strip to accommodate further median strip tree planting and future canopy cover; and
- A reduction in curve radii at corners.

The Place Activation team will also request for the City Planning Business Unit to investigate changes in the draft Local Development Plan and Scheme Amendments that promote incremental development and beautification in the short-term including:-

- Investigation of transitional land uses; and
- Review parking minimums to encourage incremental street front activation on the parking dominated lots of North Main Street, Hutton Street and Royal Street.

Externally, the Place Activation team will work in partnership with the Main Street Co-op, residents, land owners and business owners to improve the Main Street Town Centre through place activation and place making initiatives that promote the Centre as a pedestrian-friendly environment.

This includes encouraging the Main Street Co-op and/or local businesses to host events that require temporarily closing of off-street carparks and crossovers through activations and events.

The Place Activation team will also continue to engage with business and land owners particularly on opportunities to make the Centre more pedestrian friendly and/or beautify the centre including the planting of street trees on private property; and the removal of unnecessary access points to off-street car parks and the subsequent median strip extensions, tree planting and on-street parking that such closures could accommodate.

## Consultation/Communication Implications

The City has undertaken extensive community consultation as part of the Main Street Urban Design Study, as outlined in this report.

The Place Activation team has consulted internally with the City Planning Business Unit and Engineering Design Business Unit in developing this report. Further consultation will be conducted with relevant internal and external stakeholders including Main Roads WA should Council endorse the recommendations of this report.

## Policy and Legislative Implications

No major policy and legislative implications are anticipated however further investigation will be conducted by the Place Activation team if the recommendations are endorsed.

## Financial Implications

In the 2019/20 Financial Year, the City Planning Business Unit will utilise \$45,000 from the City's cash-in-lieu of parking funds to remove seven embayed parking bays between Federal and Hutton Streets, and install 10 on-street parking bays and plant seven trees.

It is proposed that the remaining \$22,000 in the cash-in-lieu of parking funds for the Main Street Town Centre to deliver the recommended traffic calming measures on Main Street. This will be delivered whilst the City develops the Implementation Plan for longer-term traffic calming measures and streetscape improvements which are expected to come onto the 2020/2021 budget.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B1:** Places to live, work and enjoy

**Objective B1.1:** Plan to create unique and liveable neighbourhoods and places

**Built Environment:** Liveable and accessible City

**Outcome B2:** Accessible and connected City

**Objective B2.1:** Connect the community through integrated transport and networks

**Social:** Thriving local communities

**Outcome S1:** Inclusive and harmonious City

**Objective S1.1:** Strengthen communities through sense of place

**Social:** Thriving local communities

**Outcome S4:** Safer City

**Objective S4.1:** Work with the community to create a safer City

**Economic:** Prosperous and vibrant City

**Outcome E1:** Destination City

**Objective E1.1:** Attract visitors to our City

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Health, wellbeing and safety	One of the main objectives of the three recent traffic calming initiatives and the two proposed treatments has been to reduce vehicle speeds through the Main Street Centre and improve safety for pedestrians and other sensitive road users.
Transport and access	One of the main objectives of the three recent traffic calming initiatives and the two proposed treatments has been to improve pedestrian amenity in the Main Street Centre.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Dvlpmt of key business sectors	One of the main objectives of the report is to support the Main Street Centre as a mixed-use, activated precinct for immediate residents and visitors.

### Conclusion

Over the course of the 2017/2018 and 2018/2019 financial years, the City has implemented a number of traffic calming initiatives in the Main Street Town Centre including the introduction of a 40km/h variable speed limit trial, the installation of on-street parking and median strip tree planting. These initiatives have resulted in modest speed reductions of 3.7km/h to 6.1km/h.

Currently, the average speed of vehicles through the Main Street Town Centre is between 49.3km/h to 53.5km/h. Further physical modifications to the road design are recommended to achieve further reductions and the community's vision for the Main Street Town Centre as a pedestrian-friendly precinct.

Further consultation with Main Roads WA is required to achieve large-scale modifications including reductions in lane widths; the installation of additional pedestrian crossings; the removal of surplus slip lanes and turning pockets; and the installation of raised plateaus or speed bumps at pedestrian crossings.

Utilising decorative pavement markings at three pedestrian crossings and relocating two sets of 60km/h speed signs will complement current and future traffic calming initiatives as well as improving pedestrian safety in the Centre and adding to the fabric of Main Street as a place.

**12.2/CC5 CULTURAL DEVELOPMENT FUND LEVEL 1 FLAGSHIP  
APPLICATION 2019/2020 ROUND ONE****Report Information**

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager Customer and Communications  
Business Unit: Customer and Communications  
Ward: City Wide  
Suburb: Not Applicable

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*



**Council Resolution****0719/013****Moved Councillor Sargent, seconded Councillor Caddy**

**That Council APPROVES the recommended funding amounts for the Cultural Development Fund Flagship Applications for Round One of the 2019/2020 Financial Year as follows:-**

- a. Perth Eid Festival - \$20,000;**
- b. WAMFest Presents: Scarbs Beach Party - \$20,000;**
- c. Groat Street Festival - \$12,530;**
- d. Wembley Downs District Fair - \$20,000;**
- e. Inglewood Night Markets - \$25,000;**
- f. Scarborough Sunset Markets - \$25,000;**
- g. Osborne Park Show - \$25,000;**
- h. St Patrick's Mount Lawley Christmas Festival - \$20,000; and**
- i. Scarborough Beach Carols - \$25,000.**

**Total amount to be funded: \$192,530.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### **Committee Recommendation**

That Council APPROVES the recommended funding amounts for the Cultural Development Fund Flagship Applications for Round One of the 2019/2020 Financial Year as follows:-

- a. Perth Eid Festival - \$20,000;
- b. WAMFest Presents: Scarbs Beach Party - \$20,000;
- c. Groat Street Festival - \$12,530;
- d. Wembley Downs District Fair - \$20,000;
- e. Inglewood Night Markets - \$25,000;
- f. Scarborough Sunset Markets - \$20,000;
- g. Osborne Park Show - \$25,000;
- h. St Patrick's Mount Lawley Christmas Festival - \$20,000; and
- i. Scarborough Beach Carols - \$20,000.

Total amount to be funded: \$182,530.

### **Officer's Recommendation**

That Council APPROVES the recommended funding amounts for the Cultural Development Fund Flagship Applications for Round One of the 2019/2020 Financial Year as follows:-

- a. Perth Eid Festival - \$20,000;
- b. WAMFest Presents: Scarbs Beach Party - \$20,000;
- c. Groat Street Festival - \$12,530;
- d. Wembley Downs District Fair - \$20,000;
- e. Inglewood Night Markets - \$20,000;
- f. Scarborough Sunset Markets - \$20,000;
- g. Osborne Park Show - \$20,000;
- h. St Patrick's Mount Lawley Christmas Festival - \$18,000; and
- i. Scarborough Beach Carols - \$20,000.

Total amount to be funded: \$170,530.

## Report Purpose

The City's Cultural Development Fund Policy states that the funding contribution provided for Level 1 Flagship Events/Projects (\$10,001 to \$20,000 ex. GST) will be recommended by the Fund Assessment Panel and determined by Council.

This report details the eligible Cultural Development Fund Level 1 Flagship Applications received for Round One of the 2019/2020 Financial Year and makes recommendations to Council for the amount to be funded for each event.

## Relevant Documents

### Attachments

Nil

### Available for viewing at the meeting

1. Perth Eid Festival (ECM Doc No: 11111768)
2. WAMFest Presents: Scarbs Beach Party (ECM Doc No: 11136341)
3. Groat Street Festival (ECM Doc No: 11136340)
4. Wembley Downs District Fair (ECM Doc No: 11136042)
5. Inglewood Night Markets (ECM Doc No: 11153882)
6. Scarborough Sunset Markets (ECM Doc No: 11136384)
7. Osborne Park Show (ECM Doc No: 11128527)
8. St Patrick's Mount Lawley Christmas Festival (ECM Doc No: 1136403)
9. Scarborough Beach Carols (ECM Doc No: 11136405 + 11161965)

*\* The above listed documents are included in the Cultural Development Fund Applications.*

## Background

The Cultural Development Fund supports the planning and development of sustainable and safe events that foster culture and the arts, as well as contribute to community capacity building, community health and wellbeing, and the development of community spirit. The Cultural Development Fund enables a diverse range of community events and projects to be held throughout the year across all City of Stirling wards.

The Cultural Development Fund is categorised into three levels of funding:-

- Level 1 - Flagship Events/Projects (\$10,001 - \$20,000 ex. GST);
- Level 2 - Community Events/Projects (\$5,001 - \$10,000 ex. GST); and
- Level 3 - Small Events/Projects (up to \$5,000 ex. GST).

There are two funding application rounds each financial year for Level 1 Flagship Applications. These are presented to Council for funding approval and determination. Applications for Round Two Flagship Funding (for events occurring from February 2020 - July 2020) will be presented to Council for consideration in November 2019.

Applications for Level 2 and Level 3 funding are due a minimum of eight weeks prior to the event/project commencing with funding for these events determined by the Fund Assessment Panel. These applications are accepted throughout the year.

In 2018/2019 a total of 28 events and projects were supported through the Cultural Development Fund, with a combined attendance across all events of over 364,000 people.

A summary of funding awarded by Level and by Ward in 2018/2019 is provided in the tables below:

<b>Funding Level</b>	<b>Number of applications</b>	<b>Funding allocated</b>
Level 1 (Flagship Round 1)	7	\$165,000
Level 1 (Flagship Round 2)	4	\$90,000
Level 2	6	\$36,000
Level 3	11	\$40,700
<b>Total</b>	<b>28</b>	<b>\$331,700</b>

<b>Ward</b>	<b>Number of applications</b>	<b>Flagship Funding allocated</b>	<b>Total amount allocated</b>
Balga	4 (2 Flagship)	\$40,000	\$51,500
Coastal	5 (2 Flagship)	\$45,000	\$65,000
Doubleview	4 (1 Flagship)	\$25,000	\$35,400
Hamersley	4 (1 Flagship)	\$30,000	\$43,500
Inglewood	1 (1 Flagship)	\$30,000	\$30,000
Lawley	7 (1 Flagship)	\$20,000	\$41,300
Osborne	3 (3 Flagship)	\$65,000	\$65,000

## **Comment**

In Round One of the Cultural Development Fund Level 1 Flagship funding for the 2019/2020 Financial Year the City of Stirling has received nine applications.

Each application has been assessed by the Fund Assessment Panel, which includes the following members:-

- Manager Customer and Communications;
- Coordinator Arts and Activation; and
- Project Officer Arts and Events.

Applications have been assessed as per the Cultural Development Fund Objectives and Assessment Criteria, which assesses the following (each of the criteria is scored out of five, with the maximum possible total score being 40):-

Project Aims and Objectives - How likely is it that the event/project will deliver:-

- Cultural Benefit - will the project contribute to the development of culture and the arts within the City of Stirling?
- Social Benefit - Will the project contribute to thriving communities?
- Economic benefit - Will the project create a thriving and prosperous City, attract visitors and encourage local business growth?

Funding Criteria:-

- Community Need and Support - Evidence of need for project and details of community support provided.
- Reach - Events should be open and accessible to the community, free or low cost, have broad appeal to the general community, promote access and inclusion principles and have a sound strategy to inform the community of the event. The number of people expected to engage with the project is also considered.
- Experience and Planning - Past capable experience in event/project organisation by the group and organising committee should be demonstrated. Timelines, budget and support material should demonstrate realistic consideration of all activity elements.
- Financial Responsibility - Projects should represent good value for money and have a clear budget with all aspects of the event/project taken into account.
- Financial Need and Contribution - Have they secured other sources of funding/in-kind support? Cultural development funding should only cover 40-50% of event costs.

All Round One Level 1 Flagship applications received align with the Cultural Development Fund objectives - individual assessment scores are detailed below.

Events funded by the Cultural Development Fund are subject to the City's Event Application process and must comply with all relevant Western Australian legislation and City of Stirling local laws relating to public events. For insurance and risk purposes, funding cannot be issued until the City is satisfied that all event requirements have been met.

The Fund Assessment Panel has recommended funding amounts in line with the Cultural Development Fund Policy, and which best enable event compliance and the delivery of successful, quality events. It is recommended that each event be funded at the recommended amounts to enable the Cultural Development Fund to continue to support a wide range of events and activities across the City throughout the year.

If each event is funded at the applicant's requested amount the total amount to be funded for Round One would be \$197,530.

A summary of each event with the requested funding amount and the recommended funding amount is detailed below:-

Event Name	Applicant	Ward	Amount Requested	Amount Recommended
Perth Eid Festival	Furqan Islamic Association of WA	Balga	\$20,000	\$20,000
WAMFest presents: Scarbs Beach Party	The West Australian Music Industry Assn	Coastal	\$20,000	\$20,000
Groat Street Festival	Transition Towns Stirling	Coastal	\$12, 530	\$12,530
Wembley Downs District Fair	Wembley Downs District Fair Committee	Doubleview	\$20,000	\$20,000
Inglewood Night Market	Inglewood on Beaufort	Inglewood	\$30,000	\$20,000
Scarborough Sunset Markets	Scarborough Beach Association	Coastal	\$25,000	\$20,000
Osborne Park Show	Osborne Park Agricultural Society	Osborne	\$25,000	\$20,000
St Patrick's Mount Lawley Christmas Festival	St Patrick's Anglican Church	Lawley	\$20,000	\$18,000
Scarborough Beach Carols	Muscular Dystrophy Assn of WA	Coastal	\$25,000	\$20,000
<b>Total</b>			<b>\$197,530</b>	<b>\$170,530</b>

A summary of each event and comment is below.

**Perth Eid Festival**
**Applicant:** Furqan Islamic Association of WA Inc

**Ward:** Balga

**Date:** Saturday 17 August 2019

**Venue:** Stirling Leisure Centres - Herb Graham and Mirrabooka Regional Open Space

<b>Event Description</b>	<p>Catering to the large Muslim population in the area, the event has progressively grown and is now much anticipated amongst the community. A family fun event for new and emerging communities residing predominantly within the City of Stirling - with a small entry fee which includes amusements such as camel rides, jumping castles, bumper cars, a merry-go-round and more. There will also be face painting, henna tattooing, performances, fireworks, the Eid Cup (a soccer tournament) and traditional food for sale.</p>			
<b>Event Objectives</b>	<p>The festival is a multicultural celebration of Eid, in which the people of the Muslim faith gather outdoors. The festival provides a space in which members of the Muslim community can celebrate, interact and showcase their culture to the wider community.</p>			
<b>Officers Comments</b>	<p>Perth Eid Festival is now in its fourth year. The event is run by a community driven organisation initiated by young, active and dedicated members of the community. It aims not only to provide a place for celebration and community connection, but also to bridge the cultural gap within the wider community and provide a vital link for support service providers wanting to promote their programs and activities to the local community.</p> <p>Furqan Islamic Association is the only organisation to hold such an event in the northern metropolitan area. The local community has embraced it and they welcome people of all faiths to attend this celebration.</p> <p>The event organisers have the support of the WA Police and are working closely with the City of Stirling, with in-kind support provided through the Family Services Team and close support needed to gain event approvals. They have sought the support of other government and non-government agencies to make the event a success.</p> <p>There is an opportunity for event organisers to further develop their stage and entertainment program for future years rather than focusing on providing rides and sideshow attractions.</p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
9,000 people	28.5/40	\$64,200	\$20,000	\$20,000

**WAMFest presents: Scarbs Beach Party**

**Applicant:** The West Australian Music Industry Association Inc

**Ward:** Coastal

**Date:** Sunday 13 October 2019

**Venue:** Various venues including the Scarborough Beach Amphitheatre and nearby music venues

<b>Event Description</b>	<p>WAMFest is the West Australian Music Industry Association's (WAM) yearly free music festival. It offers a diverse array of over 286 West Australian acts in 50 venues across the state of Western Australia, spread across multiple weekends in October-November.</p> <p>2019 will be the first time that WAMFest has been held in the City of Stirling, with similar events delivered in the Town of Bassendean and City of Vincent. The program will feature a music program that is accessible and free to the public and is part of the wider WAMFest for 2019.</p> <p>The event will occur over one day and will feature a stage set up in the Scarborough Beach Amphitheatre and local music venues such as El Grotto and the Indi Bar. These venues will host separate free music events simultaneously, all programmed with quality local West Australian artists.</p>
<b>Event Objectives</b>	<p>The main aims of WAMFest are accessibility, local promotion and connecting with the community.</p> <p>WAMFest is free and many spaces are designed for audiences who may find attendance at traditional live music venues problematic for reasons such as financial impact, having young children at home, teenage/underage audiences who are unable to attend live music venues, mobility issues etc.</p> <p>Introducing new audiences to artists opens up opportunities for artists - providing them opportunities to play and contribute to local culture and stimulating the local economy through increased attendance at venues.</p> <p>Music brings people together and by presenting an accessible, suburban event program, WAMFest encourages a shared cultural and social experience within the City of Stirling which brings the community together.</p>



<b>Officers Comments</b>	<p>WAM (West Australian Music) is the peak music body responsible for supporting, nurturing and growing all forms of contemporary music in WA. WAMFest is a key driver is helping WAM achieve these aims.</p> <p>WAM has presented a flexible, vibrant program which promises to deliver quality local artists right to our door. The festival will create a buzz down at Scarborough, with patrons able to travel easily between multiple venues; this will in turn create a festival atmosphere along the foreshore and boost local tourism to the area.</p> <p>Working with local venues, local artists and local businesses (such as Rock Scholars), they also have support from many sponsors, including Lotterywest and the Department of Local Government, Sport and Cultural Industries.</p> <p>WAM has a proven track record of delivering quality events, from the annual WAM Music Awards, regular free events, a music conference, regional program and suburban events. WAMFest has been recognised nationally, winning state and national awards at the National Live Music Awards in 2015, 2016 and 2017.</p> <p>This event will be a great new addition to the event calendar and there may be an opportunity for it to grow in future years.</p> <p>* As this is a new initiative organisers have been conservative in estimates of event numbers, they have also advised that it is highly unlikely the event will go ahead unless they receive the full requested funding.</p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
2,000 people*	30/40	\$40,000	\$20,000	\$20,000

**Groat Street Festival**
**Applicant:** Transition Towns Stirling Inc

**Ward:** Coastal

**Date:** Saturday 19 October 2019

**Venue:** Henderson Environmental Centre and Groat Street North Beach

<b>Event Description</b>	<p>The Groat Street Festival is a bi-annual event that promotes sustainable community living. It features workshops, information talks, displays, craft and market stalls, demonstrations, guided bush walks, performances and more. Entertainment is supplied by local individuals and groups and will represent indigenous and multicultural groups. All activities are free.</p>			
<b>Event Objectives</b>	<p>The event aims to engage the community and actively promote sustainability and local involvement in order to build resilience within the local area. The organisers want people to build connections with other locals, be exposed to different cultures, learn about other groups and organisations which they may wish to become involved with, and share experiences with others which will hopefully improve their lives. Many of the talks will aid in building skills and knowledge which will aid wellbeing.</p>			
<b>Officers Comments</b>	<p>Groat Street is a unique festival which provides an opportunity for creative expression. It delivers many social and economic benefits by way of knowledge transfer and looking at new ways of doing things as well as promoting the City's objectives to become a sustainable, liveable, thriving City. The festival is well organised and patronised by the local and wider community.</p> <p>The festival is run by a community of volunteers and has generous support from the local community and organisations, including Permaculture West, North Beach Primary School, North Beach Baptist Church and Friends of Star Swamp.</p> <p>This is the first time the Groat Street Festival has been considered for Flagship Funding. In previous years the City has supported the event through Level 2 Cultural Development Funding, with additional support from the City's Parks and Sustainability Team.</p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
4,000 people	31/40	\$34,735	\$12,530	\$12,530

**Wembley Downs District Fair**
**Applicant:** Wembley Downs District Fair Committee

**Ward:** Doubleview

**Date:** Saturday 26 October 2019

**Venue:** Luita Street Reserve Wembley Downs

<b>Event Description</b>	The annual Wembley Downs District Fair provides amusements, animal rides, craft activities, food, refreshments, over 50 stalls and all-day live entertainment on two stages including a variety of youth bands and choirs. The traditional country-style fair is a community day out that provides fund-raising opportunities for local schools, church groups, the Scouts, the Guides and numerous not-for-profit organisations based in the City of Stirling.			
<b>Event Objectives</b>	The Wembley Downs District Fair aims to:- <ul style="list-style-type: none"> <li>• Provide a low cost (free entry) youth and family friendly day out for the whole family that caters for all age groups and continues a long established tradition that is unique to the area;</li> <li>• Build and reinforce community spirit within Wembley Downs;</li> <li>• Provide a fundraising opportunity for local community groups;</li> <li>• Showcase the talents and activities of local schools and youth organisations to the wider community; and</li> <li>• Provide opportunity for small business to trade.</li> </ul>			
<b>Officers Comments</b>	<p>The Wembley Downs District Fair is a significant cultural event to the City. It is a valuable, well organised and well attended event that strengthens the City with its integrity and commitment to community.</p> <p>The event is a regular fixture on the City of Stirling calendar with good attendance each year and a dedicated organising committee who volunteer their time each year.</p> <p>The provision of additional funding last year has enabled the event to grow and ensure it continues to be a relevant and safe event for the future. The event is free and open to all.</p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
8,000 people	33/40	\$43,900	\$20,000	\$20,000

## Inglewood Night Markets

**Applicant:** Inglewood on Beaufort Inc

**Ward:** Inglewood

**Date:** Mondays from October 2019 – April 2020 (exact dates to be confirmed)

**Venue:** Beaufort Street, Inglewood

<b>Event Description</b>	<p>Every Monday night from October to April, over 60 local food and artisan traders come together from Sixth Avenue to Dundas Road for the Inglewood Night Markets. The street takes on a festival atmosphere, transformed with pop-up food, artisan stalls and food trucks from around Perth. The street palms and trees in the 'Town Square' are lit up with fairy lights and local businesses come together to open up Beaufort Street and make it the place to be on a Monday night in Perth.</p> <p>The City of Stirling areas include the 'Town Square' precinct where the Inglewood Library will be open until 8.00pm each night. Artisan stalls will be set up in the courtyard area and entertainers and buskers will perform for event patrons. The markets program varies each week but features events such as 'Fr'Inglewood', which was part of Fringe World in 2019.</p>			
<b>Event Objectives</b>	<p>Inglewood on Beaufort, through the Inglewood Night Markets, aims to:-</p> <ul style="list-style-type: none"> <li>• Add vibrancy and atmosphere to the heart of Beaufort Street;</li> <li>• Provide a forum for community consultation and engagement;</li> <li>• Support local business and independent artisans;</li> <li>• Reduce social isolation by drawing people out of their houses and offering them spaces to connect within the community; and</li> <li>• Open up the area as a tourism drawcard.</li> </ul>			
<b>Officers Comments</b>	<p>This is the fifth year the event has run and it is now considered a staple in the Perth market scene, and a much cherished activity within the wider locality. The markets consistently see strong attendance and anecdotally have attracted local business to the area.</p> <p>The markets are well run, with a hardworking, dedicated team who bring them together each week. They bring a unique program which appeals to a wide audience and contributes considerable social, cultural and economic benefit to the Inglewood area.</p> <p><i>Inglewood on Beaufort has requested funding over the maximum grant available through the Cultural Development Fund, therefore the recommended funding has been aligned with the current maximum amount as per the Cultural Development Fund Policy.</i></p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
2,000 people on average per week	38/40	\$195,810	\$30,000	\$20,000

## Scarborough Sunset Markets

**Applicant:** Scarborough Beach Association Inc

**Ward:** Coastal

**Date:** Thursday 31 October 2019 – Thursday 30 April 2020 (27 markets held weekly)

**Venue:** Scarborough Beach Esplanade

<b>Event Description</b>	<p>The Scarborough Beach Association will deliver a beachside market which operates from 5.00pm to 9.00pm every Thursday along the Scarborough Square and foreshore area. It is designed as a vibrant space for the community to connect.</p> <p>The Scarborough Beach Sunset Markets are a low key, family oriented, grass roots, thong wearing, sandy vibes, chilled out, sunset watching, dinner eating, community experience. The markets offer a variety of opportunities for market goers to join in with free activities, competitions, entertainment, music, specialty foods and retail, local art, photography, gifts and more.</p>
<b>Event Objectives</b>	<p>The Scarborough Beach Sunset Markets aim to:-</p> <ul style="list-style-type: none"> <li>• Bring social vibrancy and economic stimulation to the Scarborough Beach community area; and</li> <li>• Revitalise the beach front and the 'brand' of Scarborough in creating an iconic seasonal event that is famous for its 'sunset' and unique markets.</li> </ul>
<b>Officers Comments</b>	<p>The Scarborough Beach Association has worked closely with the local community to create a diverse offering that is a drawcard for both locals and tourists. The first full series to make use of the completed Scarborough Foreshore redevelopment has proven a great success, attracting over 217,000 visitors over the season. The markets contribute cultural, economic and social benefit to the region and are a wonderful celebration of our summer lifestyle.</p> <p>Again for 2019/2020 the Association has employed the same team (Kinn and Co) to run the markets. The organisers have worked tirelessly to bring the markets to fruition each week, working closely with City officers in maintaining appropriate approvals and ensuring the area is left in good condition each week.</p> <p>In the 2018/2019 season the City also supported a shuttlebus trial to transport patrons to the market from Trigg Beach. The City may be requested to support the shuttlebus again in the 2019/2020 season following evaluation of the trial.</p> <p><i>Scarborough Beach Association has requested funding over the maximum grant available through the Cultural Development Fund, therefore the recommended funding has been aligned with the current maximum amount as per the Cultural Development Fund Policy.</i></p>

Expected Attendance	Assessment Score	Projected Event Cost	Requested Funding	Recommended Funding
8,000 people on average per week	37/40	\$493,700	\$25,000	\$20,000

### Osborne Park Agricultural Show

**Applicant:** Osborne Park Agricultural Society Inc

**Ward:** Osborne

**Date:** Friday 15 November and Saturday 16 November 2019

**Venue:** Robinson Reserve, Tuart Hill

<b>Event Description</b>	The Osborne Park Agricultural Society presents the annual Osborne Park Show. The Show runs over two nights and one day with a variety of exhibitions, activities, rides, fireworks and musical entertainment.			
<b>Event Objectives</b>	The Osborne Park Show aims to:- <ul style="list-style-type: none"> <li>• Showcase rural achievements and activities within the City of Stirling community;</li> <li>• Provide a sense of community spirit; and</li> <li>• Involve schools as a key community stakeholder for the event.</li> </ul>			
<b>Officers Comments</b>	<p>The Osborne Park Show is now in its 105th year and has been a regular fixture on the City of Stirling calendar of events. It is well-patronised and numbers were up in 2018, a change in date proving a good move. The event holds a special place in people's hearts not only in the local area but across agricultural networks.</p> <p>Following the redevelopment of Robinson Reserve the Show will look slightly different, with marquees being hired to replace the Exhibition Hall and other facilities. In 2019 the City is providing additional support for the Society (separate to the Cultural Development Fund) in hiring these marquees, and is continuing to work with the Society to amend the Show layout given the recent changes to Robinson Reserve.</p> <p>The City also supports the Osborne Park Agricultural Society and Osborne Park Show through the provision of a 'Trophy Night' held in the main reception hall each year at a cost of around \$4,500.</p> <p><i>Osborne Park Agricultural Society has requested funding over the maximum grant available through the Cultural Development Fund, therefore the recommended funding has been aligned with the current maximum amount as per the Cultural Development Fund Policy.</i></p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
15,000 over two days	30/40	\$156,390	\$25,000	\$20,000

**St Patrick's Mount Lawley Christmas Fair**
**Applicant:** St Patrick's Anglican Church

**Ward:** Lawley

**Date:** Sunday 8 December 2019

**Venue:** St Patrick's Anglican Church, Beaufort Street and Copley Park Mount Lawley

<b>Event Description</b>	The 2019 St Patrick's Mount Lawley Christmas Fair aims to create a local event that encourages the whole community to come together and celebrate the Christmas season. The event will feature Christmas themed activities and rides, Carols by Candlelight, a Christmas Market, mobile food vendors and the lighting of the Mount Lawley Christmas Tree.			
<b>Event Objectives</b>	<p>The Mount Lawley Christmas Festival aims to:-</p> <ul style="list-style-type: none"> <li>• Provide an annual celebration at the beginning of the Christmas season that draws people from local businesses, school, civic and church groups together; and</li> <li>• Draw collaborations between our discreet communities and have them increasingly engaged with one another within the Mount Lawley space.</li> </ul>			
<b>Officers Comments</b>	<p>This event is the only Christmas Festival of its kind in the City of Stirling - featuring both the singing of Christmas Carols and a community market and activities. This year the event will again activate Copley Park, with Beaufort Street being closed down to accommodate a safe event space for patrons.</p> <p>The festival not only celebrates the festive season but supports local businesses and independent artists, bringing the local community together beyond the general church community.</p> <p>The event layout in 2017 was problematic as only part of Beaufort Street was closed. Whilst this layout was changed in 2018 to include the full closure of Beaufort Street, the previous year's layout combined with the heat of the day the event was held, seems to have adversely impacted attendance last year. It is expected that the event attendance will increase in 2019 with the improved layout and organisation, however the reduction in attendance in 2018 has been taken into consideration by officers when recommending a funding amount for 2019.</p>			
<b>Expected Attendance</b>	<b>Assessment Score</b>	<b>Projected Event Cost</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
4,000 – 6,000 people	33/40	\$47,820	\$20,000	\$18,000

## Carols at Scarborough

**Applicant:** Muscular Dystrophy Association of WA Inc

**Ward:** Coastal

**Date:** Sunday 8 December 2019

**Venue:** Scarborough Beach Amphitheatre

<b>Event Description</b>	<p>The local community is invited to enjoy Christmas Carols by the beach, with the Australian Army Band of Perth, the Australian Army Pipes and Drums, guest vocalists, choir and a special appearance by Father Christmas. The 2019 Carols will again feature a spectacular fireworks finale. There will be kids' activities and more. Proceeds from program and candle sales go to support the work of the Muscular Dystrophy Association of WA.</p>
<b>Event Objectives</b>	<p>The Carols at Scarborough event aims to celebrate the Christmas spirit with the residents of the City of Stirling and showcase the Scarborough Beach Foreshore area as a tourist destination.</p>
<b>Officers Comments</b>	<p>The Scarborough Carols are a regular fixture on the City's calendar of events - they are well supported by the community and attract visitors from across the metropolitan area and beyond. They deliver cultural, social and economic benefit through increased patronage of local venues, providing opportunities for the local community to relax and engage with each other in an informal setting. The Carols host a variety of high caliber performers - increasing community engagement with cultural experiences, all for free.</p> <p>The Carols have the support of not only Muscular Dystrophy WA, but the Scarborough Beach Association and C3 Be the Church, making it a successful collaborative event.</p> <p>This year the organisers have requested additional funding to allow them to increase the spectator numbers and experience by including two High Definition Outdoor LED screens on stage. The provision of these screens will enable:-</p> <ul style="list-style-type: none"> <li>• Live footage of the Carols to be displayed onscreen to areas with limited views – such as along the grassy tiers, Sunset Hill and the Surf Club.</li> <li>• Increased opportunity for advertising and promotion of event partners and sponsors through live screen display.</li> <li>• Increased awareness of Muscular Dystrophy WA as a funding partner with video footage of where supporters fundraising dollars are spent; and</li> <li>• Opportunity for the City to showcase the local area through branding promotions.</li> </ul> <p>The Carols are also seeking additional funding from Lotterywest to support the inclusion of the screens in 2019.</p> <p><i>Muscular Dystrophy WA has requested funding over the maximum grant available through the Cultural Development Fund, therefore the recommended funding has been aligned with the current maximum amount as per the Cultural Development Fund Policy.</i></p>



Expected Attendance	Assessment Score	Projected Event Cost	Requested Funding	Recommended Funding
8,000 - 10,000 people	33/40	\$90,581	\$25,000	\$20,000

### Consultation/Communication Implications

The Fund Assessment Panel has assessed each event as per the Cultural Development Fund Policy.

### Policy and Legislative Implications

This report has been submitted to Council in accordance with the Cultural Development Fund Policy.

### Financial Implications

The City has budgeted \$350,000 for the Cultural Development Fund for 2019/2020 and there are sufficient funds remaining in this budget to meet the funding levels being recommended by the City's officers.

### Strategic Implications

**Social:** Thriving local communities

**Outcome S2:** Active and healthy City

**Objective G2.1:** Work with and influence others for mutual benefit

**Economic:** Prosperous and vibrant City

**Outcome E1:** Destination City

**Objective E1.1:** Attract visitors to our City

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Community Engagement	The Cultural Development Fund aims to provide not-for-profit community organisations with access to funding and in-kind support to assist them in coordinating events and projects within the City of Stirling for the benefit of residents and the wider community.
Cultural and Heritage Value	Provides community groups the opportunity to hold events and maintain cultural activities within the City which may not have been possible without the City's support.
Health, Wellbeing and Safety	The events and activities supported by the Cultural Development Fund provide opportunities for community engagement, supporting mental health outcomes and creating a sense of community, well-being and belonging within our community. Utilising public spaces reduces anti-social behaviour and encourages ownership of spaces, increasing public safety and perceptions of safety.
Community Services	The Cultural Development Fund increases the range and number of events available for residents and the wider community and offers opportunities for community service organisations to engage with the community.
<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Development of key business	The Cultural Development Fund supports event organisers to operate within the City, providing an economic benefit to local businesses and increasing the number of visitors to the City, in line with the Economic and Tourism Development Strategy.
Business Innovation	The Cultural Development Fund supports organisations who seek to build on strategic alliances and planning strategies such as the Beaufort Street Activity Corridor and the Scarborough Beach Redevelopment.

## **Conclusion**

The Cultural Development Fund enables the City of Stirling to support a wide range of events and projects held throughout the year across the City, providing not-for-profit community organisations with access to funding and in-kind support to assist them in coordinating and delivering events and projects for the benefit of residents and the community.

By endorsing the recommended funding allocations for the Cultural Development Fund, the City guarantees a diverse range of high quality events that will have wide appeal across the community and positively contribute to an active and vibrant City.

Councillor David Lagan disclosed an Impartial Interest in Item 12.2/PS1 as the item relates to a similar item he will be moving at the WALGA North Zone meeting held 27 June 2019.

## 12.2/PS1 URBAN FOREST PLAN

### Report Information

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager Parks and Sustainability  
Business Unit: Parks and Sustainability  
Ward: City Wide  
Suburb: City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

### Council Resolution

**0719/014**

**Moved Councillor Lagan, seconded Councillor Proud**

**That Council ENDORSES the Urban Forest Plan.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

That Council ENDORSES the Urban Forest Plan.

## Officer's Recommendation

That Council ENDORSES the Urban Forest Plan.

## Report Purpose

To provide Council with the outcomes of the public consultation for the Draft Urban Forest Plan and to seek approval of the Plan.

## Relevant Documents

### Attachments

Attachment 1 - Urban Forest Plan [↓](#)

### Available for viewing at meeting

Nil

## Background

At its meeting held 16 April 2019, Council resolved (Council Resolution Number 0419/006) as follows:-

- “1. That the timeframe to achieve the 18% canopy target be extended from 2030 to 2040.*
- 2. That the draft Urban Forest Plan be endorsed for the purposes of public comment and that a further report be presented to Council on the outcomes of the public consultation.”*

This report outlines the public consultation process, the comments received and recommended changes to the Urban Forest Plan as a result of community feedback.

## Comment

To put the draft Urban Forest Plan and its consultation in context, the City has recently received the 2019 aerial tree canopy statistics and has recorded the largest significant canopy loss since monitoring began six years ago. Between March 2018 and March 2019, 300,000m<sup>2</sup> of significant canopy was lost across the City resulting from tree removal and significant pruning. This is an increase of 41% compared to previous years.

## Consultation Process

Community consultation on the draft Urban Forest Plan was undertaken for a period of six weeks, from Thursday 18 April 2019 to Friday 31 May 2019. Details of the consultation were publicised through a wide range of methods as follows:-

### Direct email

Emails announcing the consultation and inviting the recipient to submit feedback were sent directly to:-

- 240 residents, 14 schools and 29 developers who participated in the initial consultation to inform the development of the Plan;
- 17 members of the Urban Forest Advisory Panel which includes academics, developers, industry representatives, arborists and community members - 21 builders were invited to participate in the Urban Forest Advisory Panel but declined;
- Industry groups: Housing Industry Australia (HIA), Master Builders Association of WA (MBA), Urban Development Institute of Australia (UDIA), Australian Institute of Landscape Architects (AILA) and Parks and Leisure Australia (PLA);
- 77 residents participating in the City's 2019 Free Tree program;
- 22 schools participating in the City's Living Green Schools pilot program; and
- 103 building companies based in the City of Stirling or who frequently submit Development Applications to the City.

### City communication channels

The consultation was advertised through the following City consultation channels:-

- Living Green e-newsletter (May and June 2019 editions);
- Other City newsletters (Tree Services, Arts and Events, and Waste);
- City wide Facebook and Instagram advertising campaign (paid and unpaid);
- Media release distributed to local news groups;
- Advertising in the community newspapers in early May;
- Posters and flyers distributed in City libraries, community centres, local shopping centres and at City-run events;
- Stirling Scoop (14 May 2019); and
- City's intranet, website and digital screens.

### Face to Face consultation

City officers attended the following events and hosted an information stall where residents were able to speak to City officers about the draft Urban Forest Plan and ask questions:-

- Stirling Tree Trail at Carine Open Space –Tuesday 23 April 2019, Wednesday 24 April 2019 and Friday 26 April 2019, from 10.30am to 12.30pm;
- Inglewood Night Markets – Monday 29 April 2019;
- Stirling Farmers Markets – Sunday 5 May 2019; and
- Balga Friday Markets – Friday 10 May 2019.

### Your Say site

An online Your Say site was established to enable feedback to be submitted. Documents available through the site included the draft Urban Forest Plan, a list of Frequently Asked Questions and an information sheet explaining the three options for action with the implications of each option.

The submission form included a number of specific questions in regards to support for the draft Urban Forest Plan; the incentives-based approach; and what further action, if any, would be supported. Three open ended questions allowed further comments and feedback to be provided as desired.

### Consultation Results

During the six week consultation period:-

- 1,470 people visited the Your Say site;
- 718 people downloaded at least one document;
- 130 people submitted feedback via the submission form; and
- A further six people submitted comment via email, bringing the total number of submissions received to 136.

The majority of submissions received (128) were from individuals. Of these, 116 live in the City of Stirling, five own an investment property in the City, six people work in the City but do not live in the City, and one did not specify.

Two submissions were received from industry groups (HIA and MBA) and two from builders. Four submissions were received from community associations; two from schools (Newborough Primary and Dianella Primary College); one from the Mount Lawley Society and one from Streets for People.

### Key outcomes

There was strong community support for the draft Urban Forest Plan, with 92% of submissions supporting the Plan in full or in part.

**Table 1: Support for the Urban Forest Plan**

	Support in full	Support in part	Do not support	Did not specify
All submissions	68% 92/136	24% 33/136	4% 5/136	4% 6/136
Owner-occupiers	61% 78/128	24% 31/128	3% 4/128	0%
Investors	100% 5/5	0%	0%	0%
Stirling-based workers	100% 6/6	0%	0%	0%
Community Assoc.	75% 3/4	0%	0%	25% 1/4
Builders / industry	0 %	25% 1/4	25% 1/4	50% 2/4

(79% of submissions supported the Plan's incentives-based approach to tree retention.)

**Table 2: Support for Incentive-based approach**

	Support	Do not support	Did not specify
All submissions	79% 107/136	17.5% 24/136	3.5% 5/136

(77% of submissions requested the introduction of stronger measures, such as regulation or financial disincentives, instead of or as well as the incentives-based approach.)

**Table 3 – Support for stronger measures to reduce tree loss**

	Support incentives only	Support rules	Support disincentives	Support disincentives + rules
All submissions	15% (20 / 136)	22% (30 / 136)	8% (11 / 136)	47% (64 / 136)

### Comments received on specific areas of action

The majority of submissions included feedback on particular areas of interest or concern. These comments have been summarised and grouped into themes and are presented below.

#### Comments on street trees / verges

Support for the fast-tracking of underground powerlines was mentioned by 15 submissions and was the most frequently-made comment about verges and street trees. Investigations into how to achieve this are already included as an area of action in the draft Plan.

Increased street tree planting was raised by 10 people with support for increasing the number of trees planted on verges each year, reducing the spacing of trees to increase the number on each verge, inter-planting with smaller tree species, and planting on a number of specific roads which currently have little canopy. All of the specific roads mentioned are controlled by Main Roads WA and the City is not currently permitted to plant there. Strategies to maximise canopy cover on verges will be considered as part of the Street Tree Master Plan.

Making street trees compulsory and not allowing residents to opt-out was mentioned in seven submissions. Planting the largest tree possible at each location and increasing the diversity of trees planted were both mentioned in six submissions, while the planting of more native species was mentioned in five. Street trees are already compulsory; scheduled plantings cannot be cancelled and can only be delayed where extenuating circumstances exist. The draft Urban Forest Plan already has an action to develop a Street Tree Master Plan, which will address issues of street tree diversity and native species, and the City already actively plants the largest tree possible given the verge space available at each site.

Other comments submitted in relation to street trees and verges noted that residents should be allowed to plant their own street trees (five submissions) and removal and replanting of street trees with more appropriate/desirable species should be permitted (three submissions). The City does not support either of these suggestions - removing mature trees for personal preference reasons would negatively impact the City's canopy cover, while allowing residents to plant trees on the verge could lead to a blurring of responsibilities for street tree management.

Better care and maintenance of street trees was mentioned in five submissions, and is addressed by the action area 'City tree management guidelines' included in the draft Urban Forest Plan.

The protection of planting spaces on verges and requiring fully paved verges to be removed by at least one-third was mentioned in three submissions, as were fines and penalties for vandalism or removal of street trees. The City has proposed to investigate protection of verge spaces and removal of excessive hardscaping; fines already do apply for street tree vandalism.

One submission mentioned that tree bonds required, as part of verge permits, are too high and another requested the creation of wildlife corridors be prioritised. The introduction of tree bonds in 2016 has resulted in greater protection and care of street trees during private development on adjacent land, and improvements to the verge and tree bond process are planned. The creation of wildlife corridors will be addressed through the Street Tree Master Plan.

#### Trees on private land

Comments were received (21) regarding the proposed incentives based approach. Most expressed general support for this idea; however suggestions such as rates discounts and height-bonuses when developing were recommended as incentives to consider. Several of these comments highlighted that for incentives to work they must be of significant value - a further nine comments received did not believe an incentives-based approach would work.

Some submissions (20) expressed support for regulation requiring the retention of significant trees which are especially old, large, original native vegetation or provide habitat for wildlife. Comments included that these trees should not be permitted to be removed in any circumstances, or that removal should require prior approval by the City. Further submissions (19) included comments supporting regulation of tree removal but did not specifically mention the types of tree this should apply to. The draft Urban Forest Plan already proposes to establish a voluntary Protected Tree Register which would be a start to achieve this outcome, but no commentary on the idea was included in the body of the document. Therefore the draft Urban Forest Plan has been revised to include some information in relation to this subject and the name has been changed from 'Protected' to 'Significant' Tree Register.

Comments were received (18) in support of financial disincentives to discourage private tree removal with many including suggestions to be considered. These included:-

- Requiring payment of Helliwell valuation for removal;
- Tree bonds held during development; and
- Fines where removal occurs.



The City's proposed incentives-based approach does not support the introduction of disincentives at this stage however, this may change in future if net canopy losses continue.

Increasing the tree planting requirements in car parks, commercial property and private land was included within 10 submissions, with a further five submissions requesting the introduction of canopy replacement requirements where private trees are removed. Canopy replacement ratios of up to three new trees planted for each existing tree removed were suggested, or for the total canopy area removed to be replaced in full with new trees. The City's Local Planning Policy 6.11 requires one new tree to be planted for each 500m<sup>2</sup> of land being developed, irrespective of how many existing trees are removed. While this shows progress, the City's modelling shows it will not be sufficient to replace the lost canopy. The draft Urban Forest Plan includes the action to review the Local Planning Policy 6.11 and investigate canopy replacement mechanisms. The City will consider the ideas raised in the submissions.

Other comments submitted were not supportive of implementation rules and financial disincentives in relation to private trees (3); any action around retention of private trees was not supported (2); and developing around existing trees is not realistic (1). These comments are noted. One submission stated that (if regulation was introduced) private tree owners should have the right of appeal if permission to remove is refused: appeal rights currently exist for statutory approvals.

#### Development

Many submissions included comments on development specific issues. Measures to ensure space for trees exists on private land were mentioned the most frequently, with 11 submissions suggesting approaches such as reducing building footprints; establishing or increasing minimum open space requirements; and redefining open space to support trees that are not under roofs, eaves or hardscape.

Further, changing the R-codes to enable better development outcomes was mentioned in 10 submissions but is not within the City's control. Improving the City's own policy framework is however, and was mentioned in nine submissions. Specific comments included that setbacks should be increased, variations to setbacks allowing development to the boundary should not be granted, and the City should learn from examples set by other local authorities including the City of Fremantle's 'Freo Alternative' Small House Policy and South Perth's dual zoning areas. Along similar lines, six submissions suggested that the City should reduce or ignore the infill target which has been set and that land zoned for infill development should be down-zoned.

The City intends to undertake a review of its planning framework and policies which impact tree outcomes and make improvements as needed. Given the State Government does intend to review the R Codes Volume 1 (although the timeframe for this is unclear) the City will not consider changes which may be addressed by the R-code review.

Three submissions stated that they believed that development around existing trees is possible, and one of these was made by an individual working in the building industry. Two submissions stated that developers should be held accountable for tree removal.

## Communications, education and engagement

Support for the City's intent to deliver a comprehensive program of education around trees was included in 21 submissions, with education on selecting planting and managing trees in residential situations being cited most frequently.

Providing assistance with the management and maintenance of private trees was mentioned almost as frequently, with 18 submissions suggesting that the City should provide access to arborist reports, pruning advice and services, and maintenance support (such as gutter guards). Four submissions included comments that support was needed for residents with trees on their land who receive ongoing tree-related complaints from neighbours. The draft Urban Forest Plan already contains actions to provide support and assistance to residents with the maintenance of private trees.

The City's 18% canopy target was considered too low by 13 submissions and suggestions were made that it should be increased to at least 20% in line with many other local government targets. The draft Urban Forest Plan has been amended to explain that a higher target would be aspirational and not likely achievable even by 2040.

Support for many other proposed actions in the draft Urban Forest Plan were included in submissions received, including:-

- The Free Trees Program (9);
- Advocacy to the State Government (8);
- Provide community engagement and participation opportunities (6); and
- Showcase the best practice developments (4).

## Other comments

A range of other comments were included in a small number of submissions as follows:-

### Two submissions

- Increase planting within Public Open Space;
- The implications of trees on solar passive home and solar panels should be considered;
- Improved marketing around the benefits of trees is required;
- More effort is needed to support biodiversity, such as providing nest boxes to replace lost tree hollows;
- Extending the canopy target date to 2040 is not supported;
- Three years is too long to wait to evaluate the success of the incentives-based approach;
- Implementation progress, monitoring and reporting of the Plan's success should be made public; and
- The City's Eastern suburbs have been disadvantaged by blanket rezoning and widespread tree loss and the City is responsible for the negative health and financial consequences that will arise as a result of this.

### One submission

- Planting in laneways should be considered;
- Establish a tree hotline so tree vandalism can be reported;
- A ban on tree removal should be introduced during nesting season;
- Too many trees are removed by Main Roads WA; and
- Tree retention was required in the 1960s when suburbs such as Wembley Downs were established, why not now?

Finally, a number of comments were provided highlighting breakdowns in City procedures which impacted tree outcomes or where improvements can be made. These comments will be investigated and improvements made as appropriate.

### **Consultation/Communication Implications**

92% of submissions supported the draft Urban Forest Plan either in full or in part. The specific feedback received reinforces the community's support for the specific proposed actions.

It is acknowledged that the City is experiencing an increase in significant tree canopy loss across Stirling and a majority of submissions urge the City to introduce stronger measures such as disincentives and regulation. The draft Urban Forest Plan is a first step towards a changed societal culture where mature trees are valued and retained. The incentives-based approach provides an opportunity for voluntary community change and should be trialled and evaluated before stronger measures are considered.

A small number of changes have been made to the document based upon the feedback received to clarify areas of ambiguity or to elaborate upon proposed actions. These changes are as follows:-

- An acknowledgement of country has been included at the beginning of the document;
- Rewording of the section titled 'Developers – large corporations' or 'mums n dads'? The results of an analysis of 1,125 development applications has been included in the plan to provide evidence for the statements made;
- All references to the City's 18% canopy target have been updated to the new target date of 2040 approved by Council at its meeting held 16 April 2019; and
- The proposed voluntary Protected Tree Register has been renamed Significant Tree Register and commentary about the Register added.

### **Policy and Legislative Implications**

An action to review City policies which impact tree outcomes is included in the draft Urban Forest Plan. No changes to this intention have arisen as a result of the community consultation. The engagement and support of State Government will be required to implement some of the actions listed in the draft Urban Forest Plan, such as changes to the City's Planning Scheme or measures to address tree loss during subdivision.

The State's lack of coordination of policy and programs related to the Urban Forest is the subject of a WALGA North Zone report for its meeting to be held 27 June 2019.

## Financial Implications

The estimated total cost of the three year Urban Forest Plan is \$2,189,664. The City has calculated that it can deliver the Urban Forest Plan over a three year period with no increase in required municipal funds. The City would utilise funds accumulated in the Tree Reserve Fund (TRF) which has an income stream from payments for development required street tree removal and officer inspections.

	Current UF initiatives 2018/19	UFP 2019-20	UFP 2020-21	UFP 2021-22	Total 3 years
<b>Total Budget</b>	<b>\$471,025</b>	<b>\$642,888</b>	<b>\$736,888</b>	<b>\$809,888</b>	<b>\$2,189,664</b>
Municipal Funds contribution	\$471,025	\$398,151	\$370,151	\$390,151	<b>\$1,158,453</b>
Tree Reserve Fund contribution	\$0	\$244,737	\$366,737	\$419,737	<b>\$1,031,211</b>

By the end of 2018/2019 the Tree Reserve Fund would have accumulated \$540,000 with an estimated average annual income of \$200,000. At the end of the three year program, the Tree Reserve Fund would have approximately \$100,000 remaining.

The key initiatives that would require budget in the 2019/2020 financial year include:-

- Expanded Free Trees Scheme;
- Expanded Urban Forest awareness campaign and education;
- Part-time Officer to support the new pre-DA lodgement service;
- New Tree-friendly development guide;
- Increased arborist services for residents and developers;
- New Significant Tree Register;
- New Street Tree Management Plan and Street Tree Master Plan; and
- New Grant for partnerships and research.

## Strategic Implication

**Natural Environment:** Sustainable natural environment

**Outcome N1:** Sustainable natural resources

Create and maintain inviting green spaces and streetscapes

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Vegetation impact	The City is losing a significant amount of canopy cover each year. The Urban Forest Plan aims to increase canopy cover across the City.
Biodiversity	Trees provide habitat and food for native wildlife.
Greenhouse emissions	Trees combat climate change by storing and sequestering carbon.
Water consumption and quality	Trees reduce flooding and can reduce the need to invest in additional infrastructure for stormwater control.
<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	Trees contribute to visual amenity and provide services and benefits for suburbs including shade and cooling, cleaning air, reducing heat island effect.
Health, wellbeing and safety	People who live in suburbs with increased tree canopy are less likely to be overweight and more likely to participate in vigorous exercise.
Cultural and heritage value	Trees can provide cultural links and heritage value.
Community engagement	The Urban Forest Plan provides many opportunities for community engagement and participation.
<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Housing value	Homes located on a tree-lined street are, on average, worth \$16,000 more than homes on streets without trees.

## Conclusion

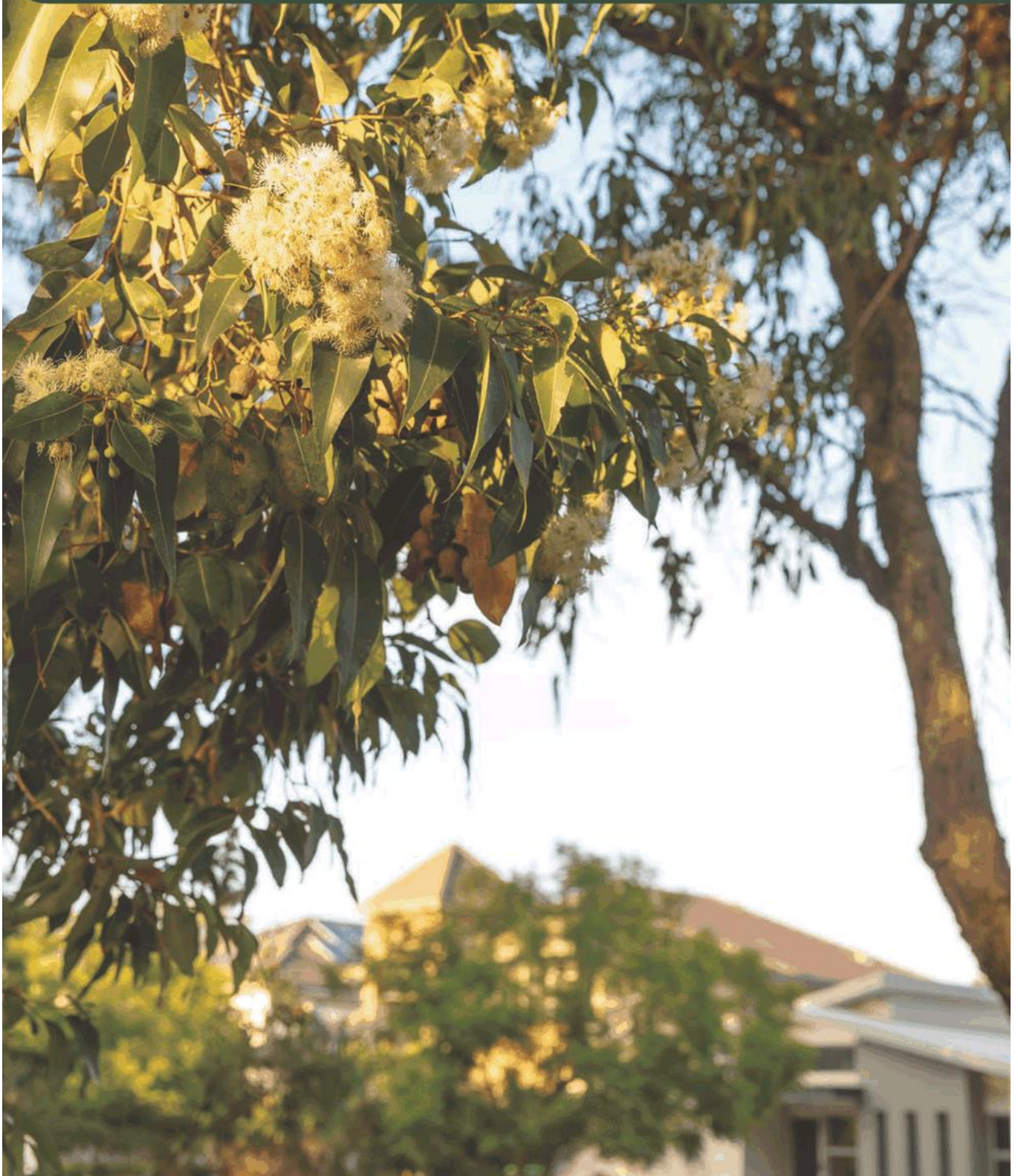
Canopy loss in the City of Stirling is a significant and increasing problem and the draft Urban Forest Plan proposes a way to reverse this trend.

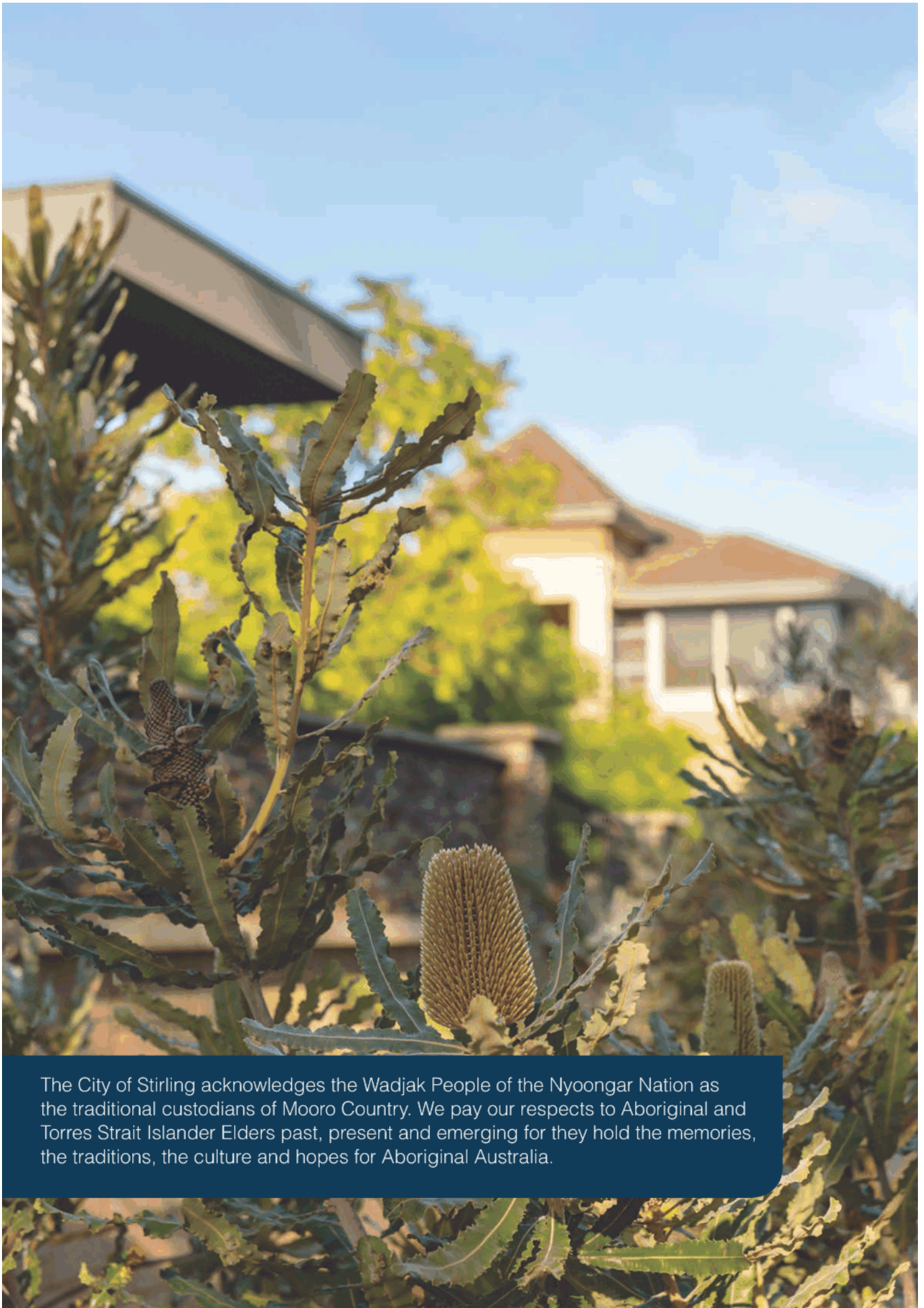
The draft Plan has received strong support during community consultation, with 92% of the 136 submissions received supporting the Plan and 79% supporting the incentives based approach. 77% of submissions were in favour of the introduction of stronger measures such as regulation or disincentives as well as or instead of incentives.

Minor text changes have been made to the Plan to clarify areas of ambiguity and to provide supporting information for proposed actions.



# Urban Forest Plan





The City of Stirling acknowledges the Wadjak People of the Nyoongar Nation as the traditional custodians of Mooro Country. We pay our respects to Aboriginal and Torres Strait Islander Elders past, present and emerging for they hold the memories, the traditions, the culture and hopes for Aboriginal Australia.

# Snapshot of our plan

## Our vision

The City of Stirling is shaded by a diverse canopy of trees which cools our City, provides habitat for wildlife, creates attractive leafy, green streets, and maintains liveability as our climate changes. Our canopy is distributed across the City, allowing all members of our community to benefit from the urban forest. Our buildings and infrastructure are designed to support tree health and growth, which maximises the benefits that the canopy provides.

Our community values, protects and cares for existing trees, plants new trees, and is provided with assistance, rewards and recognition by the City.

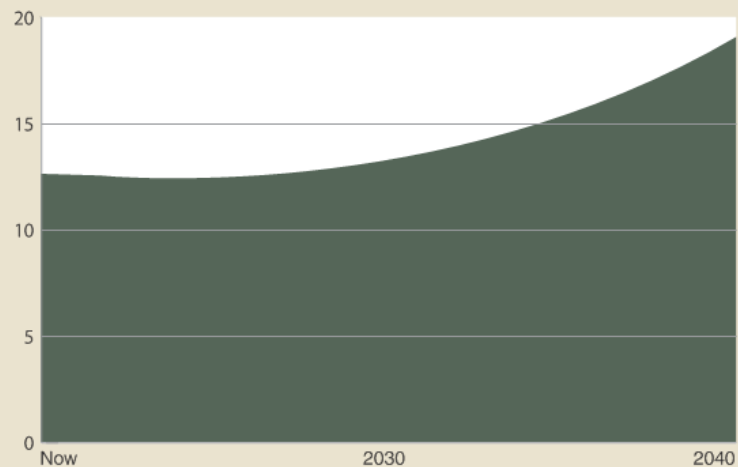
City trees receive the best possible care to ensure a long and healthy life. The City leads by example in its own projects and works to embed protection of our urban forest within the values of our community, our organisation and other tiers of government.

**Our canopy cover:**  
**12.6 per cent** average  
City-wide

**Our canopy target:**  
**18 per cent** average canopy  
cover City-wide by 2040

**Our strategies to grow the  
urban forest:**

- 1** Engage the community
- 2** Plant more trees
- 3** Retain more trees
- 4** Maximise canopy growth and benefits



### Our challenge

Each year the City of Stirling loses four times more canopy than we grow. In the last six years the City has lost 1.2 million square metres of canopy. Two-thirds of this loss has occurred on residential land, primarily as a result of development. If these trends continue, many suburbs will lose between 50 and 85 per cent of tree canopy on residential land in the next 10 years.



## What the City is already doing

### Action area 1 – City Land

#### Delivering the Million Trees Planting Program

Increasing the number of trees on verges and in parks, prioritising tree planting adjacent to new homes, and trialling the planting of new tree species. Around 10,000 new trees are planted annually.

#### Increasing protection for street trees

The Street and Reserve Trees Policy includes requirements for Tree Protection Zones and Tree Bonds to reduce tree damage during development.

#### Trialling tree-friendly infrastructure projects

Reducing conflicts between tree roots and paths.

### Action area 3 – Government

#### Advocating for State Government action

Including increased tree retention, protection and planting on State land, by State agencies, and by utility providers.

#### Canopy modelling tool

The City developed a tree planting and canopy retention modelling tool and shared it with local governments to improve canopy planning for the future.

### Action area 2 – Community

#### Providing opportunities for participation and action

The City provides up to 1,200 free trees annually for residents' gardens. We run Community Tree Planting projects, with more than 6,000 participants and 6,500 new trees planted since 2013, and the Stirling Tree Trail event with 4,000 attendees in 2018. We also offer tree-planting support with tree canopy mapping services for 22 local schools in 2018 – 19.

#### Providing incentives and support

The City is trialling a free arborist service for residents to assess selected trees for health and structure, to encourage tree retention and enable better tree management.

#### Requiring new tree-planting as a part of development

One tree for every six car bays is required on commercial and industrial land. One tree per 500 square metres is required for all developments over \$100,000 with minimum planting areas, deep soil and setbacks.

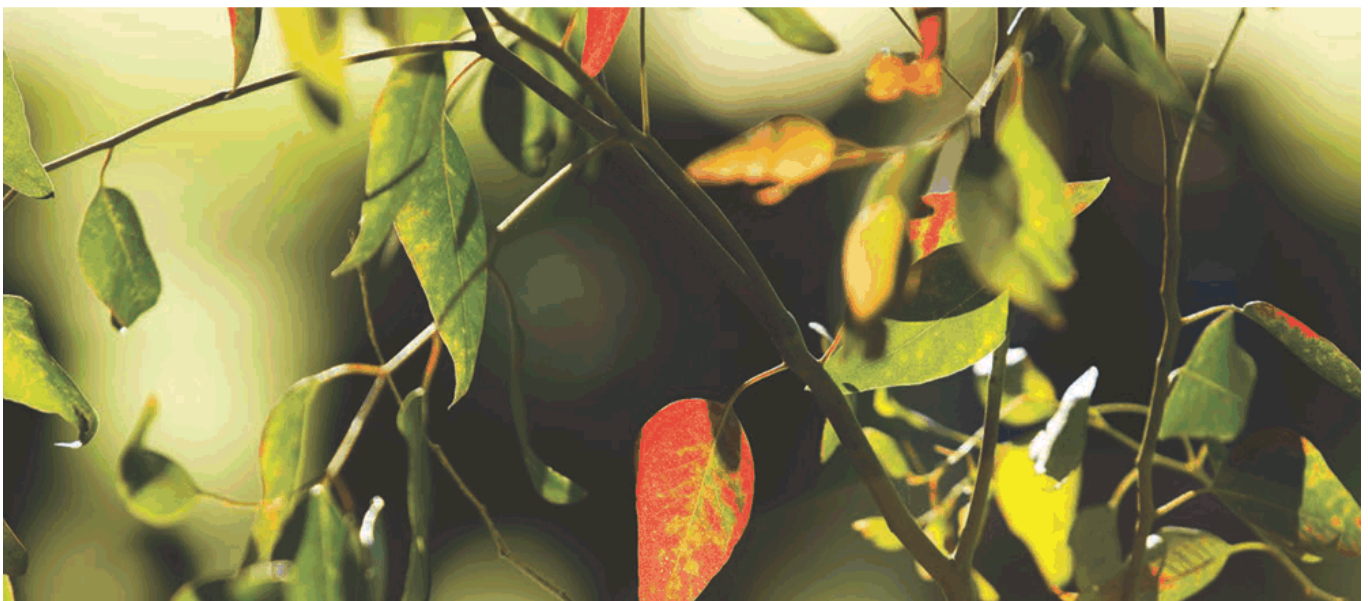
### Action area 4 – Monitoring, Research and Communications

#### Collecting data to inform decision making and future action

The City has been monitoring and reporting canopy changes since 2012 and modelling long-term implications of continued loss. Partnerships have been established with universities to carry out research, and the City has undertaken financial valuations of street trees since 2012 using Helliwell and iTree valuation methods.

#### Sharing knowledge with others

Including presentations at workshops and events, liaison with other local governments and the WA Local Government Association (WALGA), and contribution to the State Government Urban Forest Guidelines.





## What else we will do

### Action area 1 – City Land

#### Expand the Million Trees Planting Program

- Preserve existing space and create new space for trees, with a focus on resourcing, tree resilience, biodiversity and optimum health.

#### Establish a Tree-Friendly Infrastructure Program

- Fast-track the delivery of underground power lines.
- Develop an Urban Forest Innovation Fund.
- Establish minimum tree planting standards, canopy offset requirements and canopy targets for all City projects.

### Action area 3 – Government

#### Advocate for a whole-of-government approach to tree retention

- Facilitate the development of a code of conduct and canopy replacement plantings for utility services and government agencies during public works projects.
- Expand local government partnerships to share knowledge.
- Advocate for changes to State planning policies and the Residential Design Codes to reduce site coverage, enable greater tree retention and create space for trees.

### Action area 2 – Community

#### Establish a Leafy Neighbourhoods Program

- Deliver more awareness promoting the benefits of trees and additional workshops, events and arborist advice services.
- Expand opportunities for community action and participation including a voluntary Protected Tree Register and more free trees.
- Provide rewards for planting and retaining trees and support to maintain protected trees.
- Engage more schools in tree planting and canopy mapping.

#### Establish a Tree-Friendly Development Program

- Provide clear policies, new support services, subsidies and guidance for development to make it easier to plant trees, retain trees and use tree-friendly building materials and methods.
- Recognise and reward best practice.
- Increase canopy cover requirements in carparks and investigate a Canopy Offset Scheme to reduce long-term canopy loss from demolition and development.

### Action area 4 – Monitoring, Research and Communications

#### Establish a Growing Knowledge Program

- Refine City-wide annual aerial vegetation mapping to better monitor canopy with results being reported in annual reports and on the City's website.
- Fund new research partnerships to grow knowledge on urban forests in a Western Australian context, and facilitate knowledge sharing among stakeholders.

# Background

The City of Stirling has long recognised that canopy cover and a resilient urban forest are essential for the wellbeing of its residents and the liveability of its suburbs; however, tree loss is becoming more significant and is increasing each year.

The City believes that future residents should have the same opportunity to enjoy cool, leafy neighbourhoods that past and present residents have enjoyed. Our consultation shows that our community shares this belief.

The City values the benefits our urban forest provides. Our trees help shade and cool our City. They have cultural and historical value, provide homes and food for wildlife, influence health and wellbeing and improve overall liveability in the City.

*This plan aims to set a clear direction to support positive change and lay the foundation for cool, leafy suburbs into the future.*

### Million Trees Program

In 2009, the City committed to plant one million new trees and shrubs as a first step towards ensuring cool, leafy communities into the future. As of 2018, the City is on track to achieve this target by 2025, with almost 643,000 trees and shrubs planted to date.

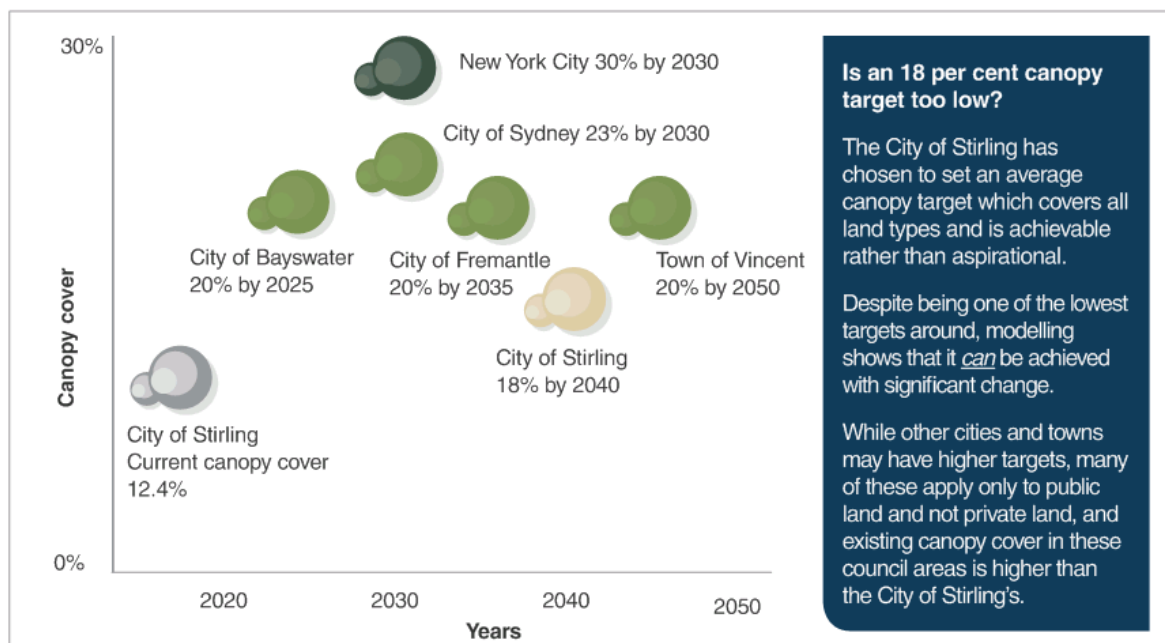
### Canopy target

The City has a canopy target of 18 per cent by 2040, a 50 per cent increase on our existing canopy cover of 12.6 per cent. Despite the target and tree-planting programs, tree canopy across the City is declining. A new approach is required if we are to create cool, leafy suburbs into the future.

**The urban forest is owned and managed by both the City and the community, and the City cannot reverse canopy decline alone.**

If tree canopy is to increase then the community and the City must work together to develop solutions, embrace change and take positive steps to create the cool, leafy liveable suburbs that our community wants.

Over the past six years, suburbs across the City have lost more than 1.2 million square metres of tree canopy.



Canopy targets shown above apply to all land types including private land.

# Our urban forest today

## What is the Urban Forest?

The urban forest is made up of all trees on private land, City land, and State Government land.

### Hardscape

Almost three-quarters of land in the City is covered in hardscape such as roofs, roads and paving. Hardscape absorbs heat, prevents rainwater infiltrating, and cannot support trees.



## What is tree canopy?

Tree canopy consists of all the branches and leaves of a tree above three metres in height. Canopy cover refers to the area of ground hidden by a tree's canopy when viewed from above. Canopy cover is an easy way to measure the size of the urban forest based upon the canopy width.

### Canopy cover

As of 2018, The City has an average of 12.6 per cent canopy cover across all land types

### Where is our canopy?

One-third of our canopy is on residential land, and half is on City land.

## Street trees

The City has more than 100,000 street trees which have a combined Helliwell value of over \$440 million. Our street trees comprise more than 229 species including both exotics and Australian natives.

## Reserve trees

The City monitors trees in its almost 500 parks and reserves annually as part of its aerial canopy mapping. An audit of each individual tree is yet to be undertaken.

## What is Helliwell?

The Helliwell system calculates a tree's financial amenity value using a number of criteria including its life expectancy, canopy size, rarity and visual impact. The Helliwell system is recognised worldwide as a way of valuing the amenity of trees as important community assets.

## Some land types have more canopy cover than others

Many home gardens contain no trees, lowering average canopy cover on residential land.



(5.5%)  
Commercial and industrial



(8.4%)  
Residential



(18%)  
Verges



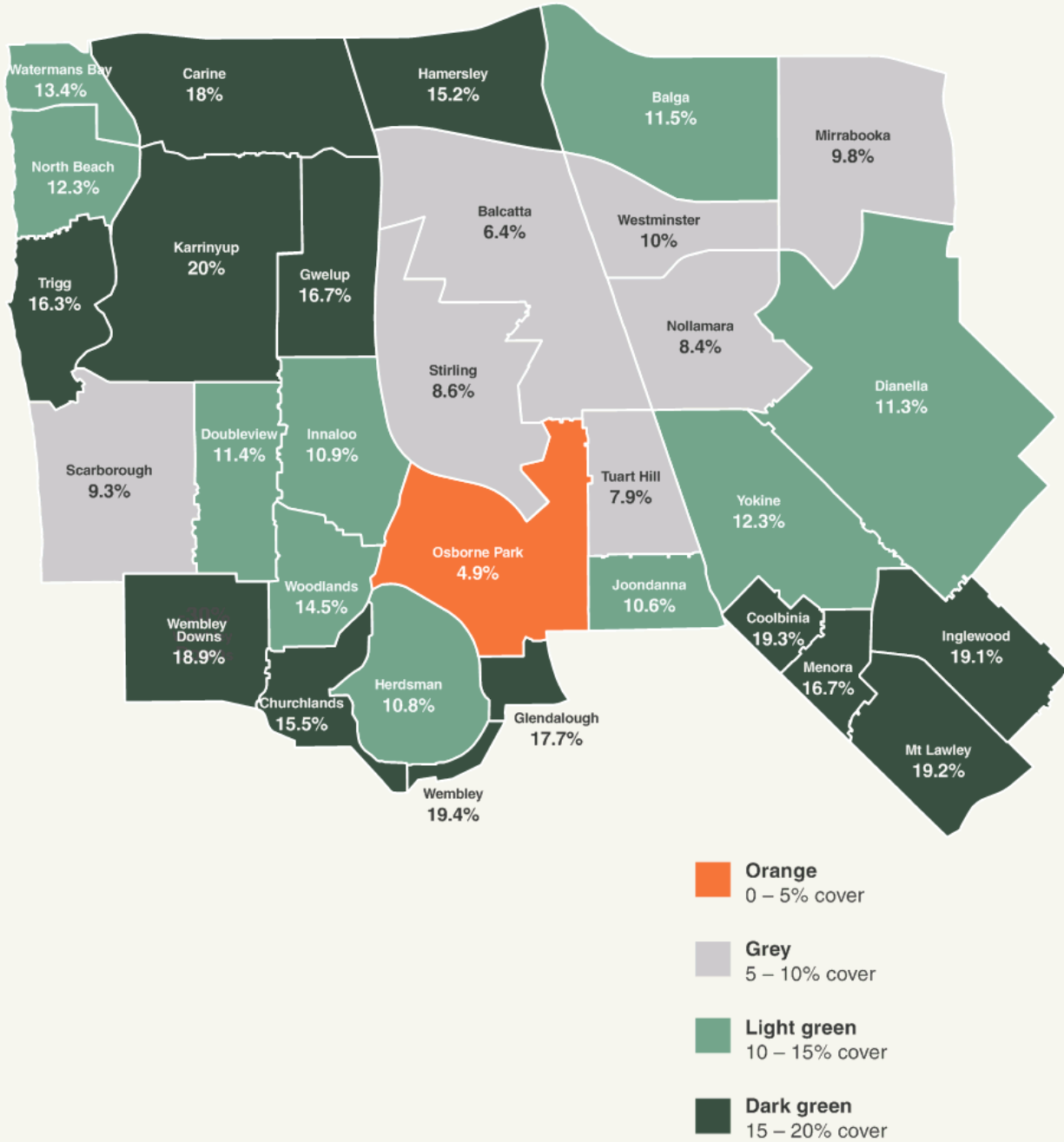
(24%)  
Parks



(11.8%)  
All other land types

**Some suburbs have more canopy than others**

Suburbs with higher rates of canopy cover often have more public open space and/or low-density housing, while suburbs with less canopy cover often have less public open space and/or higher-density housing.



# Our urban forest is declining

In 2012, the City began monitoring tree canopy cover and measuring vegetation changes. In 2017 a detailed analysis of five years of data was undertaken to identify trends in canopy changes and to model the potential long-term implications of these trends.

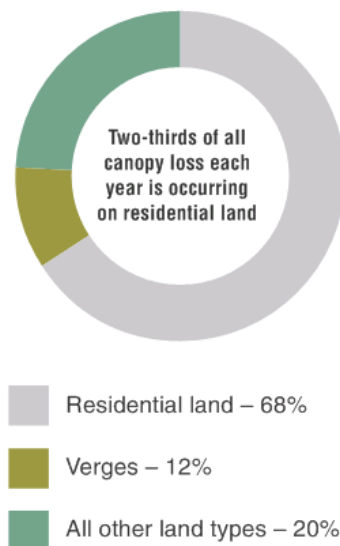
## What we learnt from five years of canopy change data

### We are losing around 200,000 square metres of canopy each year

In a five-year period, suburbs across the City lost more than **one million** square metres of tree canopy. That's around 200,000 square metres of canopy being lost each and every year.

### The majority of canopy loss is occurring on residential land

Two-thirds of all canopy loss each year is occurring on residential land, and a further 12 per cent is lost from the City's verges. A majority of loss is occurring as a result of redevelopment and is linked to the construction of larger homes and multiple homes.



### High-development suburbs are losing canopy more quickly than others

Suburbs with high rates of development are losing canopy at four-and-a-half times the rate of suburbs with low rates of development. Many of these suburbs already have lower than average tree canopy and are at risk of losing up to 85 per cent of their private trees in the next 10 years.

### The City's tree planting will not compensate for the loss of trees on private land

The City plants on average 10,000 new trees in reserves and on verges each year and by 2035 all available spaces will be fully planted. However, if the rate of loss on private land continues at the current rate, the canopy provided by these new trees will simply offset some of the loss occurring on private land, rather than increasing our tree canopy as intended.

## Who is developing?

It is widely believed that professional developers are responsible for much of the tree loss occurring in the City. In fact, on average only 10 per cent of residential development is being driven by professional developers: the remaining 90 per cent is a combination of residents building homes (around 40 per cent) and 'mum and dad investors' developing an investment property (around 50 per cent).

*Data derived from analysis of 1125 Development Applications approved between 2013 and 2019 in high-development suburbs.*

## It's just one tree... or is it?

Canopy loss in the City of Stirling is not the result of large tracts of bushland being cleared, but is instead happening one tree at a time, and one development at a time.

The individual choices and actions of each resident may not seem that important – 'it's just one tree' – but the cumulative impact and scale of these individual actions and decisions is now showing at a City-wide level.

Each year the City loses 200,000 square metres of tree canopy, the equivalent of 3,800 medium sized trees or 3,800 residents each making a decision that results in the removal of 'just one tree'.

# What does this mean for our future urban forest?

If the City, community and State Government do not make significant changes, it will not be possible to reach our 18 per cent target by 2040.

The City is currently losing four times more canopy than we are growing each year. If canopy loss continues at its current rate, we will have less canopy than we have today until at least 2030.

**Canopy cover will continue to decrease before it increases**

Trees grow slowly. Even if a new tree is planted each time an existing mature tree is removed, it will take **at least 30 years** for the new tree to grow as large as the existing tree was. For those 30 years, our canopy

cover will be lower than it is today. Every time we remove a tree, we increase the time we will have to wait for our canopy cover to return to its current level.

**Canopy distribution will change in a way which provides less benefit**

Trees provide most of their services and benefits to the areas closest to where they are planted. Continued canopy loss on residential land coupled with increased tree planting on verges and parks will redistribute

our canopy towards public land, reducing the benefits of our urban forest. Parks and streets will become cooler and shadier, but residents' homes will become hotter and more exposed.

**If we don't act now, there will be very few private trees left in some suburbs**

In 10 years' time, suburbs with high rates of development are predicted to lose up to 85 per cent of the residential canopy which existed in 2012.

**It can take 30+ years to replace the canopy lost when a mature tree is removed**



5 years



20 years



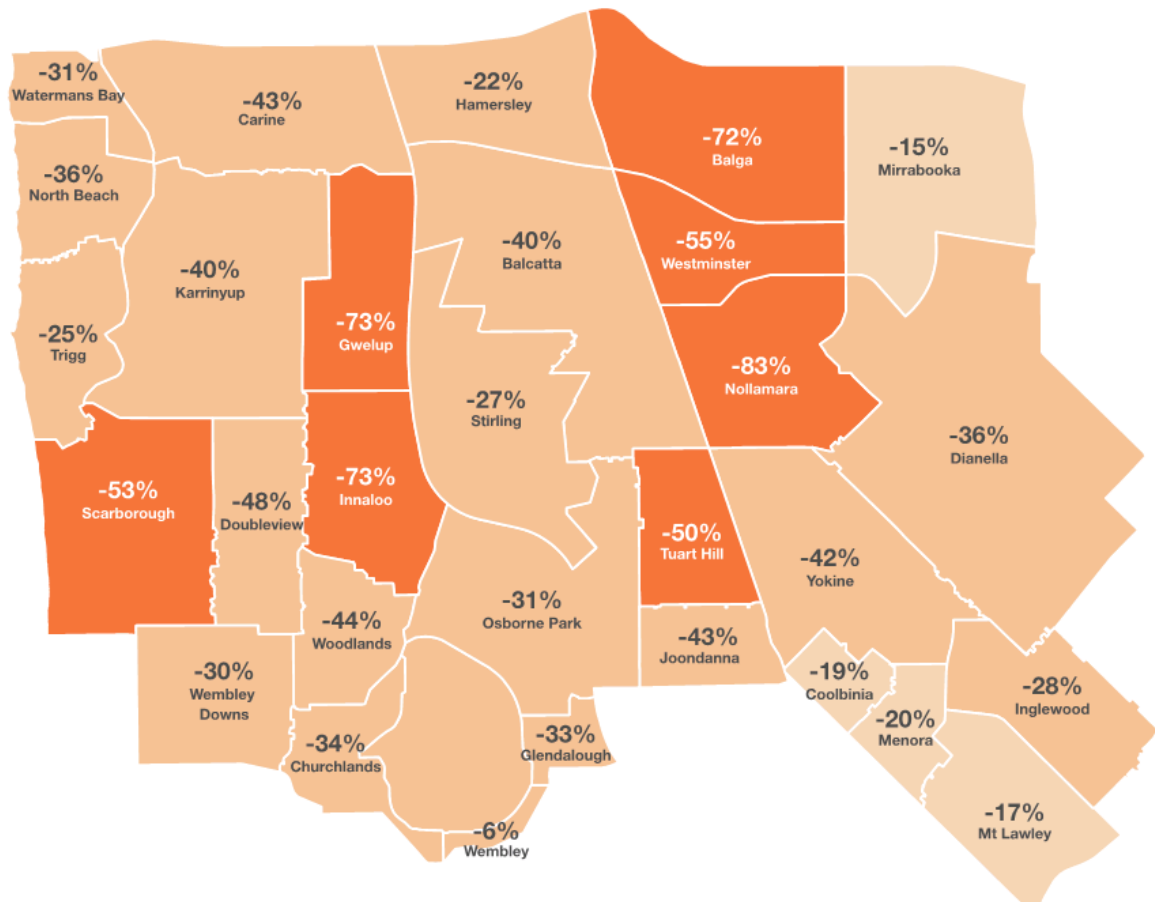
30+ years

**Some suburbs will not be able to significantly increase residential canopy cover for 30 or more years.**

In many residential developments, the entire site is taken up with building and hardscape. This means even if home owners wanted to plant a tree it would not be possible, as there is simply no room available.

It may be another 30 or 40 years until these homes are demolished and rebuilt, and space for trees could then be created.

**Percentage of canopy on residential land which existed in 2012 predicted to be lost in 10 years**



**Urban deforestation in the City of Stirling**

Deforestation: the cutting down of trees in a large area, or the destruction of forests by people.

– *The Cambridge Dictionary*

The term deforestation often conjures images of the Amazon rainforest and the impacts of its destruction, including the widespread loss of habitat for wildlife. However, the gradual and continued removal of trees from land within the City of Stirling to make way for homes, driveways and other infrastructure could be described as **urban** deforestation.





### The role of the R-codes in urban deforestation

The Residential Design Codes (R Codes) are a State Government planning tool which influences how development occurs. Since the 1980s a number of changes have been made to the R Codes including:

- Reductions in the amount of open space required on each lot.
- Changes in the definition of open space to include outdoor living areas which have a solid roof, areas under building eaves, and spaces which contain hardscape instead of landscaping.
- Reductions in the setback or distance required between buildings and lot boundaries.

Cumulatively, these changes have encouraged the construction of larger single-storey homes and the hardscaping of all remaining space on a lot, leaving no room for trees. In medium density residential areas it is almost impossible to develop to the level permitted by the R Codes and to retain existing trees or plant new trees after development.

Section 2 of the R Codes was revised in February 2019 and now requires that new apartment developments retain existing trees where possible, plant new trees where retention is not possible, and provide open spaces and deep soils which will support tree growth and health.

Section 1 of the R Codes influences single and grouped dwellings, the type of development permitted on the majority of residential land in the City of Stirling. Section 1 does not contain requirements for tree retention, deep root zones or new tree planting; and no revision date has been announced by the State Government.

Local government has little ability to change the R Code requirements. Action is required by the State Government to improve development standards, improve liveability and support tree retention.

The City of Stirling currently contains approximately 100,000 homes. The State Government's Perth and Peel @ 3.5 Million Plan requires the City to accommodate **an additional 60,330 homes**. Unless significant changes are made to State planning tools such as the R-codes, each of these new homes is likely to result in further canopy loss and increase the time taken to reach 18 per cent canopy cover.

# People need trees

## Why does urban deforestation matter?

Trees and canopy cover are essential for liveability, especially in hot, dry climates like Perth's. Trees provide a range of services that are often taken for granted and unnoticed until the trees are gone and life has become uncomfortable for people and wildlife.

In cities around the world where canopy cover has dropped to low levels, a range of unexpected consequences have resulted. These include increases in heat-related illness and death, respiratory diseases and breathing problems, low biodiversity and even an increase in the severity of storms and tornadoes. In response to these challenges, urban forest plans are being developed by cities globally to help restore tree canopy cover.

## People need trees

Trees and canopy cover are essential for human health and wellbeing.

Trees and canopy cover:

- **Provide shade and cooling for homes**  
Canopy cover can reduce summertime heat by up to five degrees.
- **Clean the air**  
Trees can reduce the frequency of respiratory illness such as asthma.
- **Reduce heat-related illnesses and death during heat-waves**  
Almost three times as many people die each year from heat-related illness than from traffic accidents.
- **Improve our mental health**  
Studies show spending time around trees can reduce depression, anxiety and stress.

- **Improve our physical health**  
People who live in suburbs with increased tree canopy are less likely to be overweight and more likely to participate in vigorous exercise.
- **Increase our wealth**  
Homes located on a tree-lined street are, on average, worth \$16,000 more than homes on streets without trees.

### Size does matter!

When it comes to trees, bigger is most definitely better. The benefits trees provide are directly related to the size of their canopy – large mature trees with dense canopies provide many more benefits than immature smaller trees. This is why it is so important that we retain more of our mature trees, and why small newly-planted trees are no substitute for the larger trees which are being removed.



# Cities need trees

## Trees and canopy cover:

- reduce the urban heat island effect
- provide a sense of place and visual amenity
- combat climate change by storing and sequestering carbon
- provide food and homes for native wildlife
- reduce flooding and the need to invest in infrastructure for stormwater control.

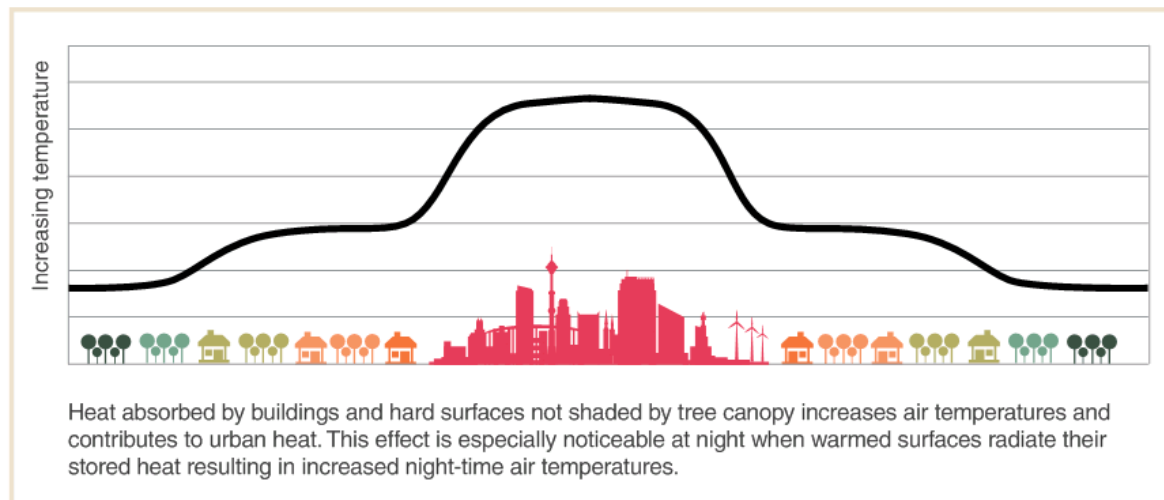
## Urban Heat Island

Hard surfaces such as roads and roofs exposed to the sun absorb and store heat, creating localised pockets of heat.

In urban areas, this concentration of heat is referred to as an urban heat island, which can increase temperatures by up to 12 degrees compared to the surrounding rural areas. People living in heat islands are at increased risk of heat-related illnesses and death, have increased air conditioning costs, and are less likely to exercise outdoors.

One of the best ways to reduce the urban heat island effect is by increasing the amount of vegetation and canopy cover in a city.

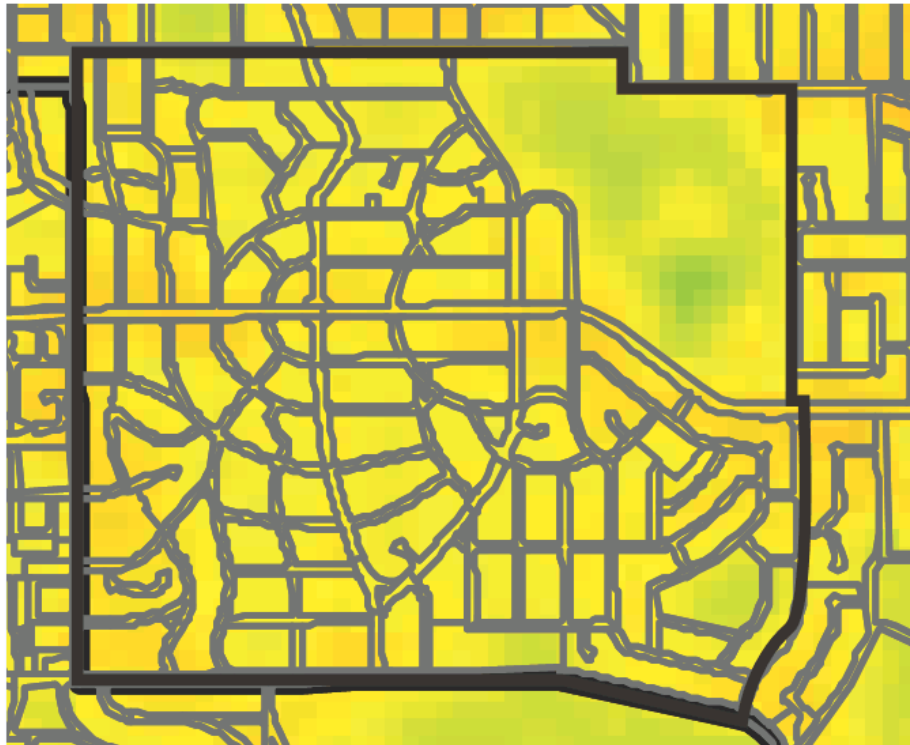
Benefits like shade and cooling are localised to the area around a tree. We need trees spread throughout the City and on all land types to ensure everyone receives the benefits from our urban forest. Simply planting more trees in our parks won't provide as much shade and cooling for our homes as trees in backyards will.



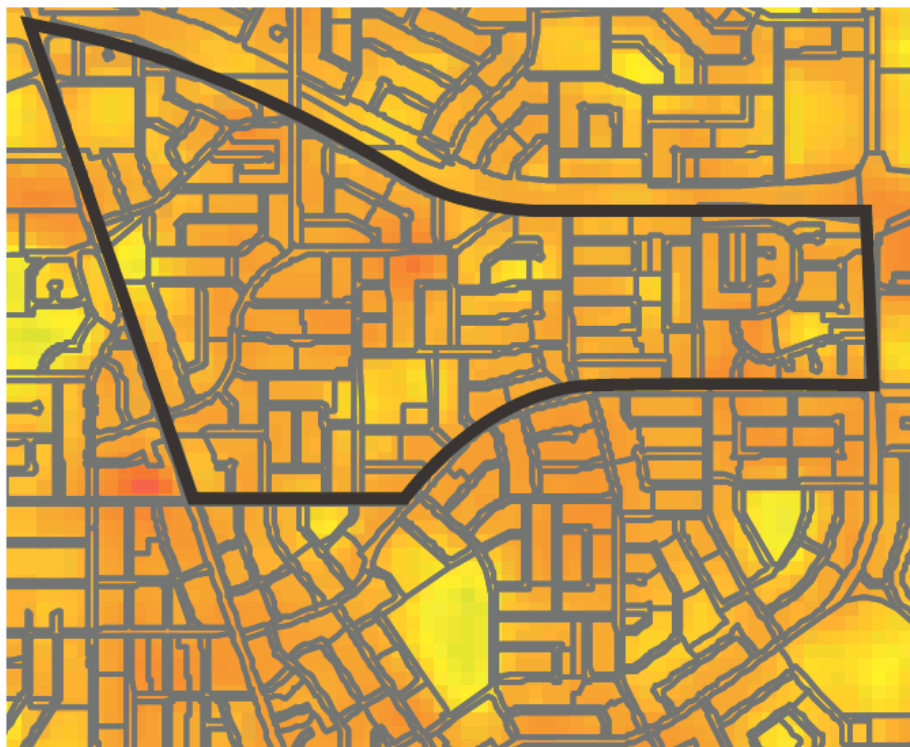
**Shading vs cooling**

Both trees and man-made structures can provide shade on a hot day, but only trees will actually cool the air too. Tree leaves absorb and use the part of sunlight which creates heat, leaving the leaves cool to the touch, while transpiration (trees 'sweating') releases water vapour and actively reduces air temperature.

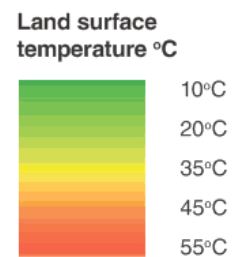
**Low-canopy suburbs are hotter than high-canopy suburbs**



Wembley Downs is cooler with 18.9% canopy cover, and summer surface temperatures between 20°C to 40°C on residential land.



Westminster is hotter with only 10% canopy cover, and summer surface temperatures between 40°C to 55°C on residential land. Public open space which has higher levels of canopy cover is cooler than surrounding residential land.



Source: Caccetta, Peter; Devereux, Drew; Amati, Marco; Boruff, Bryan; Kaspar, Joseph; Phelan, Kath; Saunders, Alex (2017): Land surface temperature and urban heat island estimates for Australian urban centres. v2. CSIRO. Data Collection. <https://doi.org/10.4225/08/59bf0ce837385>

# Community input into the Urban Forest Plan

In 2017/18, the results of the City's five-year canopy mapping and modelling were presented to residents and key stakeholders. We asked the community about their values and vision for the City's urban forest, their ideas about how more trees can be retained and planted on private land, and how street trees can be better protected.

## Who did we listen to?

- **Community workshops**  
Four community workshops with residents across the City and a youth workshop with more than 100 local students.
- **Industry workshops**  
One workshop with building industry representatives.
- **Urban Forest Advisory Panel**  
Panel of 18 representatives from key stakeholder groups to advise on the community consultation outcomes, and provide feedback on the draft Urban Forest Plan.
- **Resident survey**  
Opt-in resident survey with 900 residents participating.
- **In-depth interviews**  
Twenty-seven in-depth interviews to learn more about the factors which influence tree retention or removal during residential development, and to identify how the City can best encourage tree retention on private land.

## Key community engagement findings

### Our urban forest must grow

Amenity and liveability are key priorities for our community, with residents wanting to live in cool, shady and tree-filled suburbs.

### There is widespread concern about tree loss across the City

A majority of people consulted are concerned about the current rate of tree removal in the City. Ninety-five per cent of surveyed residents are concerned about tree loss across the City, and 93 per cent are concerned about tree loss in their suburb. Young students expressed concern about inheriting hot and treeless suburbs because of decisions being made by adults today.

### Understanding reasons for tree loss and lack of tree planting

Our consultation provided the following insights into why trees are being removed from private land, and why the rate of tree planting is lower than required to replace the loss.

#### **Development:**

Trees are almost always removed during development for a range of reasons including:

- Site clearing has become standard practice and tree retention is often not prioritised.
- Designing and building around trees is complicated – removing them is much easier.

- Larger homes, smaller blocks, in-fill development and relaxed planning requirements mean most of the land on development sites is hardscaped and there is no room for trees.
- Common building practices, materials and compliance requirements can damage tree roots.
- Retaining trees may increase costs and reduce the profitability of development and is something most investors are not voluntarily prepared to compromise on.

#### **Lifestyle:**

Residents are choosing to remove trees and not to plant trees for lifestyle reasons including:

- The services, value and benefits trees provide are not widely understood.
- Perceptions that trees can be a safety risk.
- Choices between a larger home or a tree will often favour a larger home.
- Preference for solid roofs rather than tree cover over entertainment and alfresco areas.
- Preference for low-maintenance lifestyles, e.g. 'lock and leave' homes.



### How to reduce tree loss on private land

Consultation participants suggested three ways to reduce tree loss on private land:

- **Option 1** – provide support, assistance and incentives to encourage and enable private tree retention.
- **Option 2** – introduce financial penalties for private tree removal, with the monies collected used to fund tree planting and retention programs.
- **Option 3** – introduce legal mechanisms to prevent private tree removal without prior approval.

There were varied opinions between different groups about which option should be implemented – students and the wider community favoured Option 2 and Option 3, while builders, developers and residents with large trees on their land favoured Option 1.

### Support the community to make positive change

There is widespread support for the City to provide services, assistance and recognition for residents to plant, retain and manage the trees on their land. Residents also wish to participate in tree-related programs and activities, and to learn more about trees and the benefits that they provide.

# Reversing the deforestation of the City

Tree canopy takes minutes to remove but decades to grow. To reverse current deforestation trends and achieve our vision of cool, leafy suburbs, action is required now.

Canopy mapping shows we have 10 years to take action to reverse current deforestation trends. If we fail to act, an entire generation of residents will not have access to the services and benefits that trees provide.

Modelling shows we cannot achieve our target of 18 per cent average canopy cover by 2040 without change, however we may be able to achieve it if we do the following:

## Engage our community

Our urban forest is owned and managed by the community, the City, and the State Government. Increasing our tree canopy is a shared responsibility that will require action and a commitment from our whole community.



### Retain more of the trees which exist today

Retaining more of our existing trees will be challenging and require our community to think differently, act differently and to value the services and benefits that trees provide for us.

*To reach 18 per cent canopy cover by 2040 we must reduce the current rate of canopy loss by 50 per cent.*



### Plant more trees to grow additional canopy

The City is committed to planting every available planting space in parks and on street verges and will achieve this goal around 2035, but it won't be enough.

New trees are also needed in gardens, in courtyards, in car parks, along the freeway, in school grounds, around business premises, and anywhere else that a tree can fit.

*To reach 18 per cent canopy cover by 2040, 16,000 new trees must be planted each and every year: 6,000 on private or State Government land and 10,000 on City land.*



### Allow trees to grow as large as possible, and to live as long as possible

Trees must be provided with the best possible growing environment and be cared for in order to thrive and provide maximum services and benefits.

*To reach 18 per cent canopy cover by 2040, we must reduce the number of trees which die due to poor health or poor growing environments by 50 per cent.*

## An incentives-based approach

After considering all relevant factors, the City has chosen to initially trial an incentives-based approach to private tree retention rather than introduce regulation. Professional support and services will assist developers to retain trees, residents will receive help to manage and maintain trees on their land, and tree protection will be recognised and rewarded.

The success of this approach will depend upon the willingness of the community to embrace the opportunities presented and to voluntarily make positive changes for the future.

### Why not just regulate tree retention?

Introducing rules which mandate the retention of private trees may seem like the most effective option available, but it could result in unintended consequences such as preventing landowners from managing their gardens as they wish.

In addition, regulation introduced only in the City of Stirling may result in resistance from the building and development industry and could devalue properties with trees.

Many other local governments in the Perth metropolitan area are also experiencing urban deforestation and are developing urban forest plans to address this issue. If regulation of tree removal is required it should occur either at the State level or be introduced simultaneously across multiple local authorities to ensure effectiveness and community acceptance, and to minimise poor outcomes.

## Protection for our most valuable trees

Trees which are especially large or old, provide food and homes for wildlife or which are especially cherished by their owners deserve special consideration.

A voluntary Significant Tree Register will ensure these trees are retained for the benefit of all community members. To reward owners who choose to protect trees

on private land the City will provide assistance with the cost of the tree's management and maintenance and professional support to design and develop around the tree if required.

## Determining the success of an incentives-based approach to tree retention

The City will report each year on the progress and effectiveness of delivering the actions contained within the Urban Forest Plan.

In 2022, after three years of implementation, the City will undertake modelling to predict the likely long-term canopy

outcomes of its Urban Forest Plan and specifically an incentives-based approach to private tree retention, assuming that the outcomes of the previous three years continue in future years.

The results of this modelling and the successes achieved after three

years of implementation will be presented to Council and will determine whether the incentives-based approach is continued, or whether a stronger and more regulatory-based course of action is considered.



# Who should pay to grow our urban forest?

The City of Stirling is committed to planting almost 200,000 additional trees in parks and on verges over the next 20 years to improve liveability and increase canopy cover. At today's costs, this represents an investment of more than \$100 million by City ratepayers – an investment which will be returned many times over through the benefits that trees provide each and every year.

However, if private canopy loss continues at the current rate, this investment in new public trees will only offset the private losses occurring and not increase our canopy as intended. Further investment through increased planting or incentives to encourage retention will be required if we are to

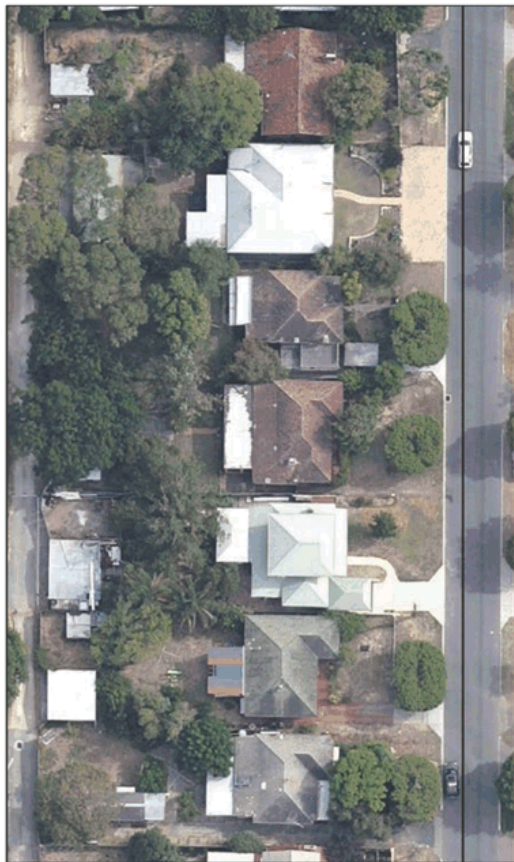
increase our canopy – but who should fund this investment? City ratepayers? The people responsible for removing trees? Both?

If we choose not to take further action, residents living in low-canopy suburbs will pay through heat-related sickness and deaths, increased air conditioning costs, reduced mental and physical health and low-value, low-amenity neighbourhoods.

The City believes that the costs of increasing tree canopy should be apportioned fairly. While all residents will contribute to the cost to plant 200,000 new trees, the costs to replace the canopy being lost should be borne by those who have removed it.

Developers who remove private trees are already required to plant new advanced trees on their land at their own expense, and to cover the cost of the City planting a new street tree if one does not already exist. They are also required to cover the cost of removal and the lost Helliwell amenity value if a street tree has to be removed to enable development.

These measures are a good start but are not sufficient to replace the canopy being lost. Additional measures which discourage tree removal or require increased contributions to tree planting efforts will be considered through the Urban Forest Plan.



Doubleview 2012



Doubleview 2017

A typical Doubleview street before and after redevelopment. Existing canopy has been removed, blocks are covered with buildings and hardscape, and there is little room for new trees. Increased number and width of crossovers has reduced room for street tree growth and planting opportunities.

# Action area 1 – City Land

## Key challenges

- Planting spaces on verges are being fragmented and lost due to increased crossovers.
- Overhead powerlines limit canopy growth and shading/cooling opportunities.
- Street trees are damaged by public works and conflicts with infrastructure.
- City trees are vulnerable to environmental stresses and future climate changes.
- City trees can impact footpaths through root growth, leaf, seed and flower debris.

## What is the City already doing?

- **Planting 10,000 trees annually**  
Native and exotic species are planted to boost diversity.
- **Ensuring new trees thrive**  
Trees are watered for up to three years and pruned for optimal health and canopy growth.
- **Protecting street trees**  
Street and Reserve Trees Policy, including requirements for tree protection zones and tree bonds to reduce tree damage during development.

## What else will we do?

### Expand Million Trees Program

- **Priority plantings**  
Prioritise street and reserve tree plantings to low-canopy suburbs in industrial and commercial areas and along walking routes.
- **New planting spaces**  
Remove excess hardscape, investigate planting more densely and in Rights of Way.
- **Street tree loss audit**  
Annually monitor reasons for street tree canopy loss.
- **Street tree protection**  
Further protect street trees during subdivision, demolition, when activities occur on the verge and from vandalism.
- **City tree management guidelines**  
Plant, water, prune and maintain City trees following best practice, and support our trees to survive future climate challenges.
- **Urban forest health**  
Monitor tree health, investigate and act when trees are declining.
- **Street Tree Master Plan**  
Increase the number of species planted, develop street themes, create green corridors for wildlife, and select trees suitable for future climate challenges.
- **Room to grow**  
Increase separation between trees and infrastructure, review site coverage and hardscape permitted, implement consistent requirements across all land types.
- **Footpath maintenance**  
Increase frequency of cleaning and debris removal.

### Tree-Friendly Infrastructure Program

- **Underground power**  
Fast-track undergrounding to allow maximum canopy growth.
- **Infrastructure Innovation Fund**  
Trial the use of tree-friendly materials and technologies.
- **Tree-friendly infrastructure standards**  
Require tree-friendly design, construction, materials and technologies for City-run projects.
- **Water-sensitive urban design**  
Maximise infiltration of stormwater in tree root zones.
- **City Green Asset Register**  
Track and report on the amenity and ecological value of the City's trees and the services they provide.
- **Protecting planting spaces**  
Reduce on-verge infrastructure, crossovers and hardscape, review setback requirements, and require tree-friendly parking bays.
- **Canopy offsets**  
Introduced for City projects requiring retention or replacement plantings – internal documentation and approval required for tree removal.
- **Canopy targets**  
Establish for City-run projects.
- **Urban forest education for City staff**  
Increase knowledge and skills and embed a culture of tree protection, planting and canopy maximisation.

## Action area 2 – Community

### Key challenges

- Trees are almost always removed when development occurs.
- Trees are often provided with poor growing environments leading to damage to infrastructure, damage to trees and reduced canopy growth.
- Forty-five per cent of residential land in the City is zoned for medium density, and permitted development type in these areas leaves little room for trees.
- Low-maintenance lifestyles mean the number of new trees being planted is not sufficient to replace the canopy being removed.
- The value and benefits of canopy cover are poorly understood by the community

### What is the City already doing?

- **Free Tree Scheme**  
Provides up to 1,200 free trees annually for residents' gardens.
- **Local Planning Policy 6.11**  
Requires retention or planting of one new advanced tree per 500 square metres on all developments over \$100,000. Minimum areas, deep soil and setbacks required.
- **Landscaping Policy**  
Requires one tree per six car bays on commercial and industrial land.
- **Tree-retention development concessions**  
Has granted variations to planning requirements to enable tree retention above minimum requirements.
- **Community Tree Planting Program**  
Supports community tree planting, with 1,400 residents planting 6,500 street trees since 2013.
- **Living Green Schools Program**  
Offers tree-planting and canopy-mapping initiatives for local schools, with 22 schools participating in 2018 – 19.
- **Urban forest engagement**  
Delivers the Stirling Tree Trail event, which attracted 4,000 attendees in 2018.



## What else will we do?

### Leafy Neighbourhoods Program

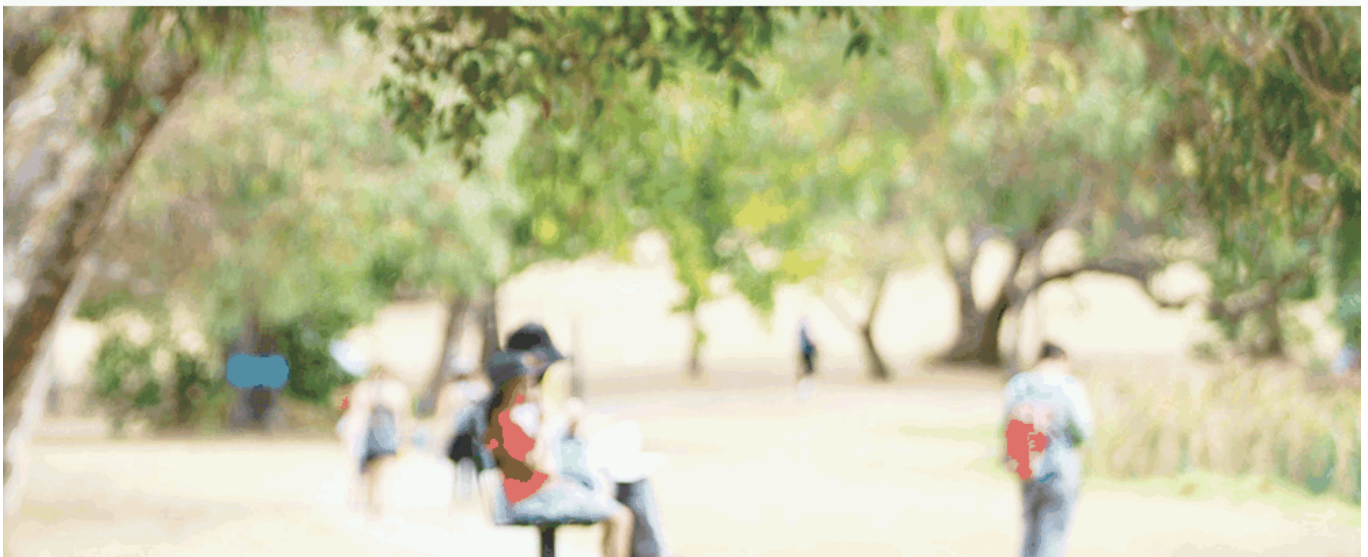
- **Significant Tree Register and services**  
Enable residents to voluntarily register trees on their land. Assist residents to maintain, manage and care for registered trees.
- **Free Tree Scheme**  
Expand the scheme, prioritise low canopy suburbs, diversify the range of trees available, and provide quick growing and habitat species.
- **Your Tree Portal**  
Enable residents to obtain estimated valuations for their trees.
- **Rewards and incentives**  
Recognise and reward tree planting and retention, and investigate mechanisms to offer rates discounts for canopy cover.
- **Tree-friendly neighbours**  
Investigate mechanisms to notify tree owners of developments on neighbours' land.
- **Arborist advice service**  
Professional advice around tree safety and perceived risk.
- **Community Tree Champions**  
Recognise and celebrate community action.
- **Urban forest education**  
More information and workshops on how to select, plant, prune, maintain and care for trees.

- **Urban forest engagement**  
Increase opportunities for community participation in tree-themed events, activities, programs, workshops and training.
- **Urban forest awareness campaign**  
Build community awareness of the value and benefits of trees and canopy cover.

### Tree-Friendly Development Program

- **Development support service**  
Provide information and professional services to identify options for tree retention, planting and canopy growth when planning a development.
- **Canopy offsets**  
Investigate 'no net loss' canopy offset requirements for development and demolition via additional plantings or financial contributions to urban forest programs.
- **Tree retention through land changes**  
Investigate mechanisms to require tree retention when land is rezoned or subdivided.
- **Review LPP 6.11**  
Update to achieve improved outcomes.

- **Tree-friendly infrastructure subsidy**  
Provide financial support for materials and technologies which enable tree retention, planting and growth.
- **Tree-friendly builder/developer**  
Showcase examples of tree retention during development to inspire others and create cultural norms.
- **Arborist advice service**  
Provide professional assistance to retain and care for trees during development on private land.
- **Tree-friendly development guide**  
Provide advice on tree-friendly design, construction, materials and technologies in private development projects.
- **Planning controls**  
Review and revise all City planning controls, policies and processes to maximise opportunities for tree retention on private land.
- **Tree canopy in car parks**  
Increase canopy cover, improve growing environments and prohibit alternatives to trees for ground-level car parks.
- **Room to grow**  
Increase separation between trees and infrastructure, review site coverage and hardscape permitted, implement consistent requirements across all land types.



# Action area 3 – Government

## Key challenges

- Residential Design Codes for single and grouped dwelling developments do not require soft landscaping, deep root zones, tree retention or tree planting.
- The City is unable to prevent tree removal on State Government land but is often blamed when it occurs.
- Tree removal as a result of land use and planning decisions made by other regulatory authorities is often incorrectly blamed on the City.
- Street trees are damaged or removed by public works agencies and utility companies.

## What is the City already doing?

- **Canopy advocacy**  
Tree retention and planting requested of State agencies and departments.
- **Parks Manager forum**  
City chairs forum of local government parks managers.
- **Knowledge sharing**  
City developed a tree planting and canopy retention modelling tool and shared it with other local governments to improve canopy planning for the future, and delivered presentations at industry events on actions and successes to date.

## What else will we do?

### Government Advocacy Program

- **Better urban forest guidelines**  
Advocate for State guidelines to become mandatory requirements.
- **Code of conduct**  
Require that utility companies protect street trees from damage and undertake replacement plantings when removal is unavoidable due to essential public works.
- **Canopy offsets**  
Facilitate canopy replacement planting by public works agencies and utility companies when tree removal is unavoidable during public works.
- **Local government support**  
Advocate for Western Australian Local Government Association (WALGA) to adopt a policy position around urban forest issues and support for local government.
- **Tree-friendly subdivision**  
Work with the Western Australian Planning Commission (WAPC) to increase tree retention and protection.
- **Tree-lined streets**  
Work with Main Roads WA to increase plantings on medians and verges and reduce unnecessary clearing.
- **Develop partnerships**  
Support collaborations which enable planting by third parties on State Government land.
- **State-wide tree consideration**  
Work with the Department of Planning to amend the R-codes and embed tree retention and tree planting requirements in State planning policies.
- **Power-line pruning**  
Advocate to Western Power for alternative approaches to power-line clearance pruning.
- **Perth urban forest network**  
Establish networking groups and forums to share knowledge and develop a cohesive approach to local government advocacy.

Power-line pruning by Western Power





Monitoring canopy loss ■ Loss of canopy and vegetation ■ Growth of canopy and vegetation

## Action area 4 – Monitoring, Research and Communications

### Key challenges

- There is little existing knowledge and research on urban forestry topics specific to the Perth context, and information which exists is not widely shared.
- Monitoring of tree retention and planting on private land is logistically challenging.
- There is a lack of coordination in approaches to urban forest issues between stakeholders.

### What is the City already doing?

- **Canopy mapping**  
Mapping canopy through annual aerial monitoring since 2012 to detect and quantify canopy changes.
- **Canopy analysis**  
Modelling future implications of current canopy loss and planting trends.
- **Tree valuations**  
Conducting financial valuations of street trees since 2012 using Helliwell and iTree valuation methods.
- **Urban forest reporting**  
Reporting canopy changes in the City's annual reports since 2014.
- **University partnerships**  
Undertaking research and building knowledge on urban forest issues leading to the publication of journal articles.

- **Raising awareness**  
Highlighting challenges faced and future implications of business as usual, among peak industries and State agencies.

### What else will we do?

#### Growing Knowledge Program

- **Canopy mapping and analysis**  
Monitor development-required tree retention and planting.
- **Loss audit**  
Require documentation of tree removal during demolition and development, and during City projects.
- **Citizen science**  
Support community-based research and data collection by local residents including through Tree Carers Program.
- **Knowledge sharing**  
Foster networks between academics, stakeholders, other local governments.

# Implementation timeframe

Project / Activity	2019 /20	2020 /21	2021 /22
<b>Million Trees Program</b>			
Footpath maintenance	✓	✓	✓
Room to grow	✓	✓	✓
Street tree loss audit	✓	✓	✓
Street Tree Master Plan	✓	✓	✓
Urban forest health	✓	✓	✓
Priority plantings		✓	✓
City tree management		✓	✓
New planting spaces			✓
Street tree protection			✓
<b>Tree-Friendly Infrastructure Program</b>			
Infrastructure Innovation Fund	✓	✓	✓
Urban forest education for City staff	✓	✓	✓
Canopy offsets and targets	✓	✓	✓
Underground Power		✓	✓
Water-sensitive urban design		✓	✓
Protecting planting spaces		✓	✓
Tree-friendly infrastructure standards		✓	✓
Green Asset Register			✓
<b>Leafy Neighbourhoods Program</b>			
Urban Forest Plan launch	✓		
Free Tree Scheme	✓	✓	✓
Community Tree Champions	✓	✓	✓
Urban forest education	✓	✓	✓
Urban forest engagement	✓	✓	✓
Urban forest awareness	✓	✓	✓
Arborist advice service	✓	✓	✓
Protected Tree Register	✓	✓	✓
Your Tree Portal	✓	✓	✓
Tree support services		✓	✓
Rewards and incentives		✓	✓
Tree-friendly neighbours		✓	✓

Project / Activity	2019 /20	2020 /21	2021 /22
<b>Tree-Friendly Development Program</b>			
Development support service	✓	✓	✓
Tree-friendly builders/developers	✓	✓	✓
Tree canopy in car parks	✓	✓	✓
Arborist advice service	✓	✓	✓
Review LPP6.11		✓	✓
Tree-friendly infrastructure subsidy		✓	✓
Tree-friendly development guide		✓	✓
Planning controls		✓	✓
Tree retention through land changes		✓	✓
Room to grow		✓	✓
Canopy offset		✓	✓
<b>Government Advocacy Program</b>			
Tree-friendly subdivision	✓	✓	✓
Tree-lined streets	✓	✓	✓
Develop partnerships	✓	✓	✓
Better urban forest guidelines		✓	✓
Code of conduct		✓	✓
Canopy offsets		✓	✓
Local government support		✓	✓
State-wide tree consideration		✓	✓
Power line pruning		✓	✓
Perth urban forest network		✓	✓
<b>Growing Knowledge Program</b>			
Canopy mapping and analysis	✓	✓	✓
Loss audit	✓	✓	✓
Knowledge sharing	✓	✓	✓
University partnerships and citizen science	✓	✓	✓

Project developed and implemented
  Ongoing





# Measuring our progress

## Long-term canopy targets

To achieve our 18 per cent **average** canopy target, we have set long-term canopy targets for each of our land types to ensure that the maximum benefits of our urban forest are realised.

### City land

#### Our vision

Streets and footpaths in residential and shopping areas are cool and shady.

#### Our targets

- All available verge spaces which can accommodate trees are planted by 2040.
- 40 per cent canopy cover and shade on verges (currently 18 per cent).

### Private land

#### Our vision

Every home is shaded and cooled by at least one tree.

#### Our target

10 per cent canopy cover on residential land (currently 8.4 per cent).

### Tree health

#### Our vision

Our urban forest is healthy, achieves maximum lifespan and canopy growth.

#### Our target

90 per cent of City trees are assessed as being in good health.

### Diversity

#### Our vision

Our urban forest is diverse and provides homes and food for wildlife.

#### Our target

- Each suburb's urban forest contains no more than
- 30 per cent of its trees from any family
  - 20 per cent of its trees from any genus
  - 10 per cent of its trees from any species.

### City land

#### Our vision

Parks and natural areas have twice as much canopy as they do now.

#### Our targets

40 per cent canopy cover in parks and reserves (currently 23 per cent).

### Private land

#### Our vision:

Car parking bays are shaded by tree canopy.

#### Our targets

60 per cent canopy cover over new car parks within 20 years.

## Short-term measures

A number of short-term measures will be tracked annually for the next three years and used to determine the likely success in achieving our long-term canopy targets through an incentives-based approach to tree retention.

### Urban Forest Plan

- Rate of significant canopy loss

### Million Trees Program

- Number of trees planted on verges and in City reserves

### Tree-Friendly Infrastructure Program

- The total number of actual and potential street trees does not decrease
- Percentage of street trees needing to be planted in less than 9m<sup>2</sup> space

### Leafy Neighbourhood Program

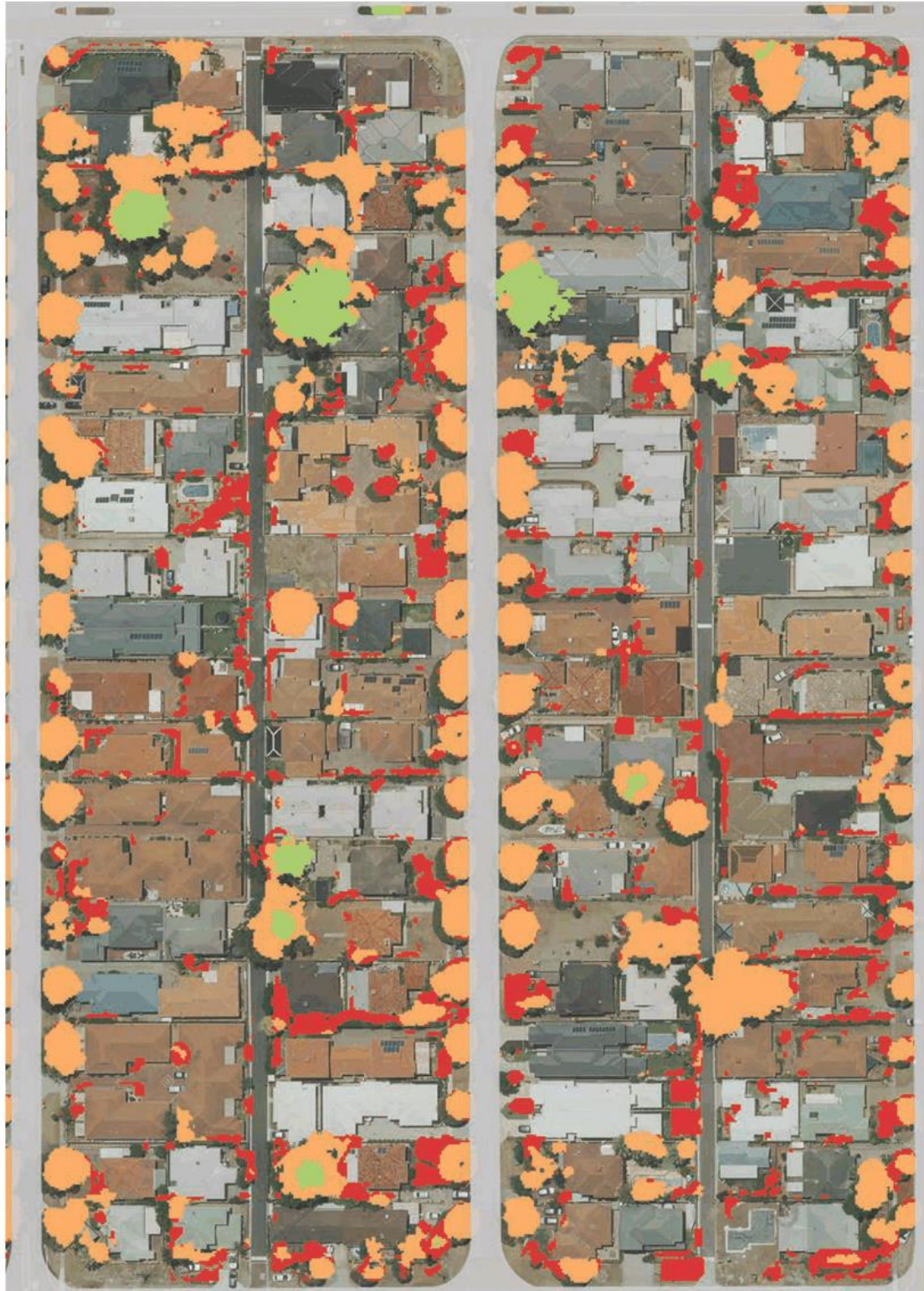
- Number of residents who register their trees on the protected tree register

- Number of residents accessing urban forest resources, services, engagement and education activities
- Number of trees planted on private land

### Tree-Friendly Development Program

- Number of Development Applications where at least one tree is retained
- Number of street trees lost for development-related reasons

## The City's aerial canopy imagery



Lack of canopy on a typical Doubleview street after development. Street tree height is constrained by overhead power lines, and only mature trees on undeveloped blocks have canopy 12m and above.

The City's aerial canopy imagery ■ Vegetation 0m – 3m high ■ Canopy 3 – 12m high ■ Canopy 12m + high

Urban Forest Plan 2019 | 29

## Conclusion

Our Urban Forest Plan is the first step in a long journey towards increasing our tree canopy. Action is required to address the challenges identified on City-controlled land, on private land and on land controlled by the State Government.

The City has committed to reviewing its own policies and processes, to embrace new opportunities and ways of operating, to engage with its community and stakeholders, and to lead by example in order to achieve the best possible outcomes for trees on City land.

In relation to trees on private land, based on extensive community feedback, the City of Stirling has chosen to take an incentivised and supportive approach. The City will offer support to assist community members to make positive changes to the way that they manage their land, their trees and their developments, in order to increase the retention of existing trees and the planting of new trees

The success of this course of action will be carefully monitored and alternative courses of action




considered, if and when they are needed. It is vital that the City of Stirling's community embraces the opportunities presented and takes positive action to preserve and enhance our urban forest for ourselves and for future generations.





April 2019



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Telephone (08) 9205 8555 | Enquiries [www.stirling.wa.gov.au/enquiries](http://www.stirling.wa.gov.au/enquiries) | Web [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au) |    /citystirlingwa  
This information is available in alternative formats on request. Please contact the Customer Contact Centre on (08) 9205 8555.

Councillor Bianca Sandri left the meeting at 9.01pm during consideration of item 12.2/PRS1, and returned to the meeting at 9.03pm.

## **12.2/PRS1 USE OF LOT 0, HOUSE NUMBER 273, WEST COAST HIGHWAY, SCARBOROUGH FOR THE PURPOSE OF TEMPORARY PARKING.**

### **Report Information**

Location: Lot 0, House Number 273, West Coast Highway, Scarborough  
Applicant: Not Applicable  
Reporting Officer: Director Infrastructure  
Business Unit: Property Services  
Ward: Coastal  
Suburb: Scarborough

### **Authority/Discretion**

#### **Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

Moved Councillor Sargent, seconded Councillor Migdale

That Council DOES NOT PROCEED with the development of temporary parking on the City's property located at Lot 0, House Number 273, West Coast Highway, Scarborough.

The motion was put and declared LOST (1/11).

**For:** Councillor Re.

**Against:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Sandri, Sargent and Spagnolo.

During debate, Councillor Giovanni Italiano foreshadowed the following motion:-

### **Council Resolution**

**0719/015**

**Moved Councillor Italiano, seconded Councillor Sargent**

- 1. That Council PROCEEDS with making a planning application for the development of temporary parking on the City's property located at Lot 0, House Number 273, West Coast Highway, Scarborough.**
- 2. That subject to obtaining the required planning approval, the City UNDERTAKES further investigations into an appropriate mechanism to fund the development of public parking at Lot 0, House Number 273, West Coast Highway, Scarborough.**

**The motion was put and declared CARRIED (8/4).**

**For:** Councillors Boothman, Italiano, Lagan, Migdale, Perkov, Proud, Sandri and Sargent.

**Against:** Councillors Caddy, Irwin, Re and Spagnolo.

#### Reason for Change

Council forms the opinion that the City will need to ensure that it can obtain planning approval (through the MRA) to be able to use the site for temporary parking under the Scarborough Redevelopment Scheme. As noted, this process is expected to cost approximately \$38,000 - \$40,000. If the City is unable to obtain approval for temporary public parking the City will not be able to proceed further with the development. As such, the recommendation to proceed has been drafted subject to obtaining this planning approval.

#### **Committee Recommendation**

That Council DOES NOT PROCEED with the development of temporary parking on the City's property located at Lot 0, House Number 273, West Coast Highway, Scarborough.

#### **Officer's Recommendation**

That Council DOES NOT PROCEED with the development of temporary parking on the City's property located at Lot 0, House Number 273, West Coast Highway, Scarborough.

#### **Report Purpose**

To obtain Council approval to not proceed with the development of temporary parking on the City's property located at Lot 0, House Number 273, West Coast Highway, Scarborough.

## Relevant Documents

### Attachments

Nil.

### Available for viewing at the meeting

Nil.

## Background

At its meeting held 26 February 2019, Council resolved (Council Resolution Number 0219/044) as follows:-

- “1. That a report be PRESENTED to Council to investigate the possibility of utilising the City-owned property at House Number 273, West Coast Highway, Scarborough for the purpose of temporary parking.*
- 2. That Council WRITES to the Metropolitan Redevelopment Authority and Main Roads WA to further investigate the possibility of temporary parking at House Number 273, West Coast Highway, Scarborough.*
- 3. That Council CONTACTS the owner of the lot that abuts House Number 273, West Coast Highway, Scarborough to enquire about the possibility of access and egress for the purpose of parking.”*

Lot 0, House Number 273, West Coast Highway, Scarborough (the property) is owned by the City of Stirling in freehold. The property is included within the City's Non-Operational Property portfolio in accordance with the City's Property Strategy 2016-2020.

The property is included within the Scarborough Redevelopment Scheme Area with the Metropolitan Redevelopment Authority (MRA) acting as the planning authority for the precinct.

In 2016, the City undertook a review of the suitability of this property to be used for parking purposes. It was determined that the property would not be suitable as:-

- The property is located on West Coast Highway, and Main Roads WA is unlikely to support access to a major public car park on the property;
- The property does not have a right turn entry due to the median strip dividing West Coast Highway (which Main Roads WA is unlikely to support opening); and
- The site is located approximately 670m from the clock tower, which is considered too far away from the centre of the public activity spaces (amphitheatre, beach hubs, public spaces, skate park etc) for pedestrians to walk (400m is the typical distance pedestrians are prepared to walk to these type of facilities).



## Comment

### Metropolitan Redevelopment Authority Advice

Under the Scarborough Redevelopment Scheme (the Scheme) the City's property is within the Esplanade Precinct, which is to 'form the central core of the Scheme Area, providing for a wide range of active recreational, retail, commercial, community, entertainment and tourism uses'.

It was suggested that 'Commercial Parking', which does not conform to the prescribed uses under the Scheme, may be considered subject to the provision of sufficient justification and expert reports/assessment providing rationale for requesting an alternate use.

The 'Commercial Parking' use would have to be temporary in nature and comprise of paid parking or commercial parking supporting the wider development of the property. For the property to be considered for 'Commercial Parking' the City would be required to provide significant justification through the commission of expert reports and assessment identifying:-

- The site suitability for the development of Commercial Parking as a preferred land use on the site and how the development of the parking impacts and integrates with the Scheme;
- How the development of Commercial Parking at this location directly and indirectly benefits surrounding uses;
- The extent of the temporary nature of the Commercial Parking; and
- Measures which will be undertaken to ensure that the development of Commercial Parking integrates with the Scheme requirements for development under the Esplanade Precinct within the Scheme.

To comply with some of the above, the City would need to commission reports from external consultants to support this objective. Any design would need to take into consideration the following Scheme provisions:-

If the City were to pursue public parking on its property, the following provisions would apply:-

- Parking shall be obscured from public view and sleeved by active uses to primary street frontages and adjacent to public open space.
- This would require the City to develop, in accordance with the design guidelines of the area, active frontages to West Coast Highway as well as along the proposed pedestrian access via this area.
- Any parking provided above ground floor level shall be screened by active uses to all street frontages, laneways or Public Open Space. At first floor level only, innovative architectural treatments or public art that screens the parking may be acceptable, where it is designed as an integrated component of the development and contributes positively to the public realm.
- There is a requirement for a pedestrian access way to be constructed within the southern boundary of the City's property. This would require the City to screen parking and provide an active frontage (fronting the pedestrian access way).

### Main Roads WA Advice

The City has been in contact with Main Roads WA (MRWA) to seek indicative support and comments to a proposed modification of the West Coast Highway median strip (opposite the site). This is considered essential to provide sufficient access to any temporary public parking developed on the site.

Modification of the median strip would provide a right-in turn for vehicles travelling south along West Coast Highway (which would otherwise have to u-turn a further 280m south of the proposed public car park).

Indications from MRWA are that modifications to the median would not be supported. MRWA's preference would be for no access to be gained off West Coast Highway unless no alternative could be found and where no other options are available, for the left in left out provision only. This would reduce the effectiveness of the temporary carpark as an option as traffic travelling from the north (would need to u-turn just before Peasholm Beach) and traffic egressing and looking to travel south would need to turn into/at Brighton Road.

### City's Parking Improvement Measures

The City is currently reviewing measures to address the perceived lack of public parking within the Scarborough precinct. These include:-

- Allocating budget for the redesign of on-street parking along The Esplanade (along Brighton Reserve) to increase the provision of bays at this location (\$340,000 identified in the draft 19/20 Budget);
- Seeking the provision of 100 public car bays within any future development of the Reserve Street road reserve;
- Introduced parking controls and continuing to monitor parking demand; and
- Investigating alternate transport measures to and from Scarborough Beach.

### Summary

Based on the above review, the development of public parking on Lot 0, House Number 273, West Coast Highway (un-paid and of a community nature) is not supported at this time as the City is of the opinion that :-

- Other measures have been identified to manage the parking demand at Scarborough including creation of additional parking bays along the Esplanade;
- Further monitoring of the parking demand will be completed over the coming summer season to determine how successful those measures have been;
- Access and egress from the site is constrained and the impact of a temporary carpark on traffic flows would need to be further considered;
- The property's (273 West Coast Highway) proximity to the clock tower (670m) which is considered too far away from the centre of the public activity spaces (amphitheatre, beach hubs, public spaces, skate park etc.) for pedestrians to walk (400m is the typical distance that pedestrians are prepared to walk to these type of facilities);
- The property's physical site constraints including significant hills and troughs across the site, with level differences up to 6m from west to east, which affects the ease and cost at which the City can provide at-grade parking; and
- The property's identification as a commercial/investment property under the City's Property Strategy 2016 – 2020.

### Consultation/Communication Implications

The City has held discussions with the MRA and Main Roads WA regarding the potential development of temporary public parking at the property.

If the City were to pursue the preparation of a development application for consideration by the MRA, the City would need to procure external consultants to undertake review of the proposal to justify any deviation from the Scheme.

### Policy and Legislative Implications

Any development of the property is subject to assessment under the MRA's Scarborough Redevelopment Scheme.

### Financial Implications

If Council were to consider making an application for the development of at-grade public parking on the property, the initiating costs are expected to amount to \$38,000 - \$40,000, including:-

- \$25,000 for the procurement of external consultant reports to justify the developments variation from the Scheme;
- \$10,000 for the preparation of plans for at-grade parking; and
- \$3,000 - \$5,000 for the preparation and submission of the Development Application to the MRA.

If supported/approved, the development of at-grade parking is expected to amount to a further \$1 – \$1.25 million, which is conservatively estimated without undertaking detailed assessment of the property's impediments. This figure does not include any costs for the development of any screening mechanisms to hide the at-grade parking from the streetscape.

### Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B2:** Accessible and connected City

**Objective B2.1:** Connect the community through integrated transport and networks

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

**SOCIAL**

Issue	Comment
Nil.	

**ECONOMIC**

Issue	Comment
Nil.	

**Conclusion**

The City's initial review of the proposal in 2016 as well as the current re-assessment has identified that the property at Lot 0, House Number 273, West Coast Highway, Scarborough is not suitable at this time for the development of at-grade parking for the following reasons:-

- Other measures have been identified to manage the parking demand at Scarborough including creation of additional parking bays along the Esplanade;
- Further monitoring of the parking demand will be completed over the coming summer season to determine how successful those measures have been;
- Access and egress from the site is constrained and the impact of a temporary carpark on traffic flows would need to be further considered;
- Public Parking is not a supported use under the Scarborough Redevelopment Scheme;
- Whist commercial parking may be considered (subject to external expert recommendations) having to charge for parking that is not within the immediate vicinity of an existing amenity does not provide the intended community benefit; and
- Meeting the Scheme requirements through the procurement of consultancy services, development costs on an impacted property (as well as associated costs with screening the car park), and other design constraints make the development cost prohibitive.

## 12.2/PRS3 INCLUSION OF DRINKING FOUNTAINS, AIR-CONDITIONING, HEATING AND COOL ROOMS UNDER THE CITY'S MAINTENANCE PROGRAM FOR SPORTING AND COMMUNITY CLUB LEASES AND LICENCES

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Director Infrastructure  
Business Unit: Property Services  
Ward: City Wide  
Suburb: City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

Moved Councillor Sargent, seconded Councillor Migdale

1. That Council DOES NOT APPROVE amendments to the standard Community and Sporting Club Leases and Licences to include drinking fountains, air-conditioning, heating and cool rooms servicing and repair as part of the City's annual maintenance program.
2. That Council APPROVES amendments to the Standard Community and Sporting Club Leases and Licences to exclude the requirement for Lessees and Licensees to:-
  - a. Repaint the premises no less than every five years at the request of the City; and
  - b. Replace the flooring or floor coverings at the end of useful life following a formal request by the City.

At the request of Council, the Presiding Member put the items separately.

### **Council Resolution**

**0719/016**

Moved Councillor Sargent, seconded Councillor Migdale

1. That Council DOES NOT APPROVE amendments to the standard Community and Sporting Club Leases and Licences to include drinking fountains, air-conditioning, heating and cool rooms servicing and repair as part of the City's annual maintenance program.

The motion was put and declared **CARRIED (10/2)**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Sandri and Sargent.

**Against:** Councillors Re and Spagnolo.

2. That Council APPROVES amendments to the Standard Community and Sporting Club Leases and Licences to exclude the requirement for Lessees and Licensees to:-
  - a. Repaint the premises no less than every five years at the request of the City; and
  - b. Replace the flooring or floor coverings at the end of useful life following a formal request by the City.

The motion was put and declared **CARRIED (12/0)**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Committee Recommendation

1. That Council DOES NOT APPROVE amendments to the standard Community and Sporting Club Leases and Licences to include drinking fountains, air-conditioning, heating and cool rooms servicing and repair as part of the City's annual maintenance program.
2. That Council APPROVES amendments to the Standard Community and Sporting Club Leases and Licences to exclude the requirement for Lessees and Licensees to:-
  - a. Repaint the premises no less than every five years at the request of the City; and
  - b. Replace the flooring or floor coverings at the end of useful life following a formal request by the City.

### Officer's Recommendation

1. That Council DOES NOT APPROVE amendments to the standard Community and Sporting Club Leases and Licences to include drinking fountains, air-conditioning, heating and cool rooms servicing and repair as part of the City's annual maintenance program.
2. That Council APPROVES amendments to the Standard Community and Sporting Club Leases and Licences to exclude the requirement for Lessees and Licensees to:-
  - a. Repaint the premises no less than every five years at the request of the City; and
  - b. Replace the flooring or floor coverings at the end of useful life following a formal request by the City.

### Report Purpose

To consider the option of including the servicing, repair and maintenance of drinking fountains, air-conditioning, heating and cool rooms for Sporting and Community Clubs as part of the City's Annual Maintenance Program.

### Relevant Documents

#### Attachments

Nil.

#### Available for viewing at the meeting

Nil.

### Background

At its meeting held 12 September 2017, Council adopted the City's Standard Lease and Licence documents which set out the terms and conditions to apply to all Sporting, Community, Recreational and Cultural Clubs ('clubs') within the City.

At its meeting held 26 March 2019, Council resolved (Council Resolution Number 0319/057) as follows:-

*'That a report be PRESENTED to the Community and Resources Committee meeting to be held 7 May 2019 providing the scope, cost and resource implications of including water fountains, air conditioners, cool rooms and heaters and make recommendations for their inclusion as part of the City's annual maintenance program.'*

The City has undertaken a review of:-

- The current terms and conditions contained within Standard leases and licenses;
- Assessment of the extent and benefit for the City assuming responsibility for drinking fountains, air-conditioning, heating and cool rooms; and
- Recommendations for addendums to be made and attached to existing lease and licence documents.

## **Comment**

### Drinking Fountains

Drinking fountains do not form part of the building structure and are not included in the provision standards for clubrooms.

Drinking fountains are not City assets, but are rather 'clubs fixtures and fittings'. Drinking fountains do not form part of the City's installations and have been provided by clubs for the benefit of members.

Under both the Standard Lease and Licence (and previous tenancy documents), clubs are responsible for the maintenance, repair and replacement of their own fixtures and fittings. The City is aware of three drinking fountains however, none of these are City assets.

Based on the above, the City does not recommend that the Standard Lease and Licence documents be amended to include a provision for the City to maintain, repair and replace drinking fountains due to the following:-

- These are optional fixtures installed by clubs for the benefit of their members;
- It creates inequity in management as it benefits only a small number of clubs; and
- Clubs are provided with suitable kitchen facilities which can be used to obtain drinking water.

### Air-Conditioning/Heating

Air-conditioning and heating do not form part of all of the City's buildings where they are leased or licenced by Sporting and Community Clubs. The Standard Lease and Licence documents have different provisions relating to air-conditioning and heating units as:-

- Leases:-
  - Provide a club with exclusive use of the premises with rights similar to that of a property owner; and
  - Come with a greater facility provision providing the clubs the ability to generate significant income through the hire of this amenity for events, functions, bar services, TAB as well as having greater ability to attract sponsorship.



- Licences:-
  - Provide a right to occupancy without the exclusivity of use and require the club to hire its premises out to the community when not required for operational purposes;
  - Generally are for seasonal occupancy (six monthly); and
  - Come with a service provision suitable for the specific sporting/community use and provide limited ability for the clubs to generate income from the hire of the premises.

Under the Standard Lease clubs are responsible for arranging the annual service of the air-conditioning/heating units contained within the leased premises. Additionally, any repairs and maintenance identified as an outcome of these annual services is the responsibility of the clubs to arrange and carry out.

Under the Standard Licence, the City arranges and performs the annual servicing of the air-conditioning/heating units, with the cost of the services to be paid by the clubs. The City services these units on behalf of licence holders to ensure clubs do not have to coordinate the annual services between two seasonal occupants. Any repairs and maintenance which are identified as part of these annual services is the responsibility of the City to rectify.

Under both the Standard Lease and Licence document the City is responsible for the replacement of the air-conditioning and heating units at the end of their useful life. There are three exceptions to the end of useful life replacement clause; these are:-

- Where the club has installed their own additional air-conditioning and heating units;
- The air-conditioning and heating unit does not form part of the structure of the building (i.e. stand-alone, portable or mobile units which are tenants' equipment); and
- Where clubs have not complied with annual servicing, maintenance and repair obligations (Standard Lease only).

Based on the above, the City does not recommend that the Standard Lease and Licence documents be amended to adjust the current terms making the City responsible for all servicing, maintenance and repair as:-

- It creates inequity in management as not all clubs would receive a benefit;
- Lease holders who have wider service provision should retain additional obligations similar to property owners due to the exclusivity they enjoy; and
- Licence holders already have reduced obligations as these clubs are generally junior sporting clubs or seasonal occupants.

### Cool Rooms

Cool rooms do not form part of the City's provision standards for club facilities. Both the Standard Lease and Licence include the provision that cool rooms are the responsibility of the club to service, maintain, repair and replace at the end of its useful life.

Essentially, where a club obtains the additional benefit from having a cool room within their tenancy the club is responsible for meeting all costs associated with its operation. Cool rooms are currently located in a minority of club premises.

The City does not recommend that the Standard Lease and Licence documents be amended to include a provision for the City to maintain, repair and replace cool rooms due to the following:-

- These do not form part of the standard facility provision for sporting and community clubs;
- It creates inequity in management as not all clubs would receive a benefit; and
- They are generally located in clubs that obtain additional financial benefits from drink and bar service as well as the ability to host functions/catering.

Whilst the City does not recommend making amendments to the Standard Lease and Licence to include additional obligations for servicing, repair and maintenance of drinking fountains, air-conditioning, heating and cool rooms for clubs, the City is proposing to make amendments to the 'Painting and Papering' and 'Replacement of Floor Coverings' clauses within the Standard Lease and Licence documents. These amendments are outlined below.

#### Painting and Papering

Under the current (and past) standard Lease and Licence documents, clubs are responsible for painting and papering the premises not more than once every five years upon the City's request.

The City has never requested that a club repaint its premises under this condition and as such the City will be amending the clause to provide that the City will paint and paper the facility in accordance with the City's painting schedule.

If a club wants to undertake interim painting (outside of the City's painting schedule) the club will be responsible for bearing these costs. In the instance that the club (or visitors, guests, hirers) damage or do not maintain the paint work, the club will be responsible for re-painting and/or rectifying the damage.

#### Replacement of Flooring at End of Useful Life

Under the current (and past) standard Lease and Licence documents, clubs are responsible for the replacement of flooring or floor coverings at the end of its useful life upon the request by the City.

However the City has not made a request under this clause that involved the club replacing flooring and as such, the City is amending this condition to provide that the City will replace the flooring at the end of its useful life, subject to the club:-

- Taking and implementing appropriate measures to keep the floor coverings in good repair and conditions (this includes regular cleaning, maintenance, repair, protection of high traffic area with mats/guards).
- Ensuring its guests, visitors or hirers do not damage floor coverings through misuse or mismanagement of the facility (this includes wearing cleats on tiled areas; equipment causing rips and tears; insufficient cleaning; spills and stains).

These amendments are considered appropriate as:-

- They affect all clubs;
- All clubs will financially benefit from these amendments being put into place as clubs will no longer be responsible for painting and papering the premises; and
- It ensures equitable management of all leases and licences.

### Consultation/Communication Implications

Nil.

### Policy and Legislative Implications

Nil.

### Financial Implications

The City's ability to scope both the resource and financial obligations regarding the transfer of repair and maintenance obligation has been limited due to:-

- Clubs have been historically responsible for maintenance (and in some instances repair of these assets) as such condition data is not readily available;
- Clubs have in many instances installed their own Air-Conditioning, Heating, Cool Rooms and Drinking Fountains these are not included as part of the City's asset register.
- Individual inspection of these assets would be required to assess the current condition and prepare maintenance/repair programs would require significant expenditure/resources and would only be conducted if Council were to transition responsibility for these assets to the City under the lease/licence.

The responsibility, under the Standard Lease and Licence documents pertaining to painting and papering and replacement of floor coverings, is to be transferred to the City of Stirling. Historically, clubs have not been required to undertake these repairs in the past. The City's current facility maintenance budget includes a provision for painting facilities in line with its usual painting program.

Replacement of floor coverings at end of useful life will be included as part of the City's capital works program and included as part of the annual budget approval.

### Strategic Implications

**Social:** Thriving local communities

**Outcome B3:** Built infrastructure that meets community needs

**Objective B3.1:** Ensure our assets meet future community needs

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	The proposed requirements imposed on clubs holding a Standard Lease and Licence ensures that the amenity at the City's facilities and assets are maintained. The City generally expects clubs (more so, those on licences) to undertake general servicing, repair and maintenance to support the operation of the club.
Equity	The terms and conditions contained within the City's Standard Lease and Licence documents ensures that all clubs are treated fairly and equitably with regards to servicing, maintenance and repair obligations.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

### **Conclusion**

The City has undertaken a review to investigate inclusion of services, repair and maintenance of drinking fountains, air-conditioning, heating and cool rooms as part of the City's annual maintenance program.

It is recommended that the current provision included within the City's Standard Lease and Licence documents not be amended to include these provisions as this will:-

- Create inequitable management of the terms and conditions imposed on clubs;
- Provide a financial benefit to only a small proportion of clubs; and
- Take over maintenance of items which do not form part of the City's standard facility provision (drinking fountains and cool rooms).

**12.2/PRS4 NEW SEASONAL LICENCE TO NORTHERN CITY FC INC OVER PORTION OF CROWN RESERVE 39790, LOT 10894, HOUSE NUMBER 1, PENDULA GARDENS, MIRRABOOKA****Report Information**

Location: Portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka

Applicant: Northern City FC Inc.

Reporting Officer: Director Infrastructure

Business Unit: Property Services

Ward: Balga

Suburb: Mirrabooka

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution****0719/017****Moved Councillor Sargent, seconded Councillor Boothman**

- 1. That Council APPROVES a new winter seasonal licence over portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka to the Northern City FC Inc. with the following essential terms:-**
  - a. An initial term of five years commencing from 1 October 2019;**
  - b. One further term of five years; and**
  - c. Annual rent at the commencement of the licence to be set at \$500 plus GST.**
- 2. That Council APPROVES an annual summer hire agreement over portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka to the Northern City FC Inc. with annual rent at the commencement of the hire agreement being set at \$500 plus GST.**
- 3. That Council AGREE that in the event a summer user is identified a report considering the status of the annual summer hire agreement at Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka be submitted to Council for consideration.**
- 4. That AUTHORITY be given to the Mayor and Chief Executive Officer to sign and affix the Common Seal to any necessary documentation required to effect the licence.**

**The motion was put and declared CARRIED (12/0).****For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.Reason for Change

The alternate recommendation remains consistent with how the City is managing clubs which (at present) do not have an off-season user for the building ensuring equitable management across the City's lease and licence portfolio. Running two agreements separately (rather than both seasons together for an annual fee of \$1,000) will also provide the club flexibility in the event they wish to terminate the off-season hire arrangement.

Historically, clubs who have held full year tenure have subsequently hired out the off-season use to other sporting codes for a higher rent than paid by the club to the City. This is what has prompted the transition to seasonal tenure arrangements for clubs whose sporting codes operate seasonally. This ensures the City is able to provide the same benefits to all community sporting clubs, rather than tenants setting their own rent amounts.

### Committee Recommendation

1. That Council APPROVES a new winter and summer licence over portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka to the Northern City FC Inc. with the following essential terms:-
  - a. An initial term of five years commencing from 1 October 2019;
  - b. One further term of five years; and
  - c. Annual rent at the commencement of the licence to be set at \$1,000 plus GST.
2. That AUTHORITY be given to the Mayor and Chief Executive Officer to sign and affix the Common Seal to any necessary documentation required to effect the lease.

### Officer's Recommendation

1. That Council APPROVES a new seasonal licence over portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka to the Northern City FC Inc. with the following essential terms:-
  - a. An initial term of five years commencing from 1 October 2019;
  - b. One further term of five years; and
  - c. Annual rent at the commencement of the licence to be set at \$500 plus GST.
2. That AUTHORITY be given to the Mayor and Chief Executive Officer to sign and affix the Common Seal to any necessary documentation required to effect the lease.

### Report Purpose

To seek Council's approval to enter into a new seasonal licence with the Northern City FC Inc. over portion of Crown Reserve 39790, Lot 10894, House Number 1, Pendula Gardens, Mirrabooka (Crown Reserve 39790).

### Relevant Documents

#### Attachments

Attachment 1 - Locality Plan [↓](#)

Attachment 2 - Aerial Photograph [↓](#)

#### Available for viewing at meeting

Nil

## Background

Crown Reserve 39790 is owned by the State of Western Australia and is managed by the City of Stirling under the terms of a management order for the purpose of Public Recreation.

The Club was previously known as the Northwest Pumas FC Inc. and changed their club name in 2017 to Northern City FC ('the club'). The club currently occupies the Clubrooms within the Stirling Community Centres – Mirrabooka at Crown Reserve 39790. The Clubrooms comprise Change Room 1 and 2, a new store room, a new kitchen and a new function room.

The club has operated on a hire agreement with the City for the past two seasons following redevelopment of the facility in 2017. Upon review, the City is now proposing to enter into a new seasonal licence agreement with the club.

Sporting, recreational and community clubs assist the City in providing a diverse range of events and opportunities, and create the provision of an active and vibrant community. The City is proposing that a new seasonal licence be granted to the club to support them to continue their recreational activities from Dryandra Reserve, whilst also ensuring that the City's facilities are maintained and utilised to their full potential.

## Comment

The following terms are proposed and will form part of the City's standard seasonal licence agreement and with the club:-

Licensee	Northern City FC Inc.
Premises	Portion of Crown Reserve 39790 being Lot 10894, House Number 1, Pendula Gardens, Mirrabooka
Management Order purpose	Public Recreation
Licence Purposes	Sporting Club
Period of Occupancy	Winter Season
Annual Commencing Rent	\$500 plus GST
Initial Term	Five years
Further Term	Five years
Rent Review	In line with Council approved community licencing fees
Outgoings	The club is to pay all rates and taxes (if any) and all outgoings including, but not limited to:- <ul style="list-style-type: none"> <li>• Local or Public Authority Rates including but not limited to the Fire and Emergency Services Levy.</li> <li>• Water, Gas and Electricity consumption; Fuel Telephone and Waste Removal.</li> </ul>
Maintenance	The club is to be responsible for maintenance and repair obligations to be in line with the terms of the City's standard licence agreements.



The above conditions are in line with the current standard seasonal licence terms offered to other similar sporting groups. The annual rent proposed for the premises is \$500 plus GST which is consistent with other seasonal sporting clubs fees.

### **Consultation/Communication Implications**

Nil.

### **Policy and Legislative Implications**

A local government may dispose of property, including by way of a licence, in accordance with Section 3.58 of the *Local Government Act 1995*.

Licensing of Crown Land is to be undertaken in accordance with Section 18 of the *Land Administration Act 1997*.

### **Financial Implications**

The City will be responsible for the preparation of the initial seasonal licence document which will be undertaken in house at no-charge to the Northern City FC Inc. The proposed Licensee will be responsible for costs incurred if substantial amendments are required.

The City will receive an annual rent from the seasonal licence commencing at \$500 plus GST.

### **Strategic Implications**

**Social:** Thriving local communities

**Outcome S2:** Active and healthy City

**Objective S3.1:** Accessible services for all members of the community

### **Sustainability Implications**

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	Granting a licence to the Club will secure their tenure over the premises, allowing its members to continue with current activities. The City will also be encouraging the utilisation of its limited infrastructure to the local communities'.

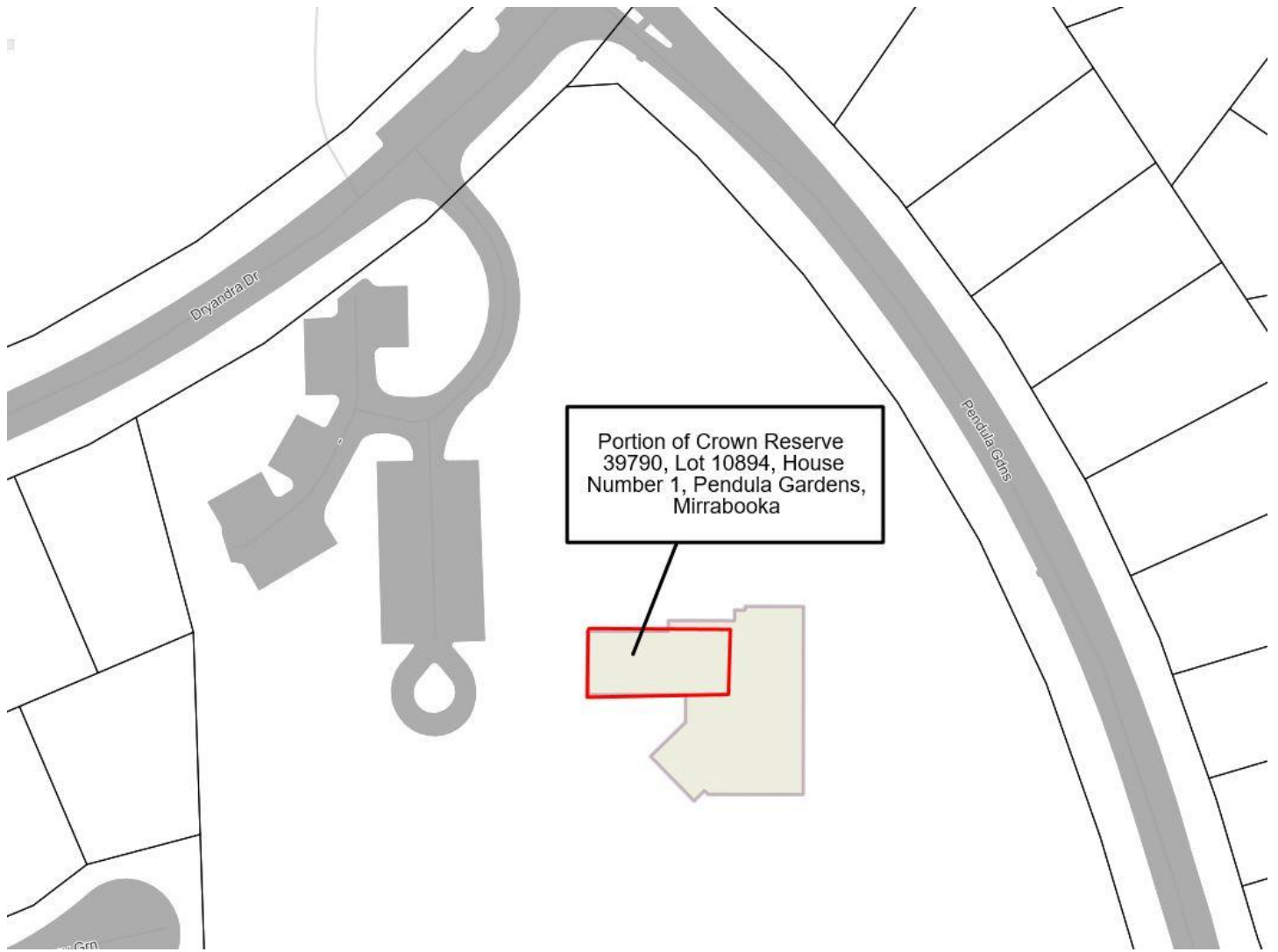
**ECONOMIC****Issue****Comment**

Nil.

**Conclusion**

It is considered appropriate to enter into a new seasonal winter licence agreement with Northern City FC Inc. over portion of Crown Reserve 39790, Lot 10894, House Number 1, Pendula Gardens, Mirrabooka as it:-

- Will allow the club to continue providing a service to its current and future members; and
- Will secure tenure for the club to undertake long term planning.





## 12.2/GOV1 LOCAL GOVERNMENT ELECTIONS

### Report Information

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Manager Governance  
Business Unit: Governance  
Ward: City Wide  
Suburb: City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/018

Moved Councillor Sargent, seconded Councillor Caddy

1. That Council **NOTES** that the Western Australian Electoral Commissioner has agreed, in principle, to conduct all elections and polls for the City of Stirling which may be required for the period 1 January 2020 to 31 December 2024.
2. That in accordance with Section 4.20(4) of the *Local Government Act 1995*, Council **DECLARES** the Western Australian Electoral Commissioner conduct all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
3. That in accordance with Section 4.61(2) of the *Local Government Act 1995* Council **ADOPTS** postal elections as the method of conducting all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
4. That Council **CONFIRMS** that 2 and 3 above are not a binding contract with the Western Australian Electoral Commissioner to conduct all elections and polls for the period 1 January 2020 to 31 December 2024 and nothing prevents Council in the future from resolving to conduct elections differently during this period.

The motion was put and declared **CARRIED (12/0)** by an **Absolute Majority**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

1. That Council **NOTES** that the Western Australian Electoral Commissioner has agreed, in principle, to conduct all elections and polls for the City of Stirling which may be required for the period 1 January 2020 to 31 December 2024.
2. That in accordance with Section 4.20(4) of the *Local Government Act 1995*, Council **DECLARES** the Western Australian Electoral Commissioner conduct all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
3. That in accordance with Section 4.61(2) of the *Local Government Act 1995* Council **ADOPTS** postal elections as the method of conducting all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
4. That Council **CONFIRMS** that 2 and 3 above are not a binding contract with the Western Australian Electoral Commissioner to conduct all elections and polls for the period 1 January 2020 to 31 December 2024 and nothing prevents Council in the future from resolving to conduct elections differently during this period.

**NB: ABSOLUTE MAJORITY REQUIRED AT COUNCIL.**

## Officer's Recommendation

1. That Council NOTES that the Western Australian Electoral Commissioner has agreed, in principle, to conduct all elections and polls for the City of Stirling which may be required for the period 1 January 2020 to 31 December 2024.
2. That in accordance with Section 4.20(4) of the *Local Government Act 1995*, Council DECLARES the Western Australian Electoral Commissioner conduct all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
3. That in accordance with Section 4.61(2) of the *Local Government Act 1995* Council ADOPTS postal elections as the method of conducting all elections and polls for the City of Stirling for the period 1 January 2020 to 31 December 2024.
4. That Council CONFIRMS that 2 and 3 above are not a binding contract with the Western Australian Electoral Commissioner to conduct all elections and polls for the period 1 January 2020 to 31 December 2024 and nothing prevents Council in the future from resolving to conduct elections differently during this period.

NB: ABSOLUTE MAJORITY REQUIRED AT COUNCIL.

## Report Purpose

For Council to consider appointing the Western Australian Electoral Commissioner (Electoral Commissioner) to conduct all local government elections and polls, and select postal elections as the method of voting for all elections, for the period 1 January 2020 to 31 December 2024.

## Relevant Documents

### Attachments

Attachment 1 - Letter from Western Australian Electoral Commission [↓](#)

### Available for viewing at meeting

Nil

## Background

Local government elections are held on the third Saturday in October every two years with the next election scheduled to occur in 2019. Local government elections must be conducted in accordance with the *Local Government Act 1995* and the Local Government (Elections) Regulations 1997.

The Chief Executive Officer is the returning officer for local government elections, unless Council appoints another person to be responsible for the election. Any person, other than the Chief Executive Officer, is required to be approved by the Electoral Commissioner.

The Council can decide that the Electoral Commissioner be responsible for the conduct of an election. This includes the appointment of a returning officer and other arrangements associated with the election.

The City's current agreement with the Electoral Commissioner to conduct postal elections on behalf of the City will cease on 31 December 2019.

### **Comment**

The method of electing the Mayor is changing at the upcoming 2019 local government elections. The City could be required to conduct an extraordinary election within four months of the election if a current sitting Elected Member whose term expires in 2021 is elected as Mayor. If this occurs, immediately following the ordinary election, the City will be required to set the date for an extraordinary election. To ensure the process is not delayed, the City must have an agreement with the Electoral Commissioner in place.

On 20 May 2019, the City wrote to the Electoral Commissioner. The City requested in-principle agreement to conduct all local government elections and any other polls for the period 1 January 2020 to 31 December 2024. On 23 May 2019 the Electoral Commissioner provided this in-principle agreement (Attachment 1).

Council must declare if the Electoral Commissioner is to conduct all local government elections and polls as well as determine the method of voting to be used at elections.

There are two methods for conducting local government elections; postal voting or voting in person. Under the *Local Government Act 1995* the Western Australian Electoral Commission must conduct postal elections.

The City has conducted postal elections from 1999 which has increased voter turnout. It is recommended that the City continues to conduct all elections by postal vote.

### **Consultation/Communication Implications**

Advice has been received from the Electoral Commissioner that he is willing to conduct postal elections for the City of Stirling local government elections and any other polls until 31 December 2024.

### **Policy and Legislative Implications**

Section 4.20(4) of the *Local Government Act 1995* relates to the appointment of the Electoral Commissioner for the conduct of elections.

Section 4.61 of the *Local Government Act 1995* relates to the method of conducting an election.

### **Financial Implications**

An appropriate allocation will be made in the 2021/2022 and 2023/2024 Annual Budgets for the 2021 and 2023 local government elections.



## Strategic Implications

**Governance:** Making it happen

**Outcome G1:** Good governance

**Objective G1.1:** Provide accountable and ethical governance

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Community engagement	Local government elections provide the community with an opportunity to be involved in the democratic process.

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

Postal elections have been conducted by the Electoral Commissioner for the City of Stirling since 1999. Voter turnout has significantly increased since the introduction of postal election voting and is now the most preferred option used by local governments in Western Australia. The Western Australian Electoral Commission must conduct postal elections and subsequently a resolution of Council is recommended to this effect.



WESTERN AUSTRALIAN  
Electoral Commission

LGE 677

Mr Stuart Jardine  
Chief Executive Officer  
City of Stirling  
25 Cedric Street  
STIRLING WA 6021



Attention: Mr Jamie Blanchard

Dear Mr Jardine

**Local Government Elections**

I refer to your letter of 20 May 2019 requesting my agreement to be responsible for the conduct of all elections or polls up to the end of 2024.

In accordance with section 4.20(4) of the *Local Government Act 1995*, I agree to be responsible for the conduct of all elections and any other polls for the City of Stirling until the end of 2024.

For the City of Stirling to have all elections and any other polls until the end of 2024 conducted by the postal method, Council will now need to pass the following two motions by absolute majority:

1. declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of all elections and polls until the end of 2024
2. decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the elections or polls will be postal.

Should you require further information, please contact Phil Richards, Manager, Election Events on 9214 0443.

Yours sincerely

David Kerslake  
**ELECTORAL COMMISSIONER**

23 May 2019

City of Stirling  
Document Registration

7.4	No
Act	Action: Govern.
ATT	Note: CC: CEO

**Council Resolution****0719/019****Moved Councillor Sargent, seconded Councillor Proud**

**That the balance of the Community and Resources Committee recommendations, with the exception of Item 12.2/9.1 – Acquisition of Public Open Space - Stirling be ADOPTED by exception resolution in accordance with Clause 4.7 of the City of Stirling Meeting Procedures Local Law 2009.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## 12.2/CC1 DRAFT COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY CONSULTATION OUTCOMES

### Report Information

Location:	City Wide
Applicant:	Not Applicable
Reporting Officer:	Manager Customer and Communications
Business Unit:	Customer and Communications
Ward:	City Wide
Suburb:	City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

### Council Resolution

**0719/020**

**Moved Councillor Sargent, seconded Councillor Proud**

- 1. That Council ADOPTS the Community and Stakeholder Engagement Policy.**
- 2. That Council NOTES additional resourcing may be required to implement the Community and Stakeholder Engagement Policy.**

**The motion was put and declared CARRIED (12/0) by exception resolution.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Committee Recommendation

1. That Council ADOPTS the Community and Stakeholder Engagement Policy.
2. That Council NOTES additional resourcing may be required to implement the Community and Stakeholder Engagement Policy.

### Officer's Recommendation

1. That Council ADOPTS the Community and Stakeholder Engagement Policy.
2. That Council NOTES additional resourcing may be required to implement the Community and Stakeholder Engagement Policy.

### Report Purpose

To provide Council with the outcomes of the draft Community and Stakeholder Engagement Policy consultation and seek endorsement of its adoption.

### Relevant Documents

#### Attachments

Attachment 1 - Final Community and Stakeholder Engagement Policy [↓](#)

Attachment 2 - Engagement Outcomes Report Summary [↓](#)

#### Available for viewing at meeting

Nil

### Background

The City has undertaken a number of initiatives to become an even better, world-class, customer-focussed, efficient and responsive local government. Embedding community and stakeholder engagement across the organisation has been identified as critical to achieving this and continuously improving in the area.

At its meeting held 14 May 2019, Council resolved (Council Resolution Number 0519/011) as follows:-

*“That Council ENDORSES the draft ‘Community and Stakeholder Engagement Policy’ to be advertised for public comment.”*

The City has finalised the policy, based on the feedback received during this consultation period, and is seeking endorsement from Council to adopt this policy and support its ongoing implementation.

## Comment

The City of Stirling is improving the way it involves stakeholders and the community in the important decisions it makes as a local government. A draft Community and Stakeholder Engagement Policy has been developed to guide the way the City does this.

The City sought feedback from external stakeholders and the wider community over a four week period from 16 May 2019 to 14 June 2019.

## Consultation/Communication Implications

During the public comment period, a variety of traditional and digital methods were used to raise awareness, provide information about the key aspects of the policy and receive feedback from the community and stakeholders. A number of methods were used to ensure all members of our diverse community had the opportunity to be involved.

The survey was incentivised by offering a number of prizes for people who completed the survey in full; participants had a chance to win an iPad or one of four \$50 Coles Myer gift cards.

As there are members of the community who do not have access to or are not comfortable using technology, the City's libraries and community hubs were integral in supporting participation by providing access to computers and support, when needed.

Feedback was gathered via:-

- Online survey form on the Your Say Stirling engagement platform;
- Intercept surveys conducted at key locations throughout the City; and
- Volunteers at key events.

The consultation was promoted via:-

- Paid and non-paid digital and traditional communications and marketing including:-
  - Posters displayed at City facilities and local businesses;
  - Flyers distributed to City facilities;
  - Messages on hold;
  - City publications and eNewsletters;
  - Digi Screens;
  - The City's website;
  - Bus shelters;
  - Pull up banners; and
  - Targeted social media campaigns.
- Customer Service, Volunteer Services and Stirling Libraries employees.
- Councillors and community groups using 'Stirling Conversations'.

The main objectives of community consultation were to:-

- Understand the level of support for the draft policy;

- Identify the current sentiment towards the City's approach to engagement to establish baseline data to measure the impact of the policy; and
- Explore preferred methods of engagement, topics people want to be engaged in and level of participation to inform the policy's implementation.

### Consultation Outcomes

During the public comment period, there were more than 1,000 total visits to the Your Say Stirling page (794 unique visitors) and the draft policy was downloaded 287 times. The survey received 327 responses.

There were 322 responses to the question, "Do you support the draft Community and Stakeholder Engagement Policy?"

- More than 90% responded they were either supportive of the draft policy (291) or neutral (81)
  - Key themes from the 22 comments provided in support of the policy included the need for adequate resourcing to implement the policy, concerns about whether the policy would be genuinely or successfully implemented and that support would be needed for continuous improvement in this area. Comments also highlighted the need to ensure information was appropriate for our diverse community, the policy document could be simplified and timeliness during the consultation and engagement process is important.
  - Key themes from the 10 comments supporting the neutral response highlighted concerns about the policy's implementation, lack of trust in the City's genuineness and the wordiness of the document.
- Less than 10% responded they were not supportive of the policy (31)
  - The key themes from the six comments provided suggested the policy did not take community engagement far enough, more detail was required to specify engagement procedures and processes for different types of projects, there was a lack of trust in the City's genuineness and input from the community should have occurred earlier in the policy's development.

### Consultation Themes

A number of questions were asked to assist the implementation of the policy.

A summary report providing more information on the consultation outcomes is available at Attachment 2.

Some key findings from the consultation indicate:-

### Topics for procedures

The most important topics and matters for the City to engage on relate to:-

- Planning matters;
- Traffic and roads modifications and maintenance;
- Changes to services such as closures and waste collection; and
- Projects that have a direct financial impact on individuals such as underground power.

Other topics of importance for the City to engage on include:-

- Strategic plans and frameworks;
- Local laws and other local-level reviews;
- Facilities and buildings; and
- Playgrounds and parks.

#### When to engage and at what level

Overwhelmingly, participants indicated the community should be given the opportunity to participate in these matters at the 'Involve' and 'Collaborate' level (according to the IAP2 Spectrum).

This suggests that participants want to have input earlier in the process and be involved throughout the project.

These levels of engagement enable the community to be part of identifying and understanding the problems and solutions, developing concepts and informing design rather than just providing feedback on a predetermined option/s.

#### How to engage

Online methods of engagement were preferred by most participants but traditional and face-to-face methods such as reference groups, pop up displays and workshops were also supported. Communication of the final outcome only was strongly not supported.

It is important to note the diversity of preferred methods of engagement reported. This indicates the importance of proper planning that considers the needs of the identified stakeholders and impacted community, and targeting activities accordingly using a variety of options.

#### How to communicate

Participants prefer to be made aware of engagement on the topics of importance via email and City publications. Other methods of communication supported were website, social media, posters at libraries and community centres, newspaper articles or advertisements and through community or residents' groups.

Again, it is important to note the diversity of preferred methods of communication reported. This indicates the importance of proper planning and consideration of the stakeholders and impacted community. Communications and marketing that promotes projects, engagement activities and decision-making needs to be targeted to meet the needs of the identified stakeholders and impacted community.

#### Commitment through the Innovate Reconciliation Action Plan (RAP) 2018–2020

The policy's underpinning principles (and the IAP2 standards, from which they are based) assumes the engagement needs of special interest groups such as people with disability and the Aboriginal community will be considered and accommodated.

Feedback has highlighted that, to meet the City's commitment in the RAP, specific guidance on indigenous engagement should be included in the policy. This feedback has also identified the omission of the City's RAP in the 'Relevant Policies/Management Practices/Documents' section of the Policy.

The policy has been updated to reflect this feedback.



### Recommendation

That Council adopts the updated and final Community and Stakeholder Engagement Policy and supports adequate resourcing to successfully implement and improve it, on an ongoing basis.

### **Policy and Legislative Implications**

Under the *Local Government Act 1995*, local governments are required to engage with the community when creating a 10-year strategic community plan as part of the Integrated Planning and Reporting. The community must also be consulted on matters such as local laws, differential rates, planning, and other matters. The policies and legislation listed below all impact how the City is required to advertise public consultation:-

- *Health Act 1911* and associated regulations
- *Metropolitan Region Town Planning Scheme Act 1959*
- Planning and Development (Local Planning Schemes) Regulations 2015
- *Heritage of Western Australia Act 1990*
- *Environmental Protection Act 1986*
- *Bush Fires Act 1954* and associated regulations
- *Occupational Health, Safety and Welfare Act 1984* and associated regulations
- *Privacy Act 1998*
- *Disability Services Act 1993* and *Equal Opportunity Act 1984*

The current extent of 'community engagement' outlined in these documents generally only invites submissions or requires the advertisement of the matter through predetermined and traditional channels.

### **Financial Implications**

Implementation of this policy will require additional financial and resourcing investment. This includes:-

- Engagement training for employees;
- Resourcing to develop Community and Stakeholder Engagement Procedures, monitor their implementation and improvement and provide ongoing advice to project owners; and
- Resourcing and budget to plan, implement and evaluate the engagement activities outlined in the Community and Stakeholder Engagement Procedures.

The benefits for improved engagement approaches and implementation of this policy are not all able to be quantified.

There are associated costs with mitigating and managing reputational damage, community outrage, lack of trust and support from the community, and unproductive working relationships with the community and key stakeholders.

Rework due to referral of items at Council and additional work resulting from a perceived lack of stakeholder engagement on an item also has a negative impact on the City. For example, 15 items were referred by Council in meetings held between 6 February 2018 and 20 November 2018 indicating the need for further consultation and engagement.

While it is difficult to quantify the financial and resourcing impact of this rework or additional work, it can be assumed that improved engagement processes that meet community expectations will be positive and lead to long-term cost and relationship benefits.

The first two years of the policy's implementation will be critical to making sustainable improvement and meeting stakeholder and community expectations.

**2019/2020: it is anticipated that \$215,000 will be required to:-**

- Develop the specific engagement procedures and processes for different types of projects (including involving the community and stakeholders at an appropriate level);
- Undertake employee development on stakeholder engagement; and
- Undertake the day-to-day duties, and associated costs required to engage according to the recommended procedures and processes.

Costs for community engagement are often factored into project budgets, however should additional funds be required these will be listed for consideration by Council at budget review.

**2020/2021: it is anticipated that \$130,000 will be required to:-**

- Undertake the day-to-day duties required to engage according to the recommended procedures and processes;
- Monitor and improve implementation; and
- Provide ongoing support for projects and maintain development of employees.

While it is difficult to benchmark against other local governments, this appears to be on the lower end in comparison.

**Strategic Implications**

**Governance:** Making it happen

**Outcome G3:** Customer-focussed organisation

**Objective G3.1:** Strengthen customer service

Involve, engage and include our community in the decision-making process.

**Sustainability Implications**

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Community engagement	This policy will lead to more effective participation processes in decision making.
Equity	Best practice engagement focusses on inclusive and accessible processes so that all members of our diverse community have an opportunity to be aware of, understand and participate in decision-making.

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Nil	

## **Conclusion**

The City has been working towards becoming a more customer-focussed, efficient and responsive local government. Embedding community and stakeholder engagement across the organisation has been identified as critical to achieving this and a Community and Stakeholder Engagement Policy has been drafted.

Feedback received as part of consultation on the draft Community and Stakeholder Engagement Policy has indicated strong support for this policy and the requirement for procedures to be developed as part of it.

For the City to meet the needs of stakeholders and the community, it will need to embed best-practice engagement practices and integrate them into strategic and operational planning. This will require an organisation-wide approach and adequate resourcing to support the change, as the first two years of the policy's implementation will be critical.

Council is requested to adopt the Community and Stakeholder Engagement Policy and support adequate resourcing to ensure its implementation meets community and stakeholder expectations.



# Policy

<b>Responsible Directorate</b>	<b>Community Development</b>
<b>Responsible Business Unit/s</b>	<b>Customer and Communications</b>
<b>Responsible Officer</b>	<b>Manager Customer and Communications</b>
<b>Affected Business Unit/s</b>	<b>All business units</b>

## Objective

The objectives of this policy are to:

- provide a clear statement of Council’s commitment to best-practice community and stakeholder engagement as it applies to informing decision-making
- define the guiding principles that will ensure appropriate, effective and inclusive community and stakeholder engagement is achieved consistently across the City
- outline the required mechanisms to be established and continually reviewed to ensure best-practice engagement practices are integrated into strategic and operational planning.

## Scope

This policy applies to all City staff and contractors that manage projects, plans and initiatives that impact stakeholders in our community, as well as consultants engaged to manage these on the City’s behalf.

It applies to the engagement strategies managed through the City’s online engagement hub as well as those using traditional methods.

This policy is not intended to replace legal and statutory obligations. It should, however be applied to guide business unit-specific practices and procedures and to exceed the minimum requirements set under legislation, where appropriate.

## Policy

The City is committed to communicating and engaging with our diverse community openly and inclusively to make sure they have the opportunity to participate in the decision-making that impacts them, and help shape the future of the City.

The City supports public participation as a process to make better decisions that incorporate both the interests and concerns of affected stakeholders, and the needs of the City. While there are many technical, financial and legislative requirements the City must consider when making decisions, every effort will be made to involve affected stakeholders in the decision-making process.

This Policy reflects the aspirations identified in the City’s Strategic Community Plan 2018–2028 and articulated in the City’s Vision, Mission, Values and Sustainability Principles.

The City has adapted the International Association of Public Participation (IAP2) Core Values to shape our commitment to community and stakeholder engagement through seven guiding principles. Building our approach to engagement on these will support the development and implementation of engagement processes consistent with recognised international best-practice.

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**The principles guiding the City's approach to community and stakeholder engagement**

1. We believe that those affected by a decision have the right to be involved in the decision-making process.
2. We will be clear about how participants' feedback and contributions will influence the decision.
3. We believe that the best decisions are the ones that recognise and communicate the needs and interests of both the City and the stakeholders in our community.
4. We will actively identify those affected by or interested in a decision and make every effort to support and encourage participation in the decision-making process.
5. We are committed to providing equal access and inclusion for all members of our diverse community. We will understand the diverse range of needs that stakeholders in our community have and choose the methods of engagement within our means that will best support their participation in the decision-making process.
6. We will ensure we give the stakeholders in our community the information they need, at the right time and communicated in the best way to support their understanding, so that they can participate in a meaningful way.
7. We will keep the stakeholders in our community updated on the progress and let them know how their input affected the decision.

The City recognises the importance of ensuring best-practice engagement practices are integrated into strategic and operational planning, including business case decision-making and project management and will work towards continual improvement in this area.

**When the City may engage**

Community and stakeholder engagement may occur:

- On developments or changes with potential to impact residents and ratepayers
- When required by Legislative requirements
- To get input into long-term and strategic plans of the City
- On major projects and strategic issues
- When requested by the community or Council.

**How the City may engage**

The City will take a planned and purposeful approach when engaging with stakeholders and the community and will use tools such as the IAP2 Spectrum (Appendix 1) and internal guidelines and frameworks. Methods will be appropriate to the purpose, level of engagement, resources available and stakeholders impacted.

**When feedback may not be sought**

There are some situations when it may not be effective or appropriate to seek feedback from the community and stakeholders, for example when:

- Legal constraints exist (e.g. confidentiality)
- The City is required to act in a timeframe which precludes consultation
- The matter is delivering a policy-driven decision where previous engagement with the community and stakeholders has occurred
- A decision has already been made
- The City is not the decision-maker and has no ability to influence the decision
- The matter concerns public safety or is an emergency.

Where it is determined that seeking feedback will not occur, the City will provide clear communication to impacted stakeholders explaining why feedback was not sought.

## Responsibility of Business Units

Embedding the principles outlined in this policy within the City will be supported by processes and practices based on the IAP2 Quality Assurance Standard For Community and Stakeholder Engagement and the AA1000 Stakeholder Engagement Standard (SES) 2015.

To provide consistency and ensure that the City engages at a level considered as being best practice, Community and Stakeholder Engagement Procedures will be developed for City issues that require engagement. These include, but are not limited to the following:

- Strategic Plans, Frameworks etc. (e.g. Community Strategic Plan, Multicultural Framework)
- State Underground Power Project
- Scheduled roadworks, right-of-way construction
- Road closures, traffic calming proposals
- Local Laws
- Ward boundary reviews
- Changes to services (e.g. changes to how waste is collected by the City, closure of services)
- Reactive building maintenance and minor building works
- Public toilet and other building demolitions
- Building upgrades, internal or external building refurbishments
- Playground and park upgrades, replacement and renewal
- Major projects (new regional facilities, parklands etc.)

**As a minimum, these Community and Stakeholder Engagement Procedures will include the following areas:**

- Legislative requirements, if applicable
- When engagement is to occur
- Situations where feedback may not be sought
- Processes of engagement that will be used
- Minimum requirements for engagement
- How feedback will be used to inform the final decision, and who the decision-maker is
- Method and timing of feedback and communication
- Reporting requirements and format
- [How the procedures meet the Reconciliation Action Plan](#)
- How the engagement process will be reviewed and improved on an ongoing basis.

All Community and Stakeholder Engagement Procedures are to be developed within one (1) year of this policy's adoption and included as addendums to this policy. The procedures are to be subject to public comment, endorsed by Council and reviewed as part of the City's policy review process.

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## Definitions

**City-** the City of Stirling

**Communication-** the imparting or exchanging of information by speaking, writing or via another medium, in consideration of the audience and appropriate for the channel delivered through. Communication is about connecting with people by sending information.

**Community-** broadly refers to any specific group of people who share a similar location, interest or affiliation within the City of Stirling area. These include, but are not limited to residents, ratepayers, business owners and operators, employees, students, visitors and community groups and organisations.

**Community and stakeholder engagement-** a planned process, which aims to ensure those affected by a decision are given an opportunity to be involved in the decision-making process. It includes a range of activities and strategies to encourage the participation and involvement of all stakeholders.

**Community consultation-** a subset of community engagement, as defined within the IAP2 Spectrum of Public Participation, it is a level of engagement in which the purpose is to obtain feedback on analysis, alternatives and/or decisions.

**IAP2-** International Association for Public Participation. The leading professional organisation advancing the practice of public participation globally by promoting the right of those affected by a decision to have a say in the decision-making process, highlighting the benefits of this to organisations, governments and individuals, and providing training programs.

**IAP2 Spectrum-** developed by IAP2, the IAP2 Public Participation Spectrum helps to define the community's role in any public participation or engagement process. The spectrum identifies five levels of engagement based on the engagement purpose or goal and the organisation's promise to the public during the process. Also includes examples of methods or tools suitable for each level.

**Program-** a group of related projects, subprograms and program activities managed in a coordinated way to obtain benefits not available from managing them individually.

**Project-** an endeavour undertaken to create a unique product, service or result. Projects have a definite beginning and end, and a desired outcome. Projects could be the development of a product/service, change in business structure or process, delivering information technology, construction of infrastructure or enhancing a business practice/policy.

**Public Participation-** is another term used to describe the process of 'community engagement'. Other terms include 'civic engagement', 'citizen engagement', 'public engagement' and 'public involvement'.

**Online engagement hub-** an online platform used to coordinate an organisation's stakeholder and community engagement activities. The tools and functionality of the platform enables engagement at all levels of the IAP2 Spectrum. Your Say Stirling is the City's online engagement hub.

**Our Vision-** the City of Stirling will be a place where people choose to live, work, visit and invest. We will have safe and thriving neighbourhoods with a range of housing, employment and recreational opportunities. We will engage with our diverse community to help shape our future into the City of Stirling – City of Choice

**Our Mission-** to serve the City's diverse community through delivering efficient, responsive and sustainable services.

**Our Values-** integrity; community participation; accountability; respect; environment; diversity.

**Stakeholder-** individuals, groups or organisations interested in, impacted by or in a position to influence the City of Stirling's activities or objectives.

**Statutory-** a legal requirement the City must adhere to.

**Sustainability Principles-** long-term decision making; fairness for all generations; improving lives and human rights; environmentally and socially responsible development; acting with precaution; conserving the natural environment and biodiversity; minimising the impact of operations, goods and services; accountability, transparency and engagement.

---

### Relevant management practices/documents

Access and Inclusion Plan

[Innovate Reconciliation Action Plan \(RAP\) September 2018–September 2020](#)

Integrated Planning and Reporting Framework

Planning Consultation Procedure

Risk Management Policy

Strategic Community Plan 2018–2028

Customer Service Charter

---

### Legislation/local law requirements

WA Local Government Act 1995 and Regulations

Health Act 1911 and associated regulations

Metropolitan Region Town Planning Scheme Act 1959

Planning and Development (Local Planning Schemes) Regulations 2015

Heritage of WA Act 1990

Environmental Protection Act 1986

Bush Fires Act 1954 and associated regulations

Occupational Health, Safety and Welfare Act 1984 and associated regulations

Privacy Act 1998

Disability Services Act 1993 and Equal Opportunity Act 1984

#### Office use only

#### Relevant delegations

<<Corporate Compliance to insert relevant delegations>>

#### Initial Council adoption

Date

Resolution #

#### Last reviewed

Date

Resolution #

#### Next review due

Date



# Engagement Outcomes Summary – Draft Community & Stakeholder Engagement Policy

The City sought feedback from external stakeholders and the wider community over a four week period from **16 May 2019 to 14 June 2019**.

## Who we heard from

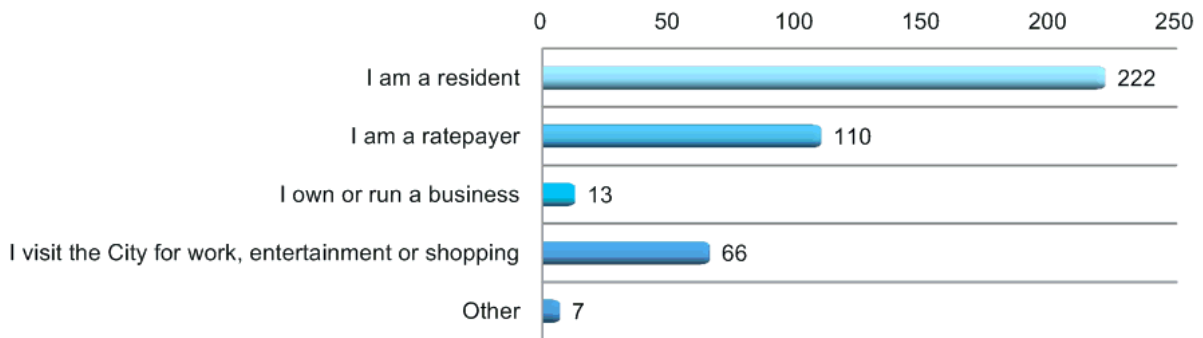


**1,000** Your Say  
Stirling page visits  
**792** people

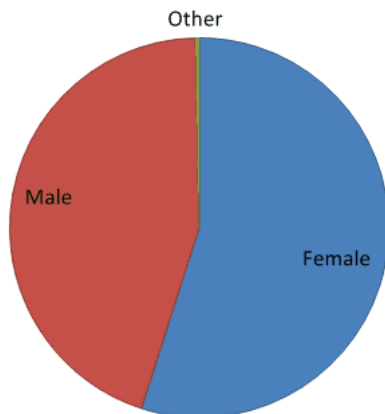


**327** survey responses

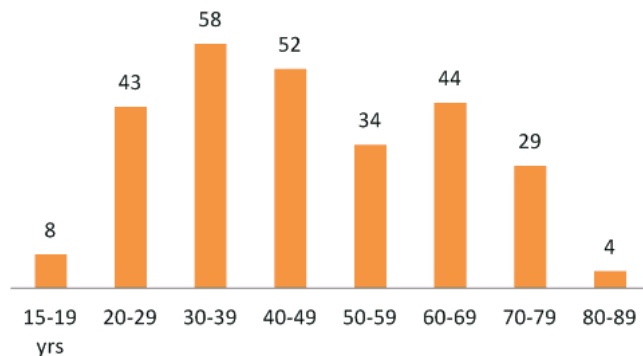
## Relationship to the City



## Gender

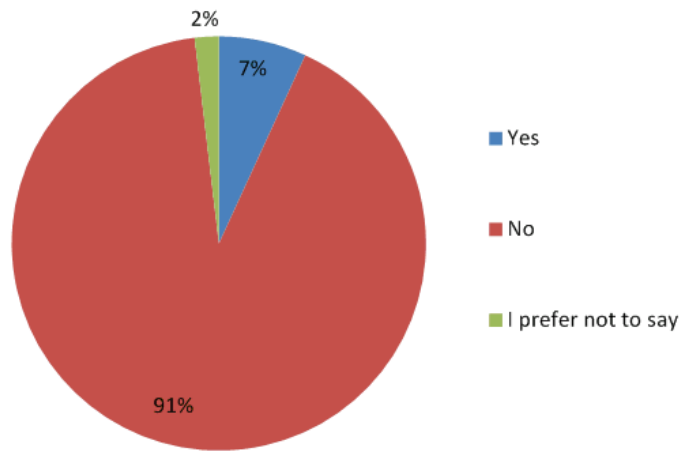


## Age range

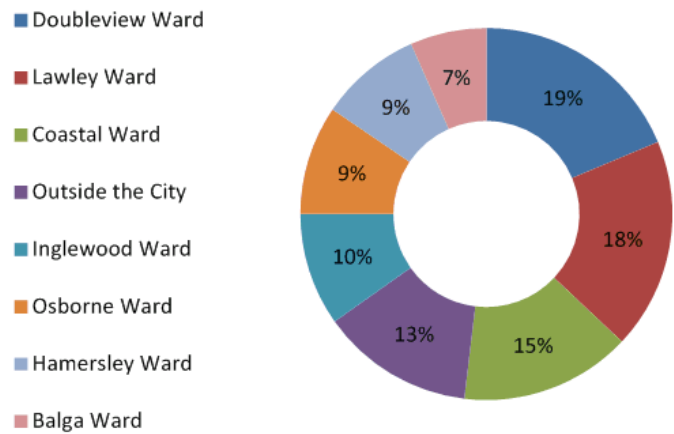


Telephone (08) 9205 8555 | Email [stirling@stirling.wa.gov.au](mailto:stirling@stirling.wa.gov.au) | Web [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au) | [Facebook](https://www.facebook.com/citystirlingwa) | [Instagram](https://www.instagram.com/citystirlingwa) | [Twitter](https://www.twitter.com/citystirlingwa) /citystirlingwa  
This information is available in alternative formats on request. Please contact the Stirling Customer Contact Centre on (08) 9205 8555

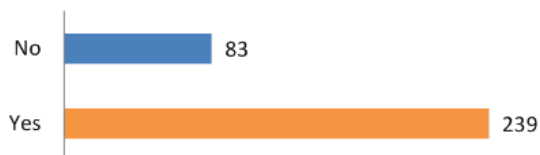
### Identify as having a disability



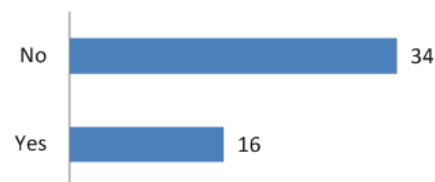
### Suburb



### Born in Australia



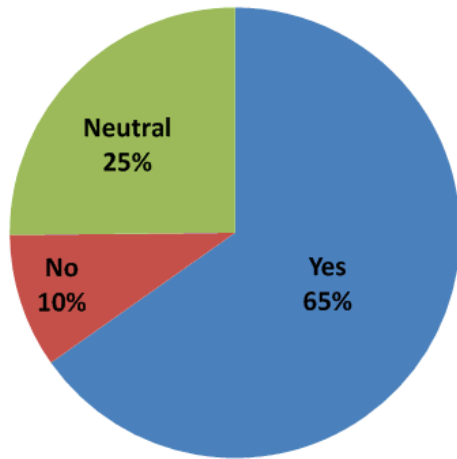
### Speak a language other than English at home



**2.5%** Identify as Aboriginal or Torres Strait Islander origin

## What you said about the draft Community and Stakeholder Engagement Policy

Do you support the draft Community and Stakeholder Engagement Policy?



Who could disagree with a policy like that!!!

The draft "Community and Stakeholder Engagement Policy" could be improved...

It doesn't have a clear message of how you're going to engage the community nor does it show plans going forward on your plans to make this engagement possible...

I understand that more involvement by the public can increase time and costs. However, for some issues it can be very beneficial and great things can come out of the involvement

I think it is a good start but needs to be strengthened ...

**14** Comments received

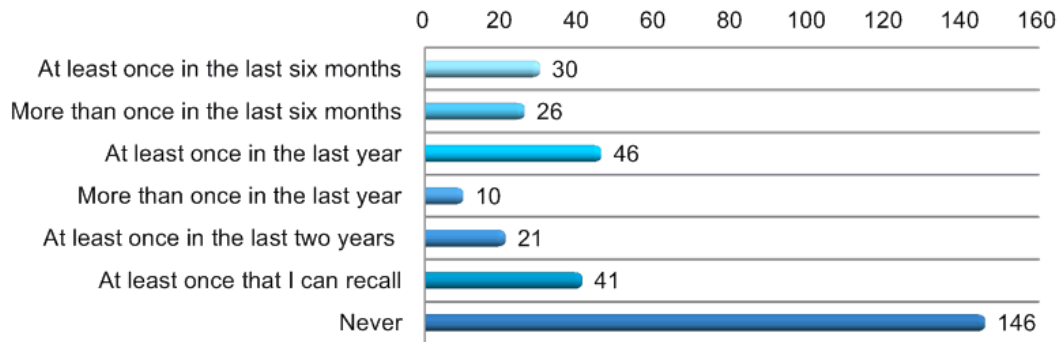
I would just be glad to see more community involvement on big decisions that impact us as the users/residents and ratepayers.

This is a very wordy document. It is not engaging and I work in local government and understand local government speak. Could you not have developed an external shorter version that was more people friendly? Sorry to be negative but I think if you truly want to engage you need to provide something that can reach your entire ratepayer base.

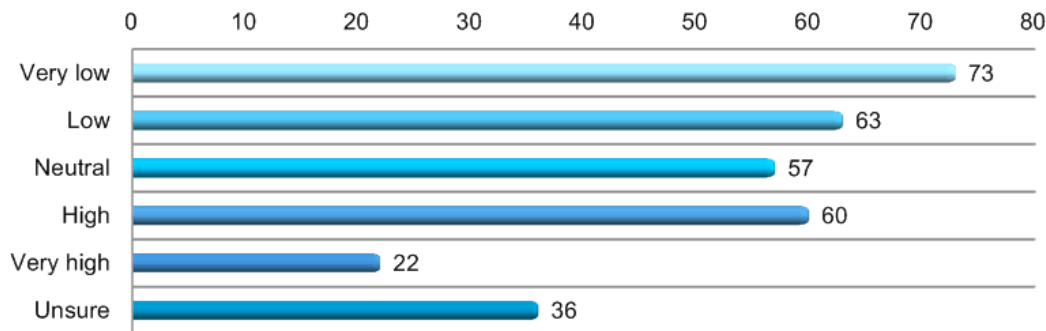
This policy seems to provide a means for more public consultation and engagement with those most directly affected by CoS decision making. It is to be applauded that we, as rate payers, are given more opportunity to have our say...

## About your experience with the City

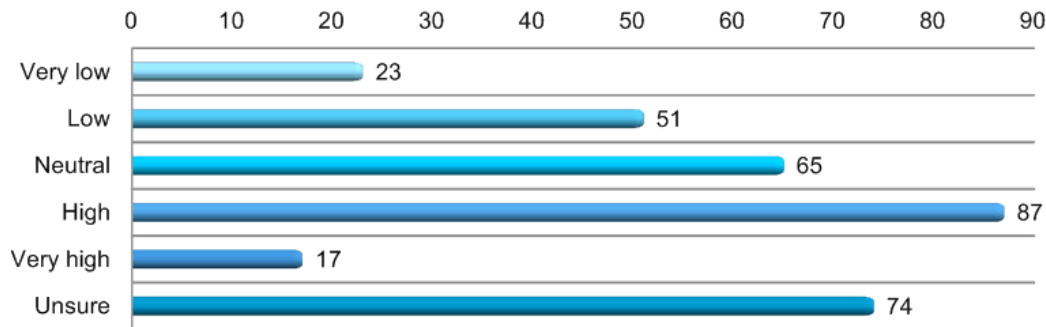
### How often have you been involved in some form of engagement by the City of Stirling?



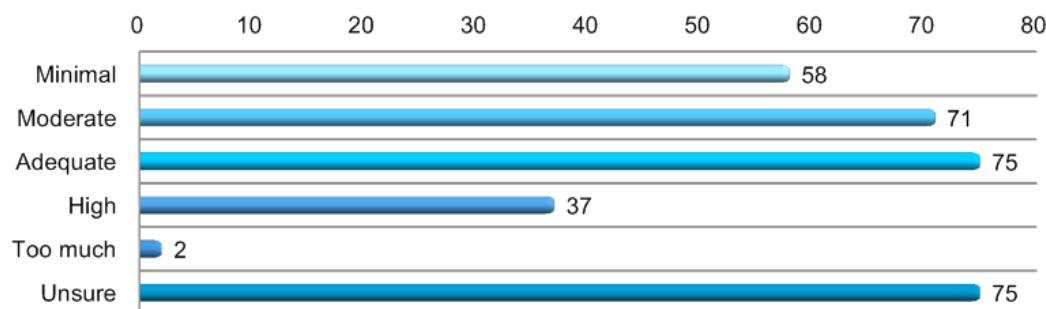
### How would you rate your level of understanding of the different forms and types of community engagement?



### How would you rate the City's commitment to community engagement of its stakeholders and community?

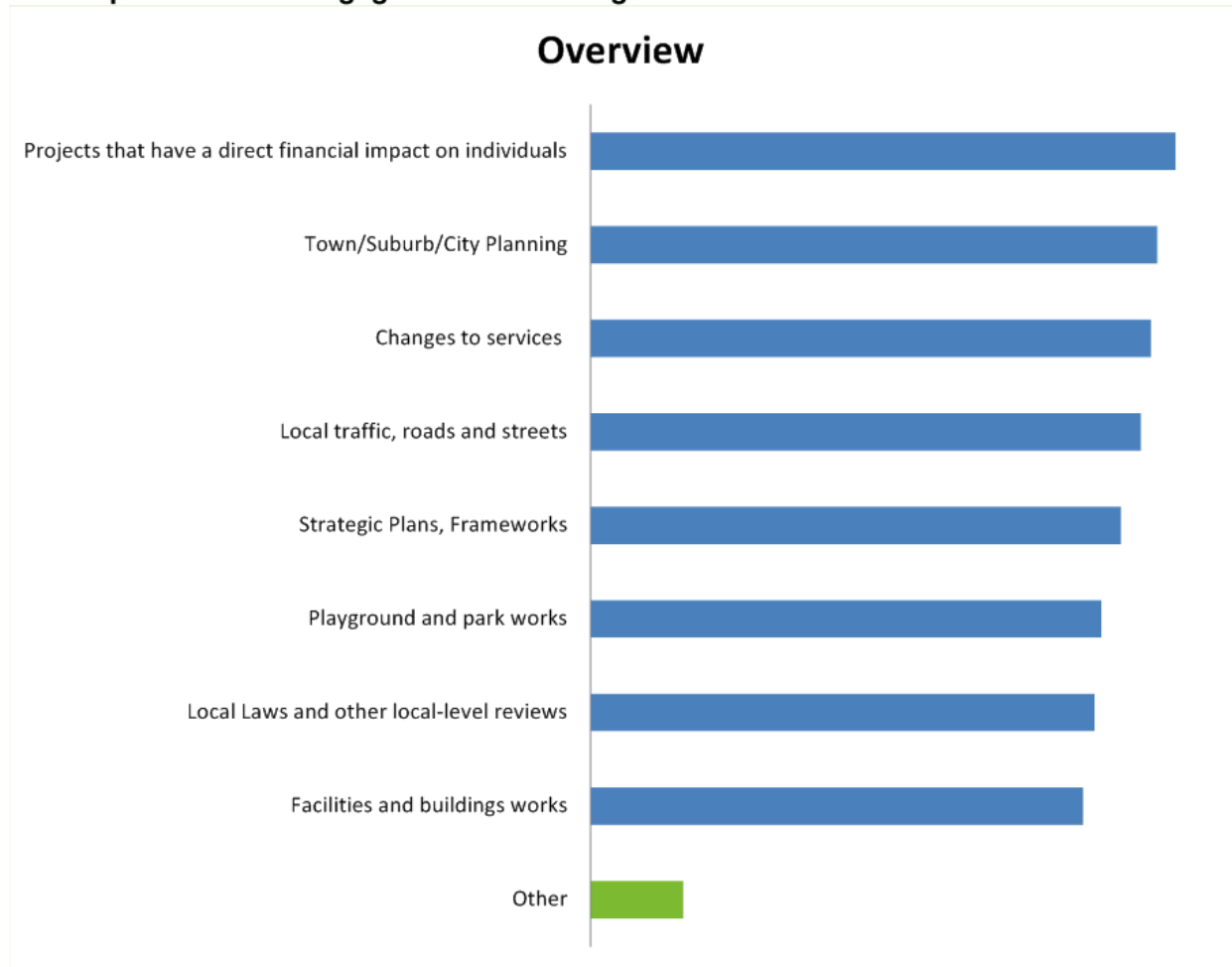


### The amount of community engagement conducted by the City can be described as:



## Future engagement with the City

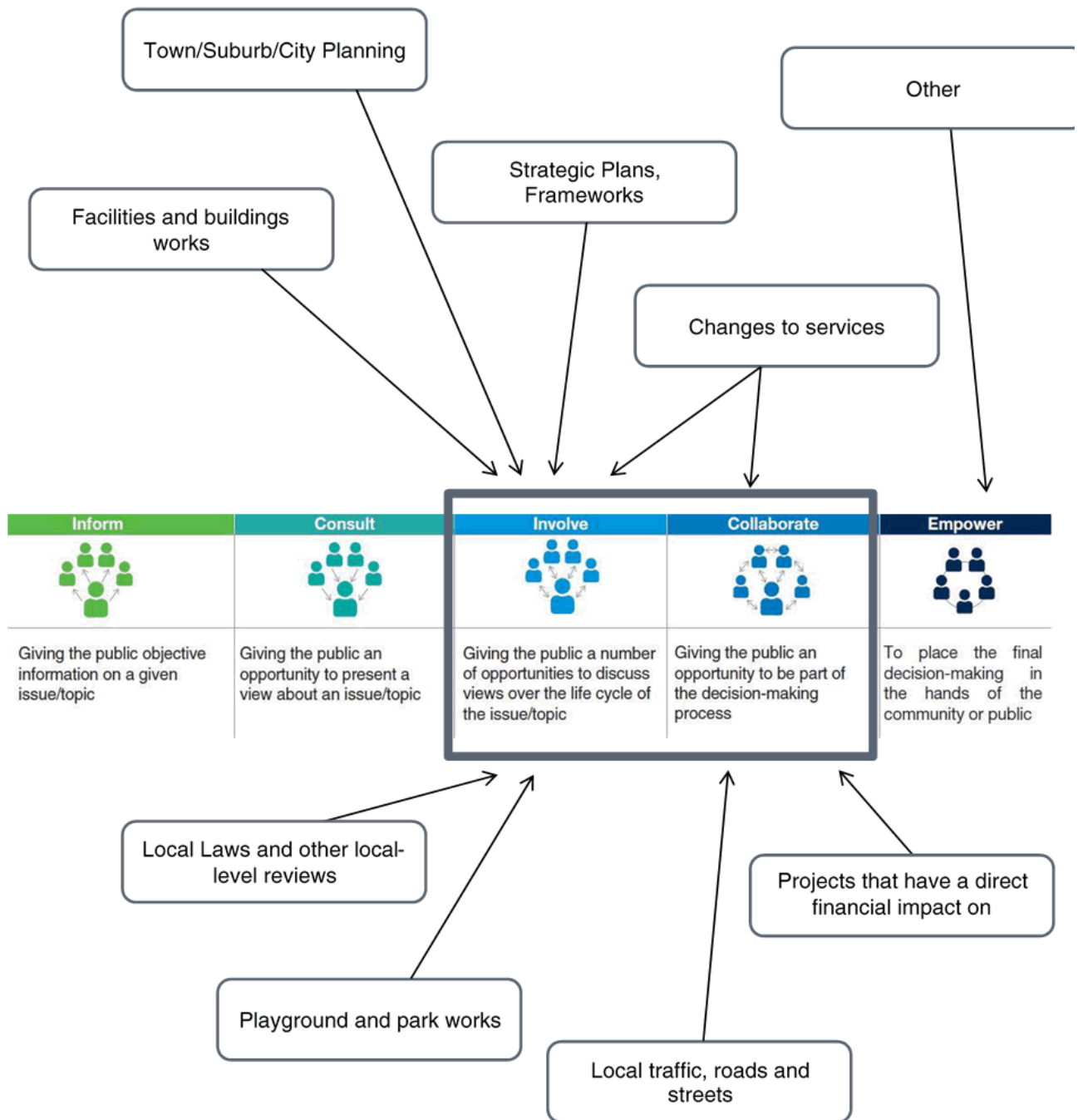
How important is it to engage on the following matters?



**'Other' includes:**

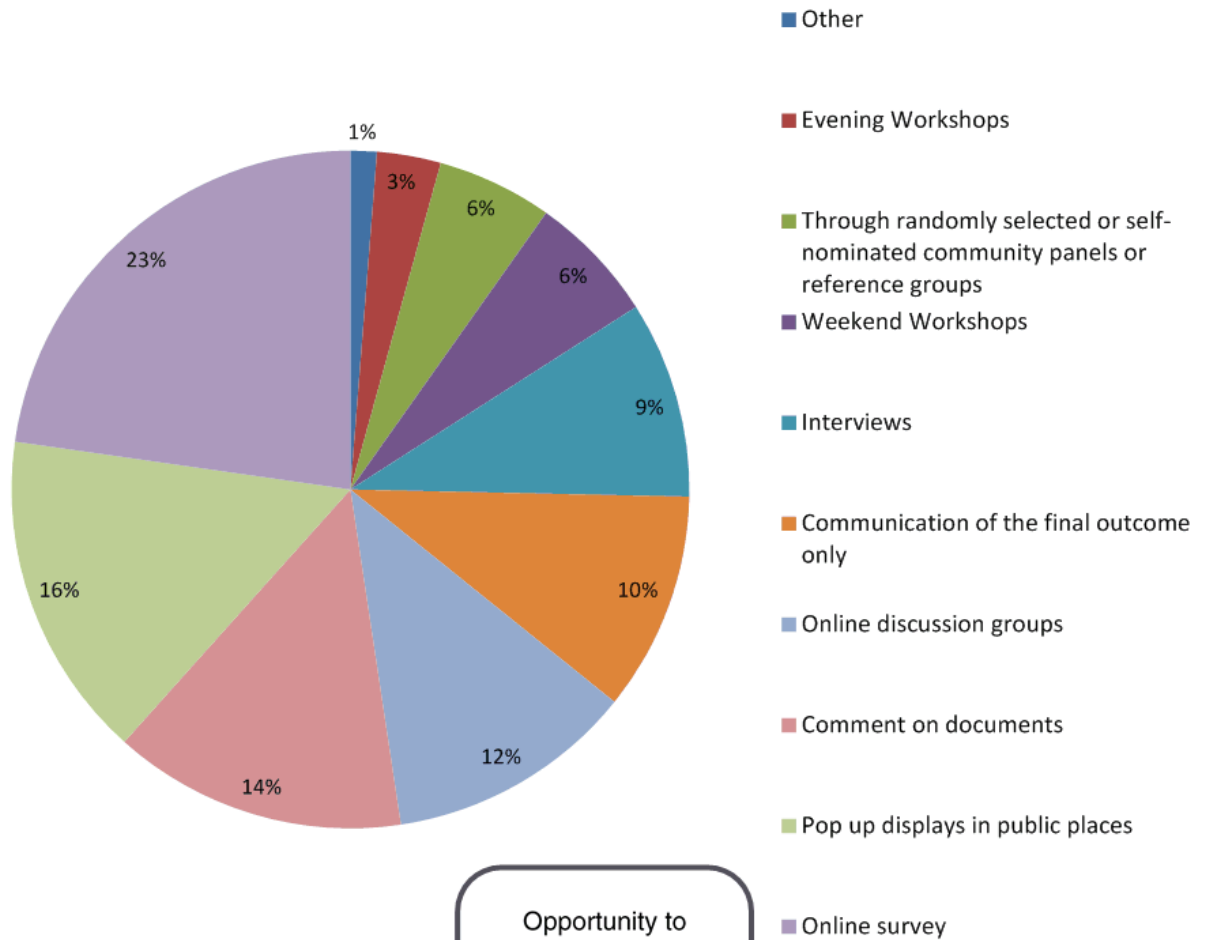


**Which level of influence (according to IAP2 Spectrum) should the community be given?**



**Indicates the community wants more involvement and earlier in the process.**

**For topics you are interested in being engaged on, how would you most like to be engaged?**



**6 Comments received**

If the proposal impacts the surrounding vicinity in where I live then I'd like to have the opportunity to "Have a Say". It may be advantageous for the City to invest in a notification service whereby a message is sent to the potential impacted parties.

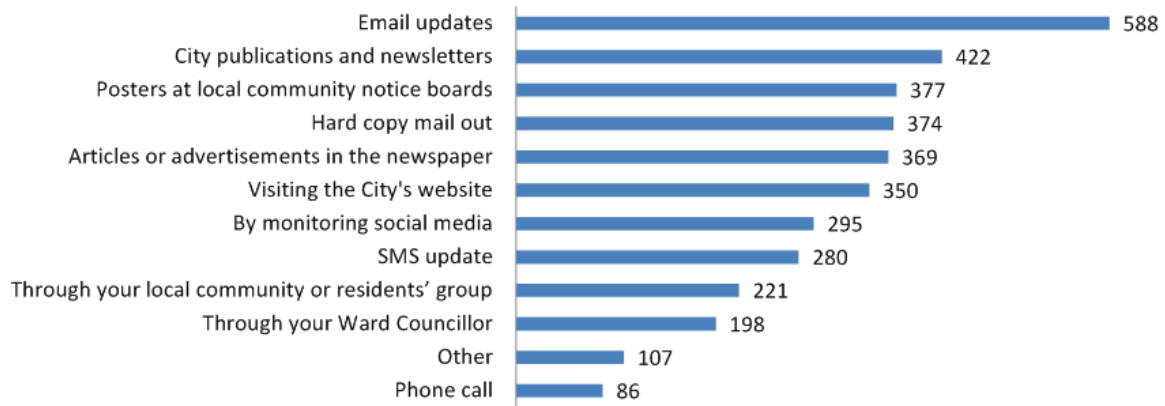
Opportunity to assess and comment on more than one alternative approach to the project.

Online is overloading people's brains! – keep it real where possible – 90% of communication is eye contact/tone of voice & body language which is a dying art.

**While some are more popular than others, people prefer different methods of engagement...**

I would just be glad to see more community involvement on big decisions that impact us as the users/residents and ratepayers.

**For topics you are interested in being engaged on, how do you prefer to hear them?**



City's social media platforms aren't helpful. Most don't know the councillors. Not many go to community centres. No one checks the website.

**3** Comments received

Email communication is the best way.

Please limit waste.

**... and communication.**



## How we promoted the consultation

- Posters displayed at City facilities and local businesses



**City of Stirling**  
Have your say!

The City of Stirling is improving the way we engage with our stakeholders and community on the important decisions we make as a local government.

We have developed a draft policy to guide the way we do this and want to know what you think about it.

Let us know how you want to participate in the decisions that impact you and how you like to find out about them by Friday 14 June 2019 at [www.yoursay.stirling.wa.gov.au/Engagement](http://www.yoursay.stirling.wa.gov.au/Engagement).



- Flyers distributed to City facilities



The City of Stirling is improving the way we involve stakeholders and the community in the important decisions we make as a local government.

The City has developed a draft Community and Stakeholder Engagement Policy to guide the way we communicate and engage with our stakeholders and the community and we want to know what you think about it.

To be part of the conversation, have your say and be in the running to win an iPad or one of four \$50 Coles Myer gift cards!

For more information, or to complete the online survey visit your local Stirling Library or community hub or visit [www.yoursay.stirling.wa.gov.au/Engagement](http://www.yoursay.stirling.wa.gov.au/Engagement) by Friday 14 June 2019.



- Digiscreen displayed at City facilities



**City of Stirling**  
Have your say!

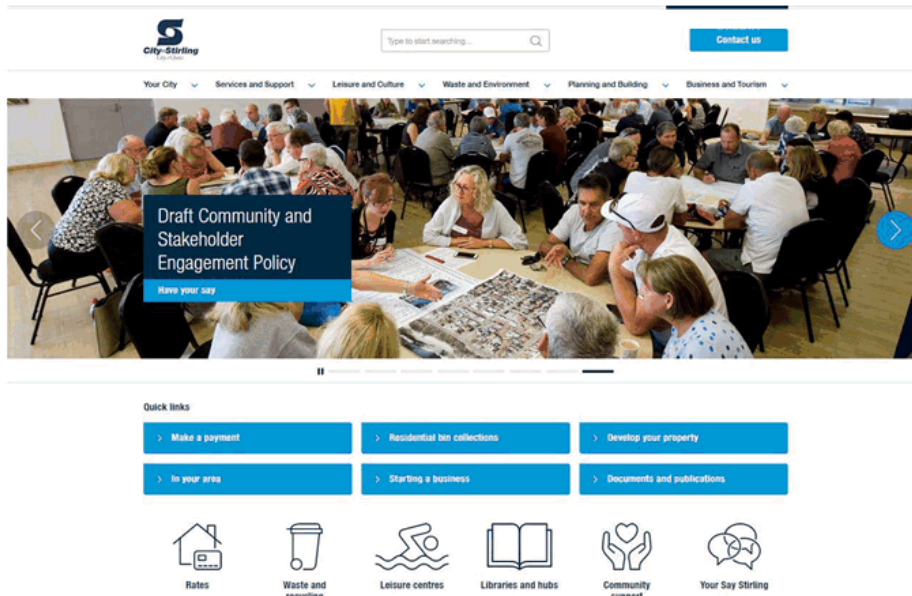
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• Website banner



• Bus shelter advertisements

**Innaloo**  
Odin Rd After Cloates St



We want you to have your say on the matters that impact you.  
Let us know what you think about our draft policy by 14 June at [www.yoursay.stirling.wa.gov.au/Engagement](http://www.yoursay.stirling.wa.gov.au/Engagement).



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**Scarborough**  
North St After Third Av

**Joondanna**  
Stoneham St Before Kinsella St



• **City eNewsletters**

Multicultural News: June 2019

Kaleidoscope - June 2019

Families: June 2019

Arts And Events: June 2019

Library Vibes: May 2019

Living Green In Stirling

Stirling Leisure Centres -  
Learn To Swim Newsletter -  
May 2019

Community Safety: May 2019

Stirling Business News - May  
2019

Stirling Leisure Centre - Terry  
Tyzack Aquatic Centre -  
Health & Fitness May 2019

**Multicultural News**  
June 2019

**Have your say Stirling**  
You can now have your say and participate in the decisions that affect you at the City of Stirling. Be up to date on the projects, plans and initiatives that are shaping the future of our City.

One of the City's current initiatives is the Community Energy Plan. This plan aims to assist residents take charge of their energy consumption, become more energy efficient and use more renewable power at home. Join the conversation and register for the upcoming community workshop.

**Date:** Saturday 15 June 2019  
**Time:** 10.00am - 12.00 noon  
**Venue:** Stirling Community Centres - Tuart Hill  
Craighall and Storehead Streets  
**RSVP:** Wednesday 12 June 2019

Light refreshments provided and bookings are essential. [Click here to book your place](#)

Click 'read more' for more information and to view the plan.

**We want your feedback**  
The City is improving the way it involves stakeholders and the community in the important decisions it makes as a local government.

The City has developed a draft Community and Stakeholder Engagement Policy to guide the way it does this and wants to know what the community and stakeholders think about it.

We are inviting members of the community to review the policy and provide feedback by Friday 14 June.

Complete the online survey to go into the draw to win an iPad or one of four \$50 Coles Myer gift cards!

[Click here to complete the survey](#)

**Connect with us**  
Facebook Twitter Instagram YouTube

The City of Stirling makes every effort to ensure that the content of this newsletter is accurate, however the City makes no warranty as to its accuracy and does not assume any legal liability. The inclusion of a person, organisation, activity or link to another website in this newsletter in no way implies any form of endorsement by the City of Stirling.

Do not reply to this message as the return address is unaddressed.  
unsubscribe\_from\_this\_list | update\_subscription\_preferences

[Read More](#)

**Community Safety**  
May 2019

**Win an excursion for your school**

To help promote road safety this month, the City of Stirling has partnered with the Constable Care Child Safety Foundation to encourage everyone to take extra care on the road.

We're asking you to click on the Facebook link below and share the road safety message on your page. By doing so you also have the chance to win a free safety school excursion for a school.

To learn more about Constable Care Safety School excursions, visit <https://www.ccsaf.org.au/safety-school/>

[Share Facebook message](#)

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[Have Your Say](#)

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Do not reply to this message as the return address is unaddressed.  
unsubscribe\_from\_this\_list | update\_subscription\_preferences

• **Targeted social media campaigns**

Closed community group engagement

- Inglewood 6052 Community Noticeboard**  
Closed group  
1,834 members
- Tuart Hill/Yokine & Surrounds Community Noticeboard**  
Closed group  
1,444 members
- Nollamara Community Page**  
Public group  
874 members
- Scarborough Beach Community Noticeboard**  
Public group  
3,416 members

Targeted Facebook and Instagram advertising

City of Stirling shared a link.  
Published by The Janak 111 - June 6 at 6:45 AM

about 10,000 likes

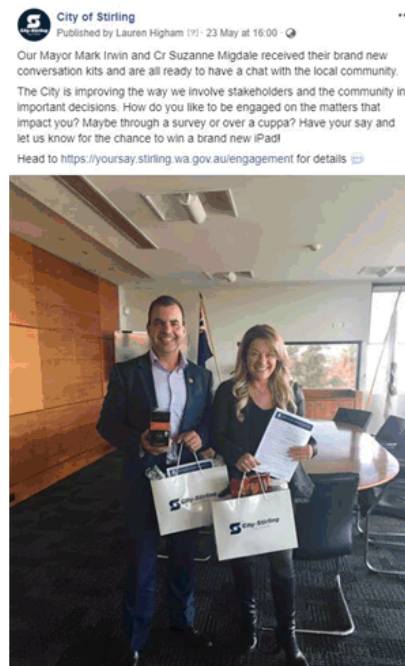
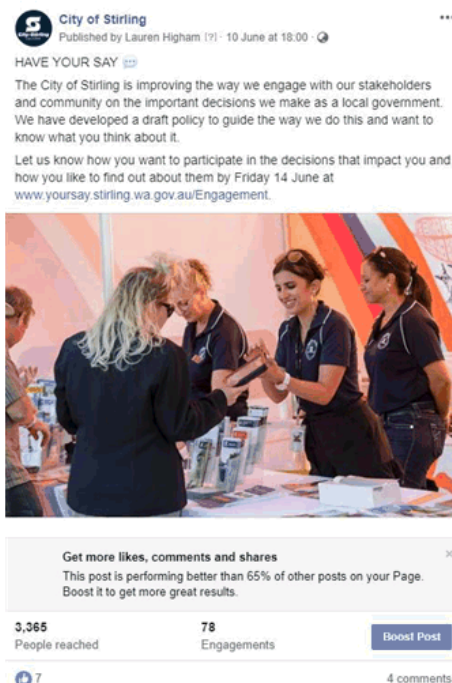
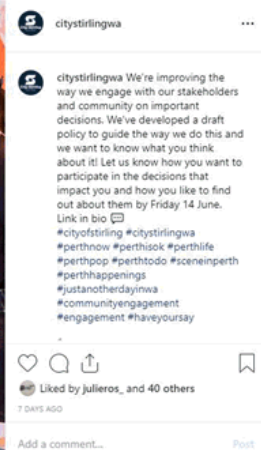
The City of Stirling is improving the way we engage with our stakeholders and community on the important decisions we make as a local government. We have developed a draft policy to guide the way we do this and want to know what you think about it.

Let us know how you want to participate in the decisions that impact you and how you like to find out about them by Friday 14 June 2019 at [www.yoursay.stirling.wa.gov.au/Engagement](http://www.yoursay.stirling.wa.gov.au/Engagement)

**Community and Stakeholder Engagement at the City**  
The City of Stirling is improving the way we involve stakeholders and the

Like Comment Retweet

Organic Twitter, LinkedIn, Facebook and Instagram



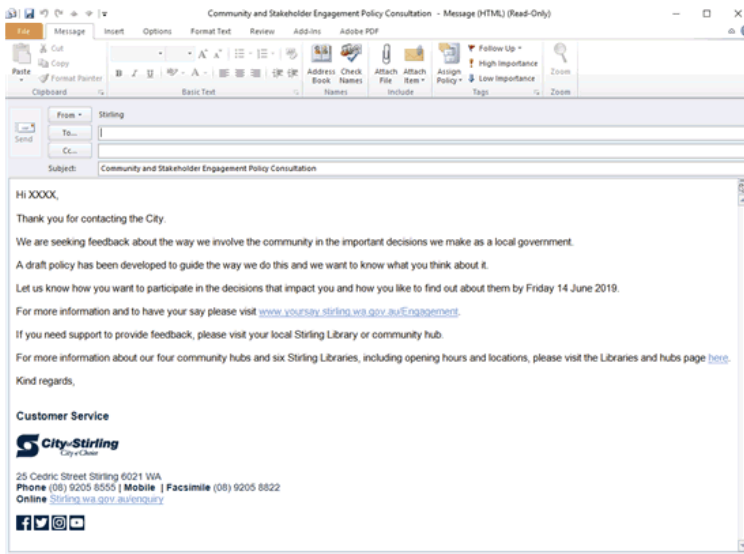
• Messages on hold

“

*The City of Stirling wants to make sure the decisions we make, reflect your interests, needs and aspirations for the City. One way we do that is by engaging with you, the community. We want you to have your say on the things that affect you. You can do this by visiting the City's online engagement hub, Your Say Stirling, at [www.yoursay.stirling.wa.gov.au](http://www.yoursay.stirling.wa.gov.au). By simply being part of the conversation and having your say, you can help shape the City's future.*

”

• **Stirling Libraries, Volunteer Services, Info Hub and Customer Service staff**



**PROPOSED EMAIL TO LIBRARY STAFF:**

Good morning

Last night (14 May 2019) Council endorsed the draft Community and Stakeholder Engagement Policy to go out for public comment.

The draft policy aims to improve the way the City engages with its community and stakeholders in the matters that impact them and provides minimum standards to be adopted across the organisation.

**The public comment period will run from Thursday 16 May to Friday 14 June 2019.**

Feedback will be collected through an online survey on the Your Say Stirling engagement platform, which will be promoted by paid marketing and other communications activities. Face-to-face surveys at key locations and events will be conducted to ensure we hear from our diverse community.

The Your Say page is located at [www.yoursay.stirling.wa.gov.au/Engagement](http://www.yoursay.stirling.wa.gov.au/Engagement) and will be live from Thursday morning.

This survey will take approximately ten minutes to complete and the information provided will assist the City understand and better meet the needs of our community and stakeholders.

As a token of appreciation, we are offering a number of prizes for people who complete this survey in full and participants will go into the draw to win an iPad or one of four \$50 Coles Myer gift cards.

**How can Libraries help?**

The City's Your Say Stirling platform is an excellent method of providing information and collecting feedback 24/7. While digital methods of engagement are becoming more popular, there are members of our community who don't have access to or are not comfortable using technology.

We want to hear from all members of the community and our libraries play a vital role in supporting this.

Library staff can help in two ways:

- Promote the policy consultation and Your Say Stirling page
- Assist people to complete the survey on a library device.

If you have any queries about this consultation, please don't hesitate to contact the project owner, Gemma Taavale Stakeholder Management and Community Engagement Officer.


ENDS

• **Stirling Conversations**



## How we gathered feedback

- **Intercept surveys conducted at eight locations throughout the City:**
  1. Scarborough beachfront – 2. Innaloo Shopping Centre – 3. Dog Swamp Shopping Centre
  4. Karrinyup Shopping Centre – 5. Inglewood IGA – 6. Mirrabooka Shopping Centre
  7. IGA Nollamara – 8. Trigg beachfront.
- **Volunteers at key events**
- **Online survey form on the Your Say Stirling engagement platform**



Register Now

---


Development Applications
Strategic planning documents
All projects
Home
GemmaT -

---

Home / Community and Stakeholder Engagement at the City

## Community and Stakeholder Engagement at the City

Consultation has concluded



The City of Stirling is improving the way we involve stakeholders and the community in the important decisions we make as a local government.

We have developed a [draft Community and Stakeholder Engagement Policy](#) to guide the way we do this and want to know what you think about it.

Please read the [draft policy](#) and supporting information on this site and then provide your feedback via the [online submission form](#) below.

Your feedback will help us finalise the policy, which will then go to Council for endorsement. It will also be used to guide the way we implement the policy and measure our improvements in community and stakeholder engagement.

**Do you have any questions about the policy?**  
Please use the [Q&A](#) tool below, or get in touch with the project contact to ask a question.

**Do you have any difficulties understanding the information on this page or providing feedback?**  
If you need support to provide feedback, please visit your local Stirling Library or community hub. For more information about our four community hubs and six Stirling Libraries, including opening hours and locations, please visit the [Libraries and hubs page here](#).

If you need this information in an alternative format, please contact the City's Customer Contact Centre on (08) 9205 8555.

**Document Library**

- [Draft Community and Stakeholder Engagement Policy for comment \(376 KB\) \(pdf\)](#)
- [Appendix 1- IAP2 Spectrum of Participation \(274 KB\) \(pdf\)](#)

**Key Dates**

Public comment period opens  
**16 May 2019**

Public comment period closes  
**14 June 2019**

**Project contact**

**Gemma Taavale**  
Stakeholder Management and Community Engagement Officer  
Phone (08) 9205 8555


GT

**FAQ**

- What is this consultation about?
- What is community and stakeholder engagement?
- Why seek feedback when not everyone will agree with the decision?
- What is the purpose of a policy?

Consultation has concluded

**Have your say now!**  
about 1 month ago



The public comment period for the draft Community and Stakeholder Engagement Policy is now open.

Let us know how you want to participate in the decisions that impact you and how you like to find out about them.

Complete the [online survey](#) by Friday 14 June 2019 to go into the draw to win an iPad or one of four \$50 Coles Myer gift cards.

Your say is important to us and the information provided will assist the City understand and better meet the needs of our community and stakeholders.

NEWS FEED
FEEDBACK FORM
Q & A

## 12.2/FPA1 BRADLEY RESERVE TOILET BLOCK DEMOLITION

### Report Information

Location: Bradley Reserve  
Applicant: Not Applicable  
Reporting Officer: Manager Facilities, Projects and Assets  
Business Unit: Facilities, Projects and Assets  
Ward: Doubleview  
Suburb: Doubleview

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

### Council Resolution

**0719/021**

**Moved Councillor Sargent, seconded Councillor Proud**

- 1. That Council NOTES the outcome of community consultation with 72.5% of respondents in support of the demolition of the existing Bradley Reserve Toilet Block.**
- 2. That Council APPROVES the demolition of the Bradley Reserve Toilet Block.**

**The motion was put and declared CARRIED (12/0) by exception resolution.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Committee Recommendation

1. That Council NOTES the outcome of community consultation with 72.5% of respondents in support of the demolition of the existing Bradley Reserve Toilet Block.
2. That Council APPROVES the demolition of the Bradley Reserve Toilet Block.

### Officer's Recommendation

1. That Council NOTES the outcome of community consultation with 72.5% of respondents in support of the demolition of the existing Bradley Reserve Toilet Block.
2. That Council APPROVES the demolition of the Bradley Reserve Toilet Block.

### Report Purpose

To provide Council with the outcomes of the community consultation that was undertaken in relation to the proposed demolition of the public toilet facility in Bradley Reserve, and to seek Council's approval to demolish the toilet block.

### Relevant Documents

#### Attachments

Nil.

#### Available for viewing at the meeting

Nil.

### Background

The City budgeted \$15,000 in its 2018/2019 budget to demolish the toilet block at Bradley Reserve, which has been closed for approximately 10 years.

At its meeting held 12 March 2019, Council resolved (Council Resolution Number 0319/035) as follows:-

*"That Council NOTES that communication with the community will be undertaken, with officers to SUBMIT a further report to Council following the communication process."*

### Comment

The City engaged with the community on this matter with a survey on the 'Your Say' page. Advice on the survey was mailed out to 1,450 residents within 400m of Bradley Reserve; there were also signs placed on site, including one on the toilet block and one adjacent to both the bus shelter and dual use path.



The questions asked were:-

- What is your interest in the project? (Resident/Reserve user/Other).
- Do you support the proposal to demolish the Bradley Reserve toilet block?
- Why do you support the demolition? or Why don't you support the demolition?
- Please provide more details.
- Do you have any other comments?

51 responses to the online survey were received. Overall, 72.5% of respondents supported the demolition of the toilet block.

Comments supporting demolition included:-

- Reduce anti-social behaviour at the location.
- Toilets are an eye sore.
- Live close and go home to use toilets.
- Improve feeling of safety.
- They serve no purpose.
- Other options close by.
- Not required, facilities located at Morris Place.

Comments opposing demolition include:-

- The reserve is now on the dual use path and the reserve will be busier now.
- More development in the area.
- Families with small children need the toilet immediately, and dog walkers would prefer not to cut the visit short.

### **Consultation/Communication Implications**

Stakeholder engagement included the following:-

- Online 'Your Say' survey.
- Mail out to 1,450 residents within 400m of the reserve to advise of the survey.
- On site signage including on the toilet block and around the dual use path.

Engagement took place between 15 April 2019 and 26 May 2019. Residents will be informed of the outcome via the City's 'Your Say' page.

### **Policy and Legislative Implications**

Nil.

### **Financial Implications**

The City budgeted \$15,000 in its 2018/2019 Operational Budget to demolish the toilet block, however, this amount could not be carried forward. This amount will be covered by the 2019/2020 Operational Maintenance Budget and considered at Mid-Year Review if required.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B3:** Built infrastructure that meets community needs

**Objective N2.1:** Create and maintain inviting green spaces and streetscapes

Demolition of the toilet block will create a more inviting and safe park.

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Energy consumption	Demolition of the toilet block, rather than reopening it, will reduce energy consumption.
Water consumption and quality	Demolition of the toilet block, rather than reopening it, will reduce water consumption.

SOCIAL	
Issue	Comment
Amenity	Demolition of the toilet block will improve the amenity of Bradley Reserve, by creating a safer and more inviting park.
Community engagement	The communication surrounding this demolition has improved engagement with the community.

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

The toilet block has been closed for approximately 10 years and there have been no requests to reopen the facility. As a result, the City planned to demolish it in the 2019/2020 financial year.

The demolition of the Bradley Reserve Toilet Block received 72.5% support from those responding to the survey.

The toilet block is scheduled to be demolished in October 2019 after which the area will be made good and integrated into the surrounding parkland.

**12.2/F1 SCHEDULE OF ACCOUNTS PAID FOR PERIOD 11 ENDING 31  
MAY 2019****Report Information**

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Director Corporate Services  
Business Unit: Finance Services  
Ward: Not Applicable  
Suburb: Not Applicable

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution****0719/022****Moved Councillor Sargent, seconded Councillor Proud****That the schedule of accounts drawn and payments made for Period 11, 1 May – 31 May 2019 amounting to:-**

<b>Municipal Fund</b>	<b>\$21,725,527.71</b>
<b>Trust Fund</b>	<b>9,341.25</b>
<b>Reserve Fund</b>	<b><u>7,311.49</u></b>
<b>TOTAL</b>	<b><u>\$21,742,180.45</u></b>

be RECEIVED.

**The motion was put and declared CARRIED (12/0) by exception resolution.****For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.**Committee Recommendation****That the schedule of accounts drawn and payments made for Period 11, 1 May – 31 May 2019 amounting to:-**

Municipal Fund	\$21,725,527.71
Trust Fund	9,341.25
Reserve Fund	<u>7,311.49</u>
TOTAL	<u>\$21,742,180.45</u>

be RECEIVED.

**Officer's Recommendation****That the schedule of accounts drawn and payments made for Period 11, 1 May – 31 May 2019 amounting to:-**

Municipal Fund	\$21,725,527.71
Trust Fund	9,341.25
Reserve Fund	<u>7,311.49</u>
TOTAL	<u>\$21,742,180.45</u>

be RECEIVED.

## Report Purpose

To inform Council of funds disbursed for the period 1 May 2019 to 31 May 2019.

## Relevant Documents

### Attachments

Attachment 1 - Schedule of Accounts - May 2019 [↓](#)

Attachment 2 - Cheque Listing Attachment - May 2019 - (ECM Doc No: 11236234)  
(previously circulated to Councillors under separate cover)\*

### Available for viewing at meeting

Nil

*\*(Please note the Cheque Listing Attachment can be viewed as a separate document to the Agenda on the City of Stirling website).*

## Background

Nil.

## Comment

The reported schedules are submitted in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996.

## Consultation/Communication Implications

Nil.

## Policy and Legislative Implications

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires that a list of accounts paid by the Chief Executive Officer is to be prepared each month and presented to the Council at the next ordinary meeting of Council after the list is prepared.

## Financial Implications

Nil.

## Strategic Implications

Nil.

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

## Conclusion

The schedule of cheques drawn and payments made during the reporting period be presented.

**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT \$</b>	<b>MUNICIPAL \$</b>	<b>TRUST \$</b>	<b>RESERVE \$</b>
CREDITOR PAYMENTS	VARIOUS	3-May	EF174074	113,512.59	113,512.59		
CREDITOR PAYMENTS	CANCEL	3-May	EF174064				
CREDITOR PAYMENTS	VARIOUS	3-May	507687-507688	347.07	347.07		
CREDITOR PAYMENTS	VARIOUS	3-May	507689-507690	3,000.00	3,000.00		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174075-174119	5,226.48	5,226.48		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174120	1,738.30	1,738.30		
CREDITOR PAYMENTS	VARIOUS	3-May	2-Jan	332.80	332.80		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174121-174148	63,712.05	63,712.05		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174149-174177	203,182.53	203,182.53		
CREDITOR PAYMENTS	VARIOUS	3-May	507692-507695	9,995.83	9,995.83		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174178-174181	3,665.67	3,665.67		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174182	414,887.89	414,887.89		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174183	128,126.40	128,126.40		
CREDITOR PAYMENTS	VARIOUS	3-May	EF174184	391,076.37	391,076.37		
CREDITOR PAYMENTS	VARIOUS	3-May	507696-507731	48,953.56	48,953.56		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174185-174186	31,430.03	31,430.03		
CREDITOR PAYMENTS	VARIOUS	6-May	507732	1,930.56	1,930.56		
CREDITOR PAYMENTS	CANCEL	6-May	503534 / 503874 / 504531				
CREDITOR PAYMENTS	CANCEL	6-May	503951 / 504074 / 504319				
CREDITOR PAYMENTS	CANCEL	6-May	504333 / 504481 / 504530				
CREDITOR PAYMENTS	CANCEL	6-May	504744 / 504802 / 507240				
CREDITOR PAYMENTS	CANCEL	6-May	507310 / 507426 / 507250				
CREDITOR PAYMENTS	CANCEL	6-May	507667				
CREDITOR PAYMENTS	VARIOUS	6-May	EF174187-174216	164,528.13	164,528.13		
CREDITOR PAYMENTS	VARIOUS	6-May	50773-50774	191.00	191.00		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174217-174246	88,407.02	88,407.02		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174247-174277	218,978.80	218,978.80		
CREDITOR PAYMENTS	VARIOUS	6-May	507735	1,210.00	1,210.00		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174278-174307	258,806.41	258,806.41		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174308-174335	75,895.33	75,895.33		
CREDITOR PAYMENTS	VARIOUS	6-May	EF174336	750,000.00	750,000.00		
CREDITOR PAYMENTS	VARIOUS	6-May	507736-507745	3,293.10	3,293.10		
CREDITOR PAYMENTS	VARIOUS	7-May	507746-507747	16,387.00	16,387.00		
CREDITOR PAYMENTS	VARIOUS	7-May	EF174337	20,081.27	20,081.27		
CREDITOR PAYMENTS	VARIOUS	7-May	EF174338-174365	127,266.37	127,266.37		
CREDITOR PAYMENTS	VARIOUS	7-May	EF174366-174388	94,391.84	94,391.84		
CREDITOR PAYMENTS	VARIOUS	7-May	EF174389-174419	61,475.03	61,475.03		
			<b>Sub Totals</b>	<b>3,302,029.43</b>	<b>3,302,029.43</b>	<b>0.00</b>	<b>0.00</b>

**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT</b> \$	<b>MUNICIPAL</b> \$	<b>TRUST</b> \$	<b>RESERVE</b> \$
CREDITORS PAYMENTS	CANCEL	7-May	506674				
CREDITORS PAYMENTS	VARIOUS	7-May	507748-507750	884.96	884.96		
CREDITORS PAYMENTS	VARIOUS	8-May	507751-507754	26,909.50	26,909.50		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174420-174436	70,342.77	70,342.77		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174437-174483	7,374.66	7,374.66		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174484	229,579.36	229,579.36		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174485	1,621.95	1,621.95		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174486-174515	141,406.10	141,406.10		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174516-174546	117,008.16	117,008.16		
CREDITORS PAYMENTS	VARIOUS	8-May	EF174547-174548	17,948.38	17,948.38		
CREDITORS PAYMENTS	VARIOUS	8-May	507755-507789	45,043.02	45,043.02		
NOT TO EXCEED CHQ	VARIOUS	2-May	417140	300.00	300.00		
NOT TO EXCEED CHQ	VARIOUS	16-Apr	417141	80.00	80.00		
NOT TO EXCEED CHQ	VARIOUS	17-Apr	417143	252.00	252.00		
NOT TO EXCEED CHQ	VARIOUS	29-Apr	417147	166.10	166.10		
NOT TO EXCEED CHQ	VARIOUS	26-Apr	417148	197.00	197.00		
NOT TO EXCEED CHQ	VARIOUS	29-Apr	417149	140.00	140.00		
NOT TO EXCEED CHQ	VARIOUS	3-May	417146	324.00	324.00		
CREDITORS PAYMENTS	VARIOUS	9-May	507790-507793	135,974.80	135,974.80		
CREDITORS PAYMENTS	VOID	9-May	EF174549-174552				
CREDITORS PAYMENTS	VARIOUS	9-May	507794	500.00	500.00		
CREDITORS PAYMENTS	VARIOUS	9-May	EF174553-174559	52,336.10	52,336.10		
CREDITORS PAYMENTS	VARIOUS	9-May	507795-507798	14,939.08	14,939.08		
CREDITORS PAYMENTS	VARIOUS	9-May	EF174560-174563	519,048.50	519,048.50		
CREDITORS PAYMENTS	VARIOUS	9-May	EF174564-174565	1,110.00	1,110.00		
CREDITORS PAYMENTS	VARIOUS	10-May	507799-507800	3,686.07	3,686.07		
CREDITORS PAYMENTS	VARIOUS	10-May	EF174566-174573	31,831.01	31,831.01		
CREDITORS PAYMENTS	VARIOUS	10-May	EF174574	2,179.16	2,179.16		
WESTPAC QUICKSUPER	JOURNAL	10-May	GJ625321	-2,179.16	-2,179.16		
CREDITORS PAYMENTS	VARIOUS	10-May	EF174575-174576	187,729.02	187,729.02		
CREDITORS PAYMENTS	VARIOUS	10-May	EF174577	469,124.36	469,124.36		
CREDITORS PAYMENTS	VARIOUS	10-May	507801-507828	35,300.00	35,300.00		
COS TRUST FUND	TRANSFER	3-May	EF174578	3,155.73	3,155.73		
WESTPAC BANK	INVESTMENT	3-May	EF174579	3,155.73		3,155.73	
CREDITORS PAYMENTS	VARIOUS	13-May	507829	1,000.00	1,000.00		
CREDITORS PAYMENTS	VARIOUS	13-May	507830-507381	1,224.84	1,224.84		
CREDITORS PAYMENTS	VARIOUS	13-May	EF174580-174592	35,962.28	35,962.28		
			<b>Sub Totals</b>	<b>5,457,684.91</b>	<b>5,454,529.18</b>	<b>3,155.73</b>	<b>0.00</b>



**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT</b> \$	<b>MUNICIPAL</b> \$	<b>TRUST</b> \$	<b>RESERVE</b> \$
CREDITORS PAYMENTS	VARIOUS	13-May	EF174593	750,000.00	750,000.00		
CREDITORS PAYMENTS	VARIOUS	13-May	EF174594-174614	3,762.80	3,762.80		
CREDITORS PAYMENTS	VARIOUS	13-May	EF174615-174646	154,354.49	154,354.49		
CREDITORS PAYMENTS	VARIOUS	13-May	507832-507834	10,275.30	10,275.30		
CREDITORS PAYMENTS	VARIOUS	14-May	EF174647-EF174659	49,940.39	49,940.39		
CREDITORS PAYMENTS	VARIOUS	14-May	507835-507840	47,123.82	47,123.82		
CREDITORS PAYMENTS	VARIOUS	14-May	EF174660-EF174688	184,907.27	184,907.27		
CREDITORS PAYMENTS	CANCEL	16-May	EF174556	- 2,869.50	- 2,869.50		
CREDITORS PAYMENTS	CANCEL	16-May	505112-505024				
CREDITORS PAYMENTS	VARIOUS	16-May	507841-507845	16,164.72	16,164.72		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174689-EF174705	68,064.16	68,064.16		
CREDITORS PAYMENTS	VARIOUS	16-May	507846-507848	4,445.20	4,445.20		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174706-EF174730	174,336.33	174,336.33		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174731-EF174759	114,912.69	114,912.69		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174760-EF174789	231,230.48	231,230.48		
CREDITORS PAYMENTS	VARIOUS	16-May	507849	48.00	48.00		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174790-EF174817	233,439.82	233,439.82		
CREDITORS PAYMENTS	VARIOUS	16-May	507850-507852	2,902.47	2,902.47		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174818-EF174823	225,158.70	225,158.70		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174824-EF174825	15,674.09	15,674.09		
CREDITORS PAYMENTS	VARIOUS	16-May	507853	171.60	171.60		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174826-EF174858	166,202.90	166,202.90		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174859	517.30	517.30		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174860-EF174888	253,638.95	253,638.95		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174889-EF174918	125,984.91	125,984.91		
CREDITORS PAYMENTS	VARIOUS	16-May	507854-507855	3,992.90	3,992.90		
CREDITORS PAYMENTS	VARIOUS	16-May	EF174919-EF174932	4,353.83	4,353.83		
CREDITORS PAYMENTS	VARIOUS	16-May	507856-507860	2,395.00	2,395.00		
CREDITORS PAYMENTS	VARIOUS	16-May	507861-507890	35,523.63	35,523.63		
CREDITORS PAYMENTS	VARIOUS	17-May	EF174933	394,650.70	394,650.70		
CREDITORS PAYMENTS	VARIOUS	17-May	507891-507892	1,053.05	1,053.05		
WESTPAC BANK	INVESTMENT	16-May	EF174934	3,092.17		3,092.17	
COS TRUST FUND	TRANSFER	16-May	EF174935	3,092.17	3,092.17		
ME BANK	INVESTMENT	10-May	EF174936	750,000.00	750,000.00		
NOT TO EXCEED	VARIOUS	31-Jan	417116	439.50	439.50		
NOT TO EXCEED	VARIOUS	8-May	417145	44.10	44.10		
NOT TO EXCEED	VARIOUS	9-May	417150	45.10	45.10		
CREDITORS PAYMENTS	CANCEL	20-May	EF174738	- 605.00	- 605.00		
			<b>Sub Totals</b>	<b>9,486,148.95</b>	<b>9,479,901.05</b>	<b>6,247.90</b>	<b>0.00</b>

**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT \$</b>	<b>MUNICIPAL \$</b>	<b>TRUST \$</b>	<b>RESERVE \$</b>
CREDITORS PAYMENTS	CANCEL	20-May	507456/505067				
CREDITORS PAYMENTS	VARIOUS	20-May	507893-507897	2,361.92	2,361.92		
CREDITORS PAYMENTS	VARIOUS	20-May	507898	5,206.05	5,206.05		
CREDITORS PAYMENTS	VARIOUS	20-May	EF174937	248,398.77	248,398.77		
CREDITORS PAYMENTS	VARIOUS	20-May	EF174938-174973	288,516.38	288,516.38		
CREDITORS PAYMENTS	VARIOUS	20-May	507899	275.00	275.00		
CREDITORS PAYMENTS	VARIOUS	20-May	EF174974-175006	331,599.51	331,599.51		
CREDITORS PAYMENTS	VARIOUS	20-May	EF175007-175035	101,454.89	101,454.89		
CREDITORS PAYMENTS	VARIOUS	20-May	507900-507923	14,436.48	14,436.48		
CREDITORS PAYMENTS	VARIOUS	20-May	EF175036	306,268.34	306,268.34		
CREDITORS PAYMENTS	VARIOUS	20-May	507924-507925	3,940.02	3,940.02		
CREDITORS PAYMENTS	VARIOUS	20-May	EF175037-175043	74,450.97	74,450.97		
CREDITORS PAYMENTS	VARIOUS	20-May	EF175044-175057	1,980.48	1,980.48		
CREDITORS PAYMENTS	VARIOUS	20-May	EF175058-175086	202,464.63	202,464.63		
CREDITORS PAYMENTS	CANCEL	21-May	507896	-100.00	-100.00		
NOT TO EXCEED CHQ	VARIOUS	14-May	417139	188.50	188.50		
CREDITORS PAYMENTS	VARIOUS	21-May	507926-507958	20,814.59	20,814.59		
CREDITORS PAYMENTS	VARIOUS	21-May	EF175087-175089	413,404.00	413,404.00		
CREDITORS PAYMENTS	VARIOUS	21-May	EF175090-175117	261,734.62	261,734.62		
CREDITORS PAYMENTS	VARIOUS	21-May	507959	771.02	771.02		
CREDITORS PAYMENTS	VARIOUS	21-May	EF175118-175146	163,376.95	163,376.95		
CREDITORS PAYMENTS	VARIOUS	21-May	EF175147-175176	165,961.86	165,961.86		
CREDITORS PAYMENTS	VARIOUS	21-May	507960-507962	2,090.00	2,090.00		
CREDITORS PAYMENTS	VARIOUS	21-May	EF175177	1,086.75	1,086.75		
CREDITORS PAYMENTS	VARIOUS	22-May	507963	1,495.00	1,495.00		
CREDITORS PAYMENTS	VARIOUS	23-May	507964-507968	12,766.68	12,766.68		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175178-175181	510,948.50	510,948.50		
CREDITORS PAYMENTS	VARIOUS	23-May	507969-507970	5,946.00	5,946.00		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175182-175183	2,234.76	2,234.76		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175184	661,835.31	661,835.31		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175185-175214	234,799.48	234,799.48		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175215-175243	208,756.69	208,756.69		
CREDITORS PAYMENTS	VARIOUS	23-May	507971	1,188.00	1,188.00		
CREDITORS PAYMENTS	VARIOUS	23-May	EF175244-175272	217,862.17	217,862.17		
CREDITORS PAYMENTS	VARIOUS	23-May	507972-507997	20,678.08	20,678.08		
CREDITORS PAYMENTS	VARIOUS	24-May	507998-508000	9,905.69	9,905.69		
CREDITORS PAYMENTS	VARIOUS	24-May	EF175273-EF175281	80,669.52	80,669.52		
CREDITORS PAYMENTS	VARIOUS	24-May	EF175282-EF175285	299.22	299.22		
			<b>Sub Totals</b>	<b>14,066,215.78</b>	<b>14,059,967.88</b>	<b>6,247.90</b>	<b>0.00</b>

**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT</b> \$	<b>MUNICIPAL</b> \$	<b>TRUST</b> \$	<b>RESERVE</b> \$
CREDITORS PAYMENTS	VARIOUS	24-May	EF175286	2,625.00	2,625.00		
CREDITORS PAYMENTS	VARIOUS	24-May	508001-508013	3,650.00	3,650.00		
CREDITORS PAYMENTS	VARIOUS	27-May	508014-508016	3,041.00	3,041.00		
CREDITORS PAYMENTS	CANCEL	27-May	507531-507146				
CREDITORS PAYMENTS	VARIOUS	27-May	EF175287	710,477.22	710,477.22		
CREDITORS PAYMENTS	VARIOUS	27-May	EF175288-EF175289	336,010.23	336,010.23		
CREDITORS PAYMENTS	VARIOUS	27-May	EF175290-EF175293	11,347.73	11,347.73		
CREDITORS PAYMENTS	VARIOUS	27-May	508017-508019	27,167.10	27,167.10		
CREDITORS PAYMENTS	VARIOUS	27-May	EF175294	975,829.12	975,829.12		
CREDITORS PAYMENTS	VARIOUS	27-May	EF175295	438,067.29	438,067.29		
CREDITORS PAYMENTS	VARIOUS	28-May	508020-508024	350.00	350.00		
CREDITORS PAYMENTS	CANCEL	28-May	502791 / 504349 / 504373				
CREDITORS PAYMENTS	CANCEL	28-May	504361 / 504368				
CREDITORS PAYMENTS	CANCEL	28-May	504364 / 504365				
CREDITORS PAYMENTS	VARIOUS	28-May	508025-508057	45,754.92	45,754.92		
CREDITORS PAYMENTS	VARIOUS	28-May	508058	730.00	730.00		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175296-EF175324	312,521.11	312,521.11		
CREDITORS PAYMENTS	VARIOUS	28-May	508059	725.00	725.00		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175325-EF175349	207,065.32	207,065.32		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175350-EF175374	153,812.78	153,812.78		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175375-EF175399	219,537.63	219,537.63		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175400-EF175431	173,416.02	173,416.02		
CREDITORS PAYMENTS	VARIOUS	28-May	EF175432-EF175462	153,161.91	153,161.91		
CREDITORS PAYMENTS	CANCEL	28-May	501793 / 503425 / 502759				
CREDITORS PAYMENTS	CANCEL	29-May	502188 / 505109 / 500810				
CREDITORS PAYMENTS	VARIOUS	29-May	508060-508063	3,949.03	3,949.03		
CREDITORS PAYMENTS	VARIOUS	29-May	EF175463-EF175496	290,747.87	290,747.87		
CREDITORS PAYMENTS	VARIOUS	29-May	EF175497-EF175498	221,316.65	221,316.65		
CREDITORS PAYMENTS	VARIOUS	29-May	508064-508067	12,233.69	12,233.69		
CREDITORS PAYMENTS	VARIOUS	29-May	EF175499-EF175510	72,162.58	72,162.58		
CREDITORS PAYMENTS	VARIOUS	29-May	508068-508070	2,575.14	2,575.14		
CREDITORS PAYMENTS	VARIOUS	29-May	EF175511-EF175516	217,395.20	217,395.20		
CREDITORS PAYMENTS	VARIOUS	29-May	508071-508097	33,086.32	33,086.32		
CREDITORS PAYMENTS	CANCEL	30-May	507392-505263				
CREDITORS PAYMENTS	VARIOUS	30-May	508098-508099	707.00	707.00		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175517-EF175546	107,752.99	107,752.99		
CREDITORS PAYMENTS	VARIOUS	30-May	508100	750.00	750.00		
			<b>TOTALS</b>	<b>18,804,181.63</b>	<b>18,797,933.73</b>	<b>6,247.90</b>	<b>0.00</b>

**SCHEDULE FOR PERIOD 11 - 01/05/2019 - 31/05/2019**

<b>PAYMENT</b>	<b>TRANSACTION</b>	<b>DATE</b>	<b>A/C VOUCHER NUMBERS</b>	<b>AMOUNT</b>	<b>MUNICIPAL</b>	<b>TRUST</b>	<b>RESERVE</b>
				<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
CREDITORS PAYMENTS	VARIOUS	30-May	EF175547-EF175562	12,279.88	12,279.88		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175563-EF175593	277,693.10	277,693.10		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175594-EF17623	66,540.42	66,540.42		
CREDITORS PAYMENTS	VARIOUS	30-May	508101	1,374.94	1,374.94		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175624-EF175652	158,656.10	158,656.10		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175653-EF175688	150,246.86	150,246.86		
CREDITORS PAYMENTS	VARIOUS	30-May	EF175689	916,812.58	916,812.58		
CREDITORS PAYMENTS	VARIOUS	30-May	508102-508128	34,040.88	34,040.88		
WESTPAC QUICKSUPER	JOURNAL	30-May	AR044496	-18.34	-18.34		
COS RESERVE	TRANSFER	30-May	EF175690	7,311.49			7,311.49
SUNCORP- METWAY	INVESTMENT	30-May	EF175691	7,311.49	7,311.49		
CREDITORS PAYMENTS	CANCEL	31-May	505248 / 507459				
CREDITORS PAYMENTS	VARIOUS	31-May	508129-508131	212.50	212.50		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175692-EF175717	157,645.56	157,645.56		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175718-EF175721	11,684.56	11,684.56		
CREDITORS PAYMENTS	VARIOUS	31-May	508132-508133	4,241.07	4,241.07		
CREDITORS PAYMENTS	VARIOUS	31-May	508134-508157	8,328.60	8,328.60		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175722-EF175738	347,493.83	347,493.83		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175739-EF175770	73,821.34	73,821.34		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175771	1,129.70	1,129.70		
COS TRUST FUND	TRANSFER	31-May	EF175772	3,093.35	3,093.35		
WESTPAC BANK	INVESTMENT	31-May	EF175773	3,093.35		3,093.35	
CREDITORS PAYMENTS	VARIOUS	31-May	508158-508159	4,747.02	4,747.02		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175774-EF175780	21,859.83	21,859.83		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175781-EF785810	125,035.92	125,035.92		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175811-EF175840	115,023.87	115,023.87		
CREDITORS PAYMENTS	VARIOUS	31-May	508160	100.00	100.00		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175841	338.44	338.44		
CREDITORS PAYMENTS	CANCEL	31-May	EF175841	-338.44	-338.44		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175842-EF175861	68,245.14	68,245.14		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175862-EF175887	258,039.19	258,039.19		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175888-EF175917	101,616.15	101,616.15		
CREDITORS PAYMENTS	VARIOUS	31-May	EF175918	338.44	338.44		
			<b>TOTALS</b>	<b>21,742,180.45</b>	<b>21,725,527.71</b>	<b>9,341.25</b>	<b>7,311.49</b>

**12.2/F2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE  
MONTH ENDING 31 MAY 2019****Report Information**

Location: Not Applicable  
Applicant: Not Applicable  
Reporting Officer: Director Corporate Services  
Business Unit: Finance Services  
Ward: Not Applicable  
Suburb: Not Applicable

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution****0719/023****Moved Councillor Sargent, seconded Councillor Proud****That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 31 May 2019 be RECEIVED.****The motion was put and declared CARRIED (12/0) by exception resolution.****For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.

## Committee Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 31 May 2019 be RECEIVED.

## Officer's Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 31 May 2019 be RECEIVED.

## Report Purpose

To apprise Council of the financial position of the City at 31 May 2019 in compliance with the provisions of Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the Local Government (Financial Management) Regulations 1996 as amended.

## Relevant Documents

### Attachments

Attachment 1 - Statement of Financial Activity in the form of a Rate Setting Statement [↓](#)

Attachment 2 - A Statement of Comprehensive Income by Programme - City Wide [↓](#)

Attachment 3 - An Operating Statement by Nature - City Wide [↓](#)

Attachment 4 - An Operating Statement by Nature - Directorate [↓](#)

Attachment 5 - A Statement of Financial Position [↓](#)

Attachment 6 - Current Assets Less Restricted Assets [↓](#)

Attachment 7 - A Statement of Cash Flows [↓](#)

Attachment 8 - A Statement of Capital Transactions - Summary [↓](#)

Attachment 9 - A Statement of Capital Transactions - Detail by Business Unit [↓](#)

Attachment 10 - An Investment Summary [↓](#)

Attachment 11 - An Investment Report [↓](#)

Attachment 12 - A Statement of Financial Performance of City Services [↓](#)

### Available for viewing at meeting

Nil

## Background

The City's Financial Reports are produced in accordance with the *Local Government Act 1995* and Local Government (Financial Management) Regulations 1996 as amended.

Regulation 34 of the Local Government (Financial Management) Regulations 1996 requires that local governments produce a monthly statement of financial activity and such other supporting information as is considered relevant by the local government. The City of Stirling (City) produces a number of reports to assist in the understanding of its operations and financial position.

The City's financial reporting framework provides Council, management and employees with a broad overview of the city wide financial position. The format for the financial report is in two parts:-

1. A financial summary comprising a Statement of Financial Activity and an explanation of the composition of net current assets, less committed assets and restricted assets plus an explanation of each material variance in accordance with the requirements of Regulation 34 (Attachment 1).
2. A package of other relevant financial reports as detailed above (Attachment 2 – 12).

### Comment

To comply with the requirements of Regulation 34, a Statement of Financial Activity in the form of a Rate Setting Statement is attached. A summary of this statement follows:-

Comments are required for variances that are more than 10% of budget and \$50,000.

### Part 1

#### **Monthly Statement of Financial Activity for period ending 31 May 2019**

It should be noted that this statement only includes transactions as they relate to the Municipal Fund and it removes the non-cash items to allow an assessment of the City's dependency on rate levies. A summary of this statement follows:-

	<b>YTD Actual \$'000</b>	<b>YTD Budget \$'000</b>	<b>Amended Budget \$'000</b>	<b>Adopted Budget \$'000</b>
<b>Opening Funds</b>	31,306	22,937	22,937	18,974
Operating Revenue	87,457	85,708	88,274	89,400
Operating Expenditure	<u>(197,248)</u>	<u>(209,913)</u>	<u>(238,050)</u>	<u>(236,119)</u>
<b>Net Operating Surplus/(Deficit)</b>	<b>(109,791)</b>	<b>(124,205)</b>	<b>(149,776)</b>	<b>(146,719)</b>
<b>Operating Activities Excluded</b>	41,319	41,900	46,580	45,110
<b>Amount Attributed to Operating Activities</b>	<u>(68,472)</u>	<u>(82,304)</u>	<u>(103,196)</u>	<u>(101,609)</u>
<b>Investment Activities</b>				
Grants & Subsidies	5,592	4,632	7,312	8,333
Equity Share of Investment	1,307	1,167	1,333	2,333
Proceeds from Disposal of Assets	2,056	2,022	2,328	2,328
Profit / (Loss) on Disposals	(1,162)	(326)	(476)	(476)
Capital Expenditure	<u>(43,701)</u>	<u>(53,805)</u>	<u>(70,369)</u>	<u>(69,163)</u>

	<b>YTD Actual \$'000</b>	<b>YTD Budget \$'000</b>	<b>Amended Budget \$'000</b>	<b>Adopted Budget \$'000</b>
<b>Amount attributed to Investment Activities</b>	(35,907)	(46,311)	(59,872)	(56,646)
<b>Funded From</b>				
Transferred to/from TPS's	-	(55)	(60)	(60)
Transferred to/from Accumulated Funds	(1,411)	181	2,526	1,990
<b>Total Amount Raised from General Rates</b>	<u>138,177</u>	<u>138,793</u>	<u>137,665</u>	<u>137,351</u>
<b>Closing Funds Net Current Assets at End of Period - Surplus/(Deficit)</b>	<u><b>63,693</b></u>	<u><b>28,824</b></u>	<u><b>1,128</b></u>	<u><b>0</b></u>

An explanation of major variances between YTD Actual and YTD Budget for the period ending 31 May 2019 is as follows:-

### Operating Revenue

#### **1. Other Rates Revenue**

This revenue item has a positive variance of 32% of YTD Budget. This can be attributed to higher late payment penalties on rates than forecast in the budget.

#### **2. Contributions, Reimbursements and Donations**

This revenue item has a positive variance of 26% of YTD Budget. This can mainly be attributed to revenue from insurance recovered, other operating contributions and administration costs charged being higher than forecast in budget.

#### **3. Other**

This revenue item has a positive variance of 14% of YTD Budget. This is mainly the result of adjustment from Local Government Insurance for workers compensation charge, as previous years claims are finalised.

### Operating Expenditure

#### **4. Material and Contracts Direct MTC of NCA**

This expenditure item has a positive variance of 13% of YTD Budget. This is mainly due to lower cost for maintenance for buildings, reserves, roads and drainage than forecast in budget and is deemed to be a timing matter.

#### **5. Underground Power**

This expenditure item has a positive variance of 22% of YTD Budget. This is mainly due to phasing of underground power expenses compared to budget due to delay in commencement of project. This is a timing issue only.

#### **6. Insurance**

This expenditure item has a negative variance of 17% of YTD Budget. This is mainly due to insurance excess paid for motor vehicles, property and public liability.



## 7. Other

This expenditure item has a positive variance of 19% of YTD Budget. This is mainly due to lower contributions and sponsorship from Council to community groups than forecast in budget, and reduced Elected Members conference expenses.

### Non - Operating Activity

## 8. Profit or Loss on Disposal of Assets and Proceeds from Disposal of Assets

Loss on disposal of assets is mainly the result of the disposal of several waste trucks where the price that was received for the disposal of these trucks was low compared to their book value; this resulted in losses on these vehicles.

## 9. Grants & Subsidies

This revenue item has a positive variance of 21% of YTD Budget. This can be attributed to grant funding received from the Department of Infrastructure being higher than forecast in budget.

## 10. Equity Share of Investment

This revenue is a non-cash adjustment and is the recognition of the City's equity share of sales by Tamala Park Regional Council.

## 11. Capital Expenditure

See separate report for details on variances in capital expenditure "A Statement of Capital Transactions – Detail by Business Unit".

### Financial Activity

## 12. Transfers to and from Accumulated Funds/Reserve

The variance is mainly due to the timing of reserve transfers as compared to budget.

Regulation 34 also requires an explanation of the composition of the Net Current Assets less committed assets and restricted assets. The following table provides this information: -

<b>CURRENT ASSETS</b>	<b>\$'000</b>
Cash and Cash Equivalent	125,238
Receivables	12,862
Stock on Hand	<u>3,412</u>
Total Current Assets	<u>141,513</u>
<b>CURRENT LIABILITIES</b>	
Payables and Other Provisions	(22,453)
Total Current Liabilities	<u>(22,453)</u>
<b>NET CURRENT ASSETS</b>	<b>119,060</b>
Less Restricted Assets	(67,983)
<b>Net Current Assets adjusted for Committed and Restricted Assets</b>	<b>51,076</b>
Add Back Cash Backed Leave Provisions	<u>12,616</u>
<b>CLOSING FUNDS</b>	<b><u>63,693</u></b>

## Part 2

### Other Relevant Financial Reports

Other supporting information considered relevant to this financial report is attached. The report comprises:-

- A Statement of Comprehensive Income by Programme - City Wide;
- An Operating Statement by Nature - City Wide;
- An Operating Statement by Nature - by Directorate;
- A Statement of Financial Position;
- A Statement of Cash Flows;
- A Statement of Capital Transactions - Summary;
- A Statement of Capital Transactions - Detail by Business Unit;
- An Investment Summary;
- An Investment Report; and
- A Statement of Financial Performance of City Services.

The following table summarises the City's operations as reported by the Operating Statement by Nature (Attachment 3). These are more traditional accrual-based Operating Statements consolidating all Council operations except Trust Fund transactions. They contain both cash and non-cash (e.g. depreciation) transactions.

	<b>YTD Actual \$'000</b>	<b>YTD Budget \$'000</b>	<b>Amended Budget \$'000</b>	<b>Adopted Budget \$'000</b>
<b><u>Operating Activity</u></b>				
Revenue	225,635	224,501	227,067	226,728
Expenditures	<u>(197,248)</u>	<u>(209,913)</u>	<u>(238,050)</u>	<u>(236,119)</u>
Change in Net Assets Resulting from Operations	28,386	14,588	(10,983)	(9,391)
<b><u>Non-Operating Activity</u></b>				
Total Non-Operating Activity	<u>5,745</u>	<u>5,473</u>	<u>8,170</u>	<u>10,190</u>
<b><u>Net Result</u></b>	34,131	20,061	(2,813)	799
<b><u>Capital</u></b>	<u>(43,363)</u>	<u>(53,805)</u>	<u>(70,037)</u>	<u>(70,612)</u>
<b><u>Position Compared with Budget</u></b>	<u>9,231</u>	<u>(33,745)</u>	<u>(72,850)</u>	<u>(69,813)</u>

### Consultation/Communication Implications

Each month Business Units are issued detailed management reports for their review and a budget control meeting is held with the Chief Executive Officer, Executive Team and Finance to discuss significant variances and status of capital works programs.

### Policy and Legislative Implications

Regulation 34 of the Local Government (Financial Management) Regulations 1996 as amended requires all local governments to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure for the month in question.

Financial Management Regulation 34 also requires this statement to be accompanied by:

- a. An explanation of the composition of the net current assets, less committed assets and restricted assets.
- b. An explanation of material variances; and
- c. Such supporting information that is relevant to the Local Government.

### Financial Implications

The administration is mandated by Council to operate in a financially sustainable and responsible manner. As such, the City ensures that it closely monitors its financials against approved budget.

## Strategic Implications

**Governance:** Making it happen

**Outcome G4:** Sustainable organisation

**Objective G4.1:** Optimise use of the City's resources

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Nil.	

ECONOMIC	
Issue	Comment
	This report demonstrates responsible financial management in line with the City's strategic priorities to ensure that the City remains in a solid financial position.

## Conclusion

Local Government (Financial Management) Regulation 34 requires local governments to prepare each month a Statement of Financial Activity, reporting on revenue and expenditure for the month in question.

This report demonstrates responsible financial management in line with the City's strategic priorities to ensure that the City remains in a sustainable financial position.

**City of Stirling**  
**Rate Setting Statement**  
**For the Period Ending 31 May 2019**

Description	Notes	YTD Actual	YTD Budget	Variance	%	Amended Budget	Original Budget
		\$'000	\$'000	\$'000		\$'000	\$'000
<b>OPERATING ACTIVITIES</b>							
Net surplus/(deficit) start of financial year		31,306	22,937			22,937	18,974
<b>Revenue from operating activity (excluding rates)</b>							
Other Rates Revenue	(1)	868	658	211	32	685	623
Underground Power Rates		5,372	5,212	160	3	5,311	4,917
Security Charge		3,000	2,995	5	1	3,000	2,980
Grants & Subsidies		9,631	9,442	189	2	9,273	10,966
Contributions, Reimbursements & Donations	(2)	2,759	2,182	577	26	2,333	2,365
Interest		4,244	4,056	188	5	4,289	4,289
Registration, Licences & Permits		3,654	4,029	(374)	(9)	4,274	4,774
Service Charges		38,617	37,667	949	3	37,812	37,812
Fees & Charges		15,971	16,545	(575)	(3)	18,093	17,595
Other	(3)	3,342	2,922	420	14	3,204	3,080
<b>Total Operating Revenue</b>		<b>87,457</b>	<b>85,708</b>	<b>1,749</b>	<b>2</b>	<b>88,274</b>	<b>89,400</b>
<b>Expenditure from operating activities</b>							
Employee Costs		(66,557)	(68,433)	1,876	3	(78,289)	(79,244)
Materials & Contracts Direct MTC of NCA	(4)	(17,779)	(20,348)	2,569	13	(22,864)	(22,625)
Materials & Contracts Other Works		(59,692)	(65,090)	5,398	8	(73,695)	(71,114)
Underground Power Expenditure	(5)	(3,314)	(4,257)	942	22	(5,563)	(5,151)
Utilities		(6,331)	(6,542)	211	3	(8,373)	(9,368)
Depreciation		(40,015)	(41,575)	1,559	4	(45,399)	(44,634)
Insurance	(6)	(1,905)	(1,622)	(283)	(17)	(1,622)	(1,622)
Other	(7)	(1,655)	(2,047)	392	19	(2,245)	(2,361)
<b>Total Operating Expenditure</b>		<b>(197,248)</b>	<b>(209,913)</b>	<b>12,665</b>	<b>6</b>	<b>(238,050)</b>	<b>(236,119)</b>
<b>Sub Total Operating Result</b>		<b>(109,791)</b>	<b>(124,205)</b>	<b>14,414</b>	<b>12</b>	<b>(149,776)</b>	<b>(146,719)</b>
<b>Operating activities excluded</b>							
Profit on disposal of assets	(8)	288	201	87	43	219	219
(Loss) on disposal of assets	(8)	(1,449)	(527)	(922)	(175)	(695)	(695)
Movement Leave Provisions & Committed Grants		150	-	150	-	705	-
Gifted & Previously Unrecognised Assets		8	-	8	100	-	-
Depreciation on Assets		40,015	41,575	(1,559)	(4)	45,399	44,634
<b>Total Excluded from Operating Result</b>		<b>41,319</b>	<b>41,900</b>	<b>(582)</b>	<b>(1)</b>	<b>46,580</b>	<b>45,110</b>
<b>Amount attributed to operating activities</b>		<b>(68,472)</b>	<b>(82,304)</b>	<b>13,832</b>	<b>17</b>	<b>(103,196)</b>	<b>(101,609)</b>
<b>INVESTMENT ACTIVITIES</b>							
Grants & Subsidies	(9)	5,592	4,632	960	21	7,312	8,333
Equity Share of Investment	(10)	1,307	1,167	140	12	1,333	2,333
Proceeds from Disposal of Assets	(8)	2,056	2,022	35	2	2,328	2,328
Profit / (Loss) on Disposals	(8)	(1,162)	(326)	(836)	(257)	(476)	(476)
Total Capital Expenditure	(11)	(43,701)	(53,805)	10,104	19	(70,369)	(69,163)
<b>Amount attributed to investment activities</b>		<b>(35,907)</b>	<b>(46,311)</b>	<b>10,404</b>	<b>22</b>	<b>(59,872)</b>	<b>(56,646)</b>
<b>FINANCIAL ACTIVITIES</b>							
Proceeds from Disposal of Assets			(55)	(55)	(100)	(60)	(60)
Transfers to & from Town Planning Schemes			(55)	(55)	(100)	(60)	(60)
Transfers to Reserves	(12)	(3,437)	(150)	(3,287)	(2,191)	(10,239)	(10,689)
Transfers to Accum Funds	(12)	2,026	331	1,695	513	12,765	12,679
<b>Amount attribute to financial activities</b>		<b>(1,411)</b>	<b>126</b>	<b>(1,537)</b>	<b>(1,223)</b>	<b>2,466</b>	<b>1,930</b>
<b>Surplus/(deficient) before general rates</b>		<b>(138,177)</b>	<b>(138,793)</b>			<b>(137,665)</b>	<b>(137,351)</b>
<b>Total amount raised from general rates</b>		<b>138,177</b>	<b>138,793</b>			<b>138,793</b>	<b>137,351</b>
<b>Net current assets at end of period - surplus/(deficit)</b>		<b>63,693</b>	<b>28,824</b>			<b>1,128</b>	<b>0</b>

**City of Stirling**  
**Statement of Comprehensive Income by Programme**  
**City Wide**  
**For the Period Ending 31 May 2019**

MTD				Description	YTD				Full Year			
Actual \$'000	Budget \$'000	Variance \$'000	%		Actual \$'000	Budget \$'000	Variance \$'000	%	Forecast \$'000	Budget \$'000	Variance \$'000	%
<b>Operating Revenue</b>												
923	489	435	89	General Purpose Funding	145,892	145,546	346	0	146,013	146,213	(200)	(1)
155	103	52	51	Governance	1,359	1,547	(188)	(12)	1,553	1,653	(100)	(6)
123	59	64	108	Law Order & Public Safety	3,795	3,588	207	6	3,875	3,665	210	6
3	18	(15)	(83)	Health	223	196	27	14	307	214	93	43
164	(276)	441	160	Education And Welfare	7,990	10,476	(2,486)	(24)	8,151	10,156	(2,005)	(20)
851	496	356	72	Community Amenities	43,173	41,315	1,857	4	43,321	41,880	1,441	3
851	1,065	(214)	(20)	Recreation & Culture	12,473	11,668	804	7	13,716	12,714	1,002	8
475	278	197	71	Transport	2,804	2,591	214	8	2,994	2,794	200	7
115	180	(65)	(36)	Economic Services	7,184	7,301	(117)	(2)	7,381	7,481	(100)	(1)
306	25	281	1,134	Other Property & Services	743	273	470	172	837	298	539	181
<b>3,967</b>	<b>2,435</b>	<b>1,531</b>	<b>63</b>	<b>Total Operating Revenue</b>	<b>225,635</b>	<b>224,501</b>	<b>1,133</b>	<b>1</b>	<b>228,148</b>	<b>227,067</b>	<b>1,081</b>	<b>1</b>
<b>Operating Expenditure</b>												
0	0	0	0	General Purpose Funding	(34)	(54)	20	37	(34)	(60)	26	43
(2,351)	(837)	(1,514)	(181)	Governance	(9,625)	(13,400)	3,775	28	(12,043)	(16,046)	4,003	25
(490)	(613)	124	20	Law Order & Public Safety	(6,782)	(7,292)	510	7	(7,714)	(8,215)	501	6
(157)	(227)	70	31	Health	(2,427)	(2,726)	298	11	(2,662)	(3,062)	400	13
(1,144)	(1,388)	244	18	Education And Welfare	(14,554)	(15,860)	1,306	8	(16,369)	(17,870)	1,501	8
(3,163)	(3,658)	495	14	Community Amenities	(38,886)	(39,729)	842	2	(45,414)	(45,364)	(50)	(1)
(4,823)	(5,108)	285	6	Recreation & Culture	(59,096)	(61,380)	2,284	4	(65,702)	(68,008)	2,306	3
(4,040)	(4,411)	371	8	Transport	(46,595)	(48,081)	1,485	3	(55,155)	(54,219)	(936)	(2)
(384)	(1,228)	844	69	Economic Services	(8,380)	(9,483)	1,103	12	(10,358)	(11,360)	1,002	9
(1,900)	(1,067)	(833)	(78)	Other Property & Services	(10,868)	(11,910)	1,042	9	(12,791)	(13,846)	1,055	8
<b>(18,453)</b>	<b>(18,538)</b>	<b>85</b>	<b>0</b>	<b>Total Operating Expenditure Excluding Finance Costs</b>	<b>(197,248)</b>	<b>(209,913)</b>	<b>12,665</b>	<b>6</b>	<b>(228,242)</b>	<b>(238,050)</b>	<b>9,808</b>	<b>4</b>
<b>Finance Costs</b>												
0	0	0	0		0	0	0	0	0	0	0	0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Total Finance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>(14,486)</b>	<b>(16,103)</b>	<b>1,616</b>	<b>10</b>	<b>Total Operating</b>	<b>28,386</b>	<b>14,588</b>	<b>13,798</b>	<b>95</b>	<b>(94)</b>	<b>(10,963)</b>	<b>10,889</b>	<b>99</b>
<b>Non-Operating</b>												
<b>Non-Operating Grants, Subsidies, Contributions</b>												
252	72	180	250	General Purpose Funding	1,009	849	160	19	1,009	1,009	0	0
0	50	(50)	(100)	Community Amenities	0	50	(50)	(100)	107	107	0	0
0	(12)	12	100	Recreation & Culture	550	59	491	839	1,287	1,287	0	0
303	153	150	98	Transport	3,460	2,912	549	19	3,752	3,752	0	0
(0)	75	(75)	(100)	Other Property & Services	572	763	(191)	(25)	1,158	1,158	0	0
<b>555</b>	<b>339</b>	<b>217</b>	<b>64</b>	<b>Total Non-Operating Grants, Subsidies, Contributions</b>	<b>5,592</b>	<b>4,632</b>	<b>960</b>	<b>21</b>	<b>7,312</b>	<b>7,312</b>	<b>0</b>	<b>0</b>
<b>Equity Share of Investment</b>												
30	0	30	100	Other Property & Services	1,307	1,167	140	12	1,363	1,333	30	2
<b>30</b>	<b>0</b>	<b>30</b>	<b>100</b>	<b>Total Equity Share of Investment</b>	<b>1,307</b>	<b>1,167</b>	<b>140</b>	<b>12</b>	<b>1,363</b>	<b>1,333</b>	<b>30</b>	<b>2</b>
<b>Loss on Revaluation of Assets</b>												
0	0	0	0		0	0	0	0	0	0	0	0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Total Loss on Revaluation of Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Profit/(Loss) On Disposal Of Assets</b>												
(1)	0	(1)	(100)	Governance	(44)	0	(44)	(100)	(50)	0	(50)	(100)
0	0	0	0	Health	(7)	0	(7)	(100)	(8)	0	(8)	(100)
(5)	0	(5)	(100)	Education And Welfare	(223)	0	(223)	(100)	(262)	0	(262)	(100)
0	0	0	0	Community Amenities	15	0	15	100	18	0	18	100
0	0	0	0	Recreation & Culture	(815)	0	(815)	(100)	(815)	0	(815)	(100)
0	0	0	0	Transport	42	0	42	100	50	0	50	100
0	0	0	0	Economic Services	0	0	0	0	0	0	0	0
102	(60)	162	270	Other Property & Services	(130)	(326)	196	60	(392)	(476)	84	18
<b>96</b>	<b>(60)</b>	<b>156</b>	<b>260</b>	<b>Total Profit/(Loss) on Disposal of Assets</b>	<b>(1,162)</b>	<b>(326)</b>	<b>(836)</b>	<b>(257)</b>	<b>(1,460)</b>	<b>(476)</b>	<b>(984)</b>	<b>(207)</b>
<b>Gifted &amp; Previously Unrecognised Assets</b>												
0	0	0	0	Other Property & Services	8	0	8	100	9	0	9	100
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Total Gifted &amp; Previously Unrecognised Assets</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>100</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>100</b>
<b>(13,804)</b>	<b>(15,824)</b>	<b>2,020</b>	<b>13</b>	<b>Net Result</b>	<b>34,131</b>	<b>20,061</b>	<b>14,071</b>	<b>70</b>	<b>7,131</b>	<b>(2,813)</b>	<b>9,944</b>	<b>353</b>
0	0	0	0	Other Comprehensive Income	0	0	0	0	0	0	0	0
0	0	0	0	Not Applicable	0	0	0	0	0	0	0	0
<b>(13,804)</b>	<b>(15,824)</b>	<b>2,020</b>	<b>13</b>	<b>Total Comprehensive Income</b>	<b>34,131</b>	<b>20,061</b>	<b>14,071</b>	<b>70</b>	<b>7,131</b>	<b>(2,813)</b>	<b>9,944</b>	<b>353</b>

**City of Stirling**  
**Operating Statement by Nature**  
**City Wide**  
**For the Period Ending 31 May 2019**

MTD				Description	YTD				Full Year			
Actual \$'000	Amended Budget \$'000	Variance \$'000	%		Actual \$'000	Amended Budget \$'000	Variance \$'000	%	Forecast \$'000	Amended Budget \$'000	Variance \$'000	%
<b>Operating Revenue</b>												
66	22	44	202	Rates	139,046	139,451	(405)	(1)	139,478	139,478	0	0
(7)	98	(106)	(108)	Underground Power	5,372	5,212	160	3	5,372	5,311	61	1
2	5	(3)	(68)	Security Charge	3,000	2,995	5	0	3,000	3,000	0	0
1,105	(416)	1,521	366	Grants & Subsidies	9,631	9,442	189	2	9,673	9,273	400	4
411	218	193	89	Contributions, Reimbursements & Donations	2,759	2,182	577	26	2,780	2,333	447	19
324	289	35	12	Interest	4,244	4,056	188	5	4,300	4,289	11	1
237	245	(8)	(3)	Registration, Licences & Permits	3,654	4,029	(374)	(9)	3,900	4,274	(374)	(9)
294	145	149	103	Service Charges	38,617	37,667	949	3	38,622	37,812	810	2
1,153	1,557	(404)	(26)	Fees & Charges	15,971	16,545	(575)	(3)	17,518	18,093	(575)	(3)
382	272	110	41	Other	3,342	2,922	420	14	3,504	3,204	0	0
<b>3,967</b>	<b>2,435</b>	<b>1,531</b>	<b>63</b>	<b>Total Operating Revenue</b>	<b>225,635</b>	<b>224,501</b>	<b>1,133</b>	<b>1</b>	<b>228,148</b>	<b>227,067</b>	<b>781</b>	<b>0</b>
<b>Operating Expenditure</b>												
(5,671)	(5,376)	(294)	(5)	Employee Costs	(66,557)	(68,433)	1,876	3	(77,259)	(78,289)	1,030	1
(1,957)	(1,912)	(44)	(2)	Materials & Contracts Direct MTC of NCA	(17,779)	(20,348)	2,569	13	(20,884)	(22,864)	1,980	9
(6,285)	(5,746)	(540)	(9)	Materials & Contracts Other Works	(59,692)	(65,090)	5,398	8	(68,695)	(73,695)	5,000	7
0	(841)	841	100	Underground Power	(3,314)	(4,257)	942	22	(5,563)	(5,563)	0	0
(678)	(616)	(62)	(10)	Utilities	(6,331)	(6,542)	211	3	(8,173)	(8,373)	200	2
(3,734)	(3,955)	221	6	Depreciation	(40,015)	(41,575)	1,559	4	(43,899)	(45,399)	1,500	3
0	0	0	0	Interest	0	0	0	0	0	0	0	0
(6)	0	(6)	(100)	Insurance	(1,905)	(1,622)	(283)	(17)	(1,925)	(1,622)	(303)	(19)
(120)	(92)	(27)	(29)	Other	(1,655)	(2,047)	392	19	(1,845)	(2,245)	400	18
<b>(18,450)</b>	<b>(18,538)</b>	<b>88</b>	<b>1</b>	<b>Total Operating Expenditure</b>	<b>(197,248)</b>	<b>(209,913)</b>	<b>12,665</b>	<b>6</b>	<b>(228,242)</b>	<b>(238,050)</b>	<b>9,807</b>	<b>4</b>
<b>(14,483)</b>	<b>(16,103)</b>	<b>1,620</b>	<b>10</b>	<b>OPERATING SURPLUS / (DEFICIT) BEFORE ALLOCATIONS</b>	<b>28,386</b>	<b>14,588</b>	<b>13,798</b>	<b>95</b>	<b>(94)</b>	<b>(10,983)</b>	<b>10,889</b>	<b>99</b>
0	0	0	0	Allocations	0	0	0	0	0	0	0	0
<b>(14,483)</b>	<b>(16,103)</b>	<b>1,620</b>	<b>10</b>	<b>OPERATING SURPLUS / (DEFICIT) AFTER ALLOCATIONS</b>	<b>28,386</b>	<b>14,588</b>	<b>13,798</b>	<b>95</b>	<b>(94)</b>	<b>(10,983)</b>	<b>10,889</b>	<b>99</b>
<b>Non Operating Activity</b>												
555	339	217	100	Grants & Subsidies	5,592	4,632	960	100	7,312	7,312	0	0
0	0	0	0	Gifted and Previously Unrecognised Assets	8	0	8	100	9	0	9	100
30	0	30	100	Equity Share of Investment	1,307	1,167	140	12	1,363	1,333	30	2
0	0	0	0	Loss on Asset Revaluation	0	0	0	0	0	0	0	0
89	32	57	179	Profit on Asset Disposal	288	201	87	43	288	219	69	32
7	(92)	99	108	Loss on Asset Disposal	(1,449)	(527)	(922)	(175)	(1,748)	(695)	(1,053)	(152)
<b>682</b>	<b>279</b>	<b>403</b>	<b>145</b>	<b>Total Non Operating Activity</b>	<b>5,745</b>	<b>5,473</b>	<b>273</b>	<b>5</b>	<b>7,225</b>	<b>8,170</b>	<b>(945)</b>	<b>(12)</b>
<b>(13,801)</b>	<b>(15,824)</b>	<b>2,023</b>	<b>13</b>	<b>NET RESULT</b>	<b>34,131</b>	<b>20,061</b>	<b>14,071</b>	<b>70</b>	<b>7,131</b>	<b>(2,813)</b>	<b>9,944</b>	<b>353</b>
<b>OTHER COMPREHENSIVE INCOME</b>												
0	0	0	0	Change in revaluation of non-current assets	0	0	0	0	0	0	0	0
<b>(13,801)</b>	<b>(15,824)</b>	<b>2,023</b>	<b>13</b>	<b>TOTAL COMPREHENSIVE INCOME</b>	<b>34,131</b>	<b>20,061</b>	<b>14,071</b>	<b>70</b>	<b>7,131</b>	<b>(2,813)</b>	<b>9,944</b>	<b>353</b>
<b>(5,997)</b>	<b>(3,657)</b>	<b>(2,341)</b>	<b>(64)</b>	<b>Capital Expenditure</b>	<b>(43,363)</b>	<b>(53,805)</b>	<b>10,442</b>	<b>19</b>	<b>(53,105)</b>	<b>(70,037)</b>	<b>16,932</b>	<b>24</b>
<b>(19,799)</b>	<b>(19,481)</b>	<b>(318)</b>	<b>(2)</b>	<b>POSITION COMPARED WITH BUDGET</b>	<b>(9,231)</b>	<b>(33,745)</b>	<b>24,513</b>	<b>73</b>	<b>(45,974)</b>	<b>(72,850)</b>	<b>26,876</b>	<b>37</b>





**City of Stirling**  
**Statement of Financial Position**  
**As At 31 May 2019**

	\$'000
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash and Cash Equivalents	125,238
Trade and Other Receivables	12,862
Inventories	3,412
<b>Total Current Assets</b>	<b>141,513</b>
<b>NON CURRENT ASSETS</b>	
Investments	38,571
Other Receivables	1,432
Property, Plant & Equipment	740,006
Infrastructure	2,221,912
<b>Total Non Current Assets</b>	<b>3,001,920</b>
<b>TOTAL ASSETS</b>	<b>3,143,433</b>
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Payables and Provisions	22,453
<b>Total Current Liabilities</b>	<b>22,453</b>
<b>NON CURRENT LIABILITIES</b>	
Payables and Provisions	1,231
<b>Total Non Current Liabilities</b>	<b>1,231</b>
<b>TOTAL LIABILITIES</b>	<b>23,683</b>
<b>NET ASSETS</b>	<b>3,119,749</b>
<b>EQUITY</b>	
Accumulated Surplus	1,029,861
Change in Net Assets resulting from Operations	34,131
Reserves - Cash Backed	67,983
Reserves - Asset Revaluation	1,987,774
<b>TOTAL EQUITY</b>	<b>3,119,749</b>

**City of Stirling**
**Net Current Asset Position Statement  
 As At 31 May 2019**

	\$
<b>CURRENT ASSETS</b>	
Cash and Cash Equivalents	125,238
Trade and Other Receivables	12,862
Inventories	3,412
Total Current Assets	141,513
<b>CURRENT LIABILITIES</b>	
Creditors and Provisions	22,453
Total Current Liabilities	22,453
<b>CLOSING FUNDS</b>	<b>119,060</b>
<b>Restricted Assets</b>	
Restricted Investments	67,983
Total Restricted Assets	67,983
<b>NET CURRENT ASSETS LESS RESTRICTED ASSETS</b>	<b>51,076</b>
Add Cash Backed Leave	12,616
<b>CLOSING FUNDS</b>	<b>63,693</b>

**City of Stirling**  
**Statement of Cash Flows**  
**For the Period Ending 31 May 2019**

	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts	
Rates	138,183
Fees from Regulatory Services	4,713
User Charges	56,390
Interest Earned	4,104
Other Grants and Contributions	1,132
Government Grants (Operating)	9,631
Capital Expenditure - Specific Government Grants	1,791
Activity Functional Operating Revenue	6,299
	222,243
Payments	
Staff Expenses	(88,091)
Accommodation Expenses	(10,072)
Office Equipment, Plant and Equipment	(7,577)
Sanitation	(20,590)
Maintenance of Community Infrastructure	(31,590)
Activity Functional Operating Expense	(6,204)
	(164,124)
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>58,119</b>
<b>CASH FLOWS USED IN INVESTING ACTIVITIES</b>	
New and Redevelopment of Community Infrastructure	(29,939)
Payments for Purchases of Property, Plant and Equipment	(13,089)
Proceeds from Sale of Property, Plant and Equipment	2,134
Capital Grants and Contributions (Govt & Non Govt)	3,801
	<b>(37,092)</b>
<b>NET INCREASE/(DECREASE) IN CASH HELD</b>	21,027
<b>CASH AT BEGINNING OF REPORTING PERIOD</b>	104,212
<b>CASH AT END OF REPORTING PERIOD</b>	<b>125,238</b>

**City of Stirling**  
**Total Capital Expenditure**  
**By Nature**  
**For the Period Ending 31 May 2019**

MTD				Description	YTD				Full Year			
Actual \$'000	Amended Budget \$'000	Variance \$'000	% Budget		Actual \$'000	Amended Budget \$'000	Variance \$'000	% Budget	Forecast \$'000	Amended Budget \$'000	Variance \$'000	% Budget
737	573	(164)	(29)	Land & Buildings	5,983	6,702	719	11	7,113	13,068	5,955	46
176	355	179	50	Plant and Equipment	887	1,437	551	38	1,972	1,972	0	0
930	919	(11)	(1)	Motor Vehicles & Plant	4,872	7,112	2,240	32	4,924	8,444	3,520	42
63	(11)	(74)	(660)	Furniture & Office Equipment	819	1,796	977	54	835	3,411	2,576	76
332	0	(332)	(100)	Recreation Equipment	787	611	(176)	(29)	826	626	(200)	(32)
2,516	1,120	(1,396)	(125)	Construction Infrastructure Roads	22,568	28,317	5,759	20	27,458	29,691	2,233	8
1,243	701	(542)	(77)	Construction Infrastructure Other	7,458	7,830	372	5	9,977	12,825	2,848	22
<b>5,997</b>	<b>3,657</b>	<b>(2,341)</b>	<b>(64)</b>	<b>Total Capital Expenditure</b>	<b>43,363</b>	<b>53,805</b>	<b>10,442</b>	<b>19</b>	<b>53,105</b>	<b>70,037</b>	<b>16,931</b>	<b>24</b>

**Total Capital Expenditure  
For the Period Ending 31 May 2019**

Description	Actuals YTD	Commitments -For the Period Ending 31 May 2019	Actuals+Commitments	Budget YTD	Variance of Actuals vs YTD Budget	YTD % Variance (NO COMMITMENTS)	Variance of Actual + Commitments vs YTD Budget	YTD % Variance (WITH COMMITMENTS)	Comment Number	Variance of Actuals+Commitments vs Full Yr Budget	
	\$	\$	\$	\$	\$	%	\$	\$		\$	\$
<b>Directorate: 2 - Office of the CEO</b>											
21 - Chief Executive Office Administration	0	0	0	0	0	0	0	0	No comment required	0	0
72 - Governance	32,710	154,726	187,436	358,448	325,738	91	171,012	48	(1)	513,448	326,012
<b>Total Directorate Capital Expenditure</b>	<b>32,710</b>	<b>154,726</b>	<b>187,436</b>	<b>358,448</b>	<b>325,738</b>	<b>91</b>	<b>171,012</b>	<b>48</b>		<b>513,448</b>	<b>326,012</b>
<b>Directorate: 3 - Corporate Services</b>											
23 - Human Resources	0	0	0	9,096	9,096	100	9,096	100	No comment required	0	0
31 - Corporate Services Admin	0	0	0	0	0	0	0	0	No comment required	520,000	520,000
32 - Finance Services	0	0	0	5,993	5,993	100	5,993	100	No comment required	205,511	205,511
33 - Corporate Information Services	300,398	0	300,398	274,000	(26,398)	(10)	(26,398)	(10)	No comment required	904,469	604,071
<b>Total Directorate Capital Expenditure</b>	<b>300,398</b>	<b>0</b>	<b>300,398</b>	<b>289,089</b>	<b>(11,309)</b>	<b>(4)</b>	<b>(11,309)</b>	<b>(4)</b>		<b>1,629,980</b>	<b>1,329,582</b>
<b>Directorate: 4 - Planning &amp; Development</b>											
41 - Planning and Development Administration	15,341	0	15,341	15,256	(85)	(1)	(85)	(1)	No comment required	15,341	0
42 - City Planning	0	0	0	0	0	0	0	0	No comment required	0	0
44 - Development Services	0	0	0	40,000	40,000	100	40,000	100	No comment required	40,000	40,000
<b>Total Directorate Capital Expenditure</b>	<b>15,341</b>	<b>0</b>	<b>15,341</b>	<b>55,256</b>	<b>39,915</b>	<b>72</b>	<b>39,915</b>	<b>72</b>		<b>55,341</b>	<b>40,000</b>
<b>Directorate: 5 - Infrastructure</b>											
46 - Facilities, Projects & Assets (FPA)	7,644,682	4,174,342	11,819,024	8,565,044	920,362	11	(3,253,980)	(38)	(2)	15,277,355	3,458,332
52 - Engineering Design	1,405,539	204,884	1,610,423	1,841,879	436,340	24	231,456	13	(3)	3,310,268	1,699,844
54 - Engineering Operations	21,333,341	3,384,602	24,717,944	26,265,500	4,932,159	19	1,547,557	6	No comment required	27,437,269	2,719,325
56 - Parks and Sustainability	6,876,704	1,728,295	8,604,999	7,483,095	606,391	8	(1,121,904)	(15)	(4)	11,130,480	2,525,480
58 - Waste and Fleet	4,950,846	1,769,336	6,720,182	7,085,287	2,134,441	30	365,105	5	No comment required	8,638,192	1,918,010
<b>Total Directorate Capital Expenditure</b>	<b>42,211,113</b>	<b>11,261,459</b>	<b>53,472,572</b>	<b>51,240,806</b>	<b>9,029,693</b>	<b>18</b>	<b>(2,231,766)</b>	<b>(4)</b>		<b>65,793,563</b>	<b>12,320,991</b>
<b>Directorate: 6 - Community Development</b>											
22 - Customer and Communications	0	0	0	0	0	0	0	0	No comment required	0	0
62 - Community Services	74,323	64,262	138,585	651,586	577,264	89	513,001	79	(5)	627,295	488,710
65 - Recreation & Leisure Services	518,837	49,520	568,356	850,010	331,174	39	281,654	33	(6)	865,010	296,654
73 - Community Safety	209,654	166,423	376,076	360,000	150,347	42	(16,076)	(4)	No comment required	552,220	176,144
<b>Total Directorate Capital Expenditure</b>	<b>802,813</b>	<b>280,205</b>	<b>1,083,018</b>	<b>1,861,597</b>	<b>1,058,784</b>	<b>57</b>	<b>778,579</b>	<b>42</b>		<b>2,044,525</b>	<b>961,508</b>
<b>Total City Wide Capital Expenditure</b>	<b>43,362,375</b>	<b>11,696,390</b>	<b>55,058,765</b>	<b>53,805,195</b>	<b>10,442,820</b>	<b>19</b>	<b>(1,253,570)</b>	<b>(2)</b>		<b>70,036,858</b>	

Variance <= \$50,000 and/or <= 10% of YTD Budget	Green	Within Agreed Tolerance
Variance >= \$50,000 or >=10% of YTD Budget-Underspent	Yellow	Underspent
Variance >= \$50,000 or >=10% of YTD Budget-Overspent	Red	Overspent

Comments:

1)

[72 - Governance](#)

\$276,200 Governance - eVoting (\$0 spent)  
 \$14,998 Corporate Compliance - Risk management system - Implementation of the City's Risk Management (\$0 Spent)  
 \$125,000 Councillor Portal (\$0 Spent)  
 \$50,400 for replacement capital (civic (\$26,450 spent)  
 \$22,740 for Canteen (\$6,260 spent)  
 \$17,850 Printer for Governance

2)

[46 - Facilities, Projects & Assets \(FPA\)](#)

The variances can be mainly explained by:

Only those projects that had a full year budget that is considered material are included below (variance only showing with commitments):

**G0579 – Mirrabooka Sale of Land** - Ongoing legal fees while negotiations on the Contract of Sale takes place in the Mirrabooka stage 3 project.  
**G0690 – Master Plan Moyle Pavilion** - Schedule to be amended, project in communication phase. Budget carry forward 2019/2020 to support design & construction.  
**G0826 – Main Administration Building Upgrades** - Multi Year Project of Main Administration Building upgrades, budget will be CFW 2019/2020. Number of projects falling under this budget, tracking of budget is ongoing  
**G0857 – Lake Gwelup Public Toilets** – Tender has been awarded. Demolition has commenced, project will be a carry forward into 19/20  
**G0877 - Scarborough Football Club Internal and External Upgrade** - Project is financially complete, surplus identified and to be returned at year end.  
**G0902 - Butler Reserve Clubrooms** - Project has reached practical completion in April 2019, final claim from contractor to be invoiced & expensed. Not anticipated to exceed budget.  
**G0904 - Dryandra Public Toilet & Storage Upgrade** - Project is financially complete. Grant has been awarded & to be offset against expenditure. Not anticipated to exceed budget.  
**G0906 - Hamersley Public Golf Club Redevelopment Feasibility** - Schedule to be amended. Project in concept design & communication phase. Will be a carry forward into 19/20  
**G0913 – Solar Panels Terry Tyzack Aquatics** - Schedule to be amended. Project currently in design phase & practical completion estimated August 2019. There will be a budget carry forward for 2019/2020.  
**G0914 – Solar Panels Herb Graham Recreational Centre** - Majority of works done, final works to be completed June/July along with final claims  
**G0921 Works Depot AC Renewal** –Tender awarded. Work commenced in May 2019 due to delays in procurement process. Completion estimated June/July. Not anticipated to exceed budget.  
**G0927 –Des Penman Clubrooms** - Schedule to be amended, completion of designs estimated August 2019.  
**G0929 –Bennet Park, Cricket & Football Club** - Final concept issued to Recreation & Leisure in May for review by clubs.  
**G0931 – Princess Wallington Reserve** - Documentation scheduled January -May 2019. Procurement/Tender in June - July 2019. Council Approval and Contract Award August 2019, 100% design has been achieved.  
**G0932 – Yokine Bowling Club Air-conditioning** - Works well underway. Practical completion estimated June 2019. Surplus identified and to be returned at year end.  
**G0936 – Osborne Park Community Centre Upgrade** – Tender has been awarded. Child Health & Staff relocation works underway. CFW 19/20

**Project Variations:**

Under delegation, the Director Infrastructure has 0 project variations over \$10,000 this month.

3)

[52 - Engineering Design](#)

The variances can be explained by:

**C3191 - RL\_ROW 15014 - East of Northstead St, Sc-** Works in Progress not expected to exceed budget  
**C3195 - RL\_ROW 25035 - North of Swan St, Yokine-** Works in Progress not expected to exceed budget  
**C3197 - RL\_ROW 28001 - North of Second Ave, Moun-** Works in Progress not expected to exceed budget  
**C3223 - SL\_2019 Identified Lighting Projects-** Works in progress, commitment reflects staged works carrying on into 2019-20 subject to council approval of 2019-20 budget  
**C3219 - FR\_2019 Footpath Tree Root Intrusion-** Works in Progress not expected to exceed budget  
**C3230 - RF\_Walter Road (Dundas-Eighth) SB, Dianella-** Works in Progress not expected to exceed budget  
**C3231 - RF\_Walter Road (Eighth-Dundas) NB, Dianella-** Works in Progress not expected to exceed budget  
 At this stage, all other projects scheduled to be completed this year are on track to do so.

4)

[56 - Parks and Sustainability](#)

The variances can be explained by:

**P1680 - Citywide Cricket Net Refurbishment** - works being completed ahead of budget phasing. Works are anticipated to be completed prior to the end of the financial year.  
**P1696 - Coastal dune revegetation** - Works have commenced ahead of budget phasing to manage an increase in pre-planting site preparation work as a result of the wet winter and increased weed growth.  
**P1701 - Citywide Fenced Dog Park Carine** - works being completed ahead of budget phasing. Works are anticipated to be completed prior to the end of the financial year.  
**P1725 - Robinson Reserve** - works being completed ahead of budget phasing. Works are anticipated to be completed by July 2019.  
**P1725 – Robinson Reserve Irrigation Refurbishment** – Works completed ahead of budget phasing schedule to tie in with Robinson Reserve master plan works. Works are anticipated to be completed prior to the end of the financial year.  
 At this stage, all other projects scheduled to be completed this year are on track to do so.

5)

[52 - Community Services](#)

Relates to delays in completing the RFID tender. Budget will be carried forward to 2019/20.

6)

[55 - Recreation & Leisure Services](#)

Budget to be transferred to Facilities, Projects and Assets for delivery and installation of moveable swim wall for Scarborough Beach Pool.

### Investments As At 31 May 2019

Fund	ID	Borrower	Principal	Inv. Date	Maturity	Term	Rate
<b>Matter C2018/843</b>							
	6458	Westpac	178,221.30	31/05/2019	14/06/2019	14	1.00
			178,221.30				
<b>Municipal</b>							
	6351	NAB	1,000,000.00	17/01/2019	5/06/2019	139	2.71
	6354	NAB	800,000.00	17/01/2019	4/06/2019	138	2.71
	6355	NAB	800,000.00	17/01/2019	5/06/2019	139	2.71
	6356	NAB	800,000.00	18/01/2019	6/06/2019	139	2.71
	6357	NAB	800,000.00	21/01/2019	7/06/2019	137	2.71
	6358	NAB	800,000.00	22/01/2019	10/06/2019	139	2.71
	6359	NAB	1,000,000.00	24/01/2019	11/06/2019	138	2.71
	6360	NAB	800,000.00	25/01/2019	12/06/2019	138	2.71
	6361	ME Bank	1,000,000.00	29/01/2019	12/06/2019	134	2.75
	6364	ME Bank	1,000,000.00	31/01/2019	20/06/2019	140	2.72
	6367	NAB	800,000.00	1/02/2019	20/06/2019	139	2.71
	6368	NAB	1,000,000.00	5/02/2019	20/06/2019	135	2.70
	6369	NAB	1,500,000.00	6/02/2019	20/06/2019	134	2.70
	6374	NAB	1,210,000.00	14/02/2019	19/06/2019	125	2.65
	6375	NAB	800,000.00	15/02/2019	13/06/2019	118	2.65
	6377	NAB	800,000.00	19/02/2019	14/06/2019	115	2.63
	6378	Suncorp Metway Bank	800,000.00	21/02/2019	17/06/2019	116	2.55
	6381	Suncorp Metway Bank	800,000.00	22/02/2019	18/06/2019	116	2.55
	6383	Bankwest	1,500,000.00	27/02/2019	26/06/2019	119	2.50
	6385	Suncorp Metway Bank	800,000.00	28/02/2019	3/07/2019	125	2.50
	6386	ME Bank	800,000.00	1/03/2019	21/06/2019	112	2.70
	6387	ME Bank	800,000.00	1/03/2019	25/06/2019	116	2.70
	6388	ME Bank	800,000.00	1/03/2019	27/06/2019	118	2.70
	6389	Suncorp Metway Bank	800,000.00	5/03/2019	25/06/2019	112	2.55
	6390	NAB	1,000,000.00	7/03/2019	25/06/2019	110	2.57
	6399	Suncorp Metway Bank	800,000.00	8/03/2019	25/06/2019	109	2.55
	6402	Suncorp Metway Bank	800,000.00	11/03/2019	10/07/2019	121	2.55
	6404	Suncorp Metway Bank	800,000.00	12/03/2019	10/07/2019	120	2.55
	6405	Suncorp Metway Bank	800,000.00	13/03/2019	10/07/2019	119	2.60
	6406	Suncorp Metway Bank	800,000.00	14/03/2019	10/07/2019	118	2.60
	6408	Suncorp Metway Bank	1,000,000.00	15/03/2019	10/07/2019	117	2.55
	6410	NAB	1,000,000.00	19/03/2019	10/07/2019	113	2.51
	6411	ME Bank	1,500,000.00	20/03/2019	10/07/2019	112	2.65
	6412	Bankwest	800,000.00	21/03/2019	10/07/2019	111	2.48
	6414	NAB	800,000.00	22/03/2019	10/07/2019	110	2.50
	6415	Westpac	800,000.00	26/03/2019	1/07/2019	97	2.56
	6416	Westpac	800,000.00	26/03/2019	4/07/2019	100	2.56
	6417	Westpac	800,000.00	26/03/2019	2/07/2019	98	2.56
	6418	Westpac	800,000.00	26/03/2019	5/07/2019	101	2.56
	6419	Westpac	800,000.00	26/03/2019	8/07/2019	104	2.56
	6420	Westpac	1,000,000.00	26/03/2019	3/07/2019	99	2.56
	6421	ME Bank	800,000.00	27/03/2019	9/07/2019	104	2.57
	6423	Bankwest	800,000.00	28/03/2019	12/07/2019	106	2.35
	6425	Bankwest	1,200,000.00	29/03/2019	17/07/2019	110	2.35
	6426	NAB	800,000.00	29/03/2019	16/07/2019	109	2.37
	6427	NAB	800,000.00	29/03/2019	15/07/2019	108	2.37
	6428	NAB	800,000.00	29/03/2019	17/07/2019	110	2.37
	6429	Bankwest	800,000.00	1/04/2019	18/07/2019	108	2.35
	6430	ME Bank	800,000.00	4/04/2019	19/07/2019	106	2.55
	6431	ME Bank	1,500,000.00	4/04/2019	24/07/2019	111	2.55
	6434	Suncorp Metway Bank	800,000.00	5/04/2019	22/07/2019	108	2.44
	6437	ME Bank	800,000.00	10/04/2019	28/06/2019	79	2.50
	6439	ME Bank	1,000,000.00	12/04/2019	23/07/2019	102	2.55

### Investments As At 31 May 2019

Fund	ID	Borrower	Principal	Inv. Date	Maturity	Term	Rate
	6442	ME Bank	800,000.00	23/04/2019	26/07/2019	94	2.55
	6443	ME Bank	800,000.00	23/04/2019	29/07/2019	97	2.55
	6444	Bank Of Queensland	500,000.00	23/04/2019	31/07/2019	99	2.35
	6445	Bank Of Queensland	800,000.00	23/04/2019	25/07/2019	93	2.35
	6447	NAB	800,000.00	1/05/2019	31/07/2019	91	2.40
	6448	NAB	600,000.00	1/05/2019	31/07/2019	91	2.40
	6452	ME Bank	750,000.00	10/05/2019	1/08/2019	83	2.40
	6453	ME Bank	800,000.00	10/05/2019	30/07/2019	81	2.40
	6455	Bankwest	800,000.00	16/05/2019	2/08/2019	78	2.23
	6456	Bankwest	900,000.00	17/05/2019	8/08/2019	83	2.23
	6459	Bank Of Queensland	1,500,000.00	31/05/2019	4/09/2019	96	2.15
			57,060,000.00				
<b>Reserve</b>							
	6352	Bank Of Queensland	1,011,048.30	17/01/2019	10/07/2019	174	2.80
	6362	NAB	2,341,450.01	31/01/2019	20/06/2019	140	2.72
	6363	Bank Of Queensland	2,395,993.94	31/01/2019	20/06/2019	140	2.70
	6376	Bendigo & Adelaide Bank Limited	2,588,257.79	15/02/2019	10/07/2019	145	2.65
	6382	ME Bank	3,924,840.14	26/02/2019	26/06/2019	120	2.70
	6384	NAB	1,395,232.09	28/02/2019	26/06/2019	118	2.57
	6403	NAB	1,663,633.72	12/03/2019	10/07/2019	120	2.55
	6407	Bank Of Queensland	4,726,549.24	15/03/2019	26/07/2019	133	2.65
	6409	Bank Of Queensland	5,760,799.43	18/03/2019	20/08/2019	155	2.65
	6424	Bendigo & Adelaide Bank Limited	4,510,162.49	28/03/2019	28/08/2019	153	2.45
	6432	Bank Of Queensland	2,883,181.78	4/04/2019	31/07/2019	118	2.50
	6433	ME Bank	3,088,174.31	4/04/2019	19/07/2019	106	2.55
	6436	Westpac	4,378,882.82	9/04/2019	12/08/2019	125	2.44
	6438	Bank Of Queensland	2,315,863.52	11/04/2019	12/08/2019	123	2.50
	6440	Suncorp Metway Bank	3,804,315.89	17/04/2019	15/08/2019	120	2.30
	6441	Bank Of Queensland	4,352,973.52	17/04/2019	16/07/2019	90	2.35
	6446	Bank Of Queensland	7,061,050.01	24/04/2019	8/10/2019	167	2.45
	6449	Bank Of Queensland	748,592.13	2/05/2019	10/10/2019	161	2.30
	6450	ME Bank	6,274,822.42	2/05/2019	9/10/2019	160	2.45
	6457	Suncorp Metway Bank	2,757,547.22	30/05/2019	27/09/2019	120	2.25
			67,983,370.77				
<b>Special Trust</b>							
	6391	Bendigo & Adelaide Bank Limited	1,091,797.87	7/03/2019	13/06/2019	98	2.50
	6392	Bendigo & Adelaide Bank Limited	838,574.89	7/03/2019	13/06/2019	98	2.50
	6393	Bendigo & Adelaide Bank Limited	206,675.76	7/03/2019	13/06/2019	98	2.50
	6394	Bendigo & Adelaide Bank Limited	427,581.61	7/03/2019	13/06/2019	98	2.50
	6395	Bendigo & Adelaide Bank Limited	104,180.51	7/03/2019	13/06/2019	98	2.50
	6396	Bendigo & Adelaide Bank Limited	2,742,556.13	7/03/2019	13/06/2019	98	2.50
	6397	Bendigo & Adelaide Bank Limited	12,321,812.04	7/03/2019	13/06/2019	98	2.50
	6398	Bendigo & Adelaide Bank Limited	1,127,603.55	7/03/2019	13/06/2019	98	2.50
	6422	Bendigo & Adelaide Bank Limited	40,000.00	28/03/2019	13/06/2019	77	2.35
			18,900,782.36				
<b>Trust</b>							
	6370	Bendigo & Adelaide Bank Limited	7,125,481.70	7/02/2019	26/06/2019	139	2.65
	6401	Bendigo & Adelaide Bank Limited	1,483,239.04	8/03/2019	7/06/2019	91	2.50
			8,608,720.74				
<b>Total for all Funds</b>			152,731,095.17				



## CITY OF STIRLING CASH & INVESTMENT REPORT AS AT 31 MAY 2019

	Short term Rating	Long-term Rating	Allocation %	AV RATE %	TOTAL FUNDS \$	MUNI FUNDS \$	TRUST FUNDS \$	RESERVE FUNDS \$
<b>IN HOUSE INVESTMENTS</b>								
<b>Banks</b>								
Bank of Queensland	A2	A-	23	2.34%	34,056,052	2,800,000	-	31,256,052
Commonwealth Bank	A-1+	AA-	0	0.00%	-	-	-	-
Bendigo / Adelaide Bank	A2	A-	23	2.48%	34,607,923	-	27,509,503	7,098,420
ME Bank	A2	BBB+	18	2.42%	27,237,837	13,950,000	-	13,287,837
NAB	A1+	AA-	16	2.40%	24,910,316	19,510,000	-	5,400,316
Rural Bank	A2	A-	0	2.40%	-	-	-	-
Sun Corp Metway	A-1	A+	10	2.25%	15,561,863	9,000,000	-	6,561,863
Westpac	A1+	AA-	6	2.18%	9,557,104	5,000,000	178,221	4,378,883
Bankwest			4	2.23%	6,800,000	6,800,000	-	-
<b>TOTAL INVESTMENTS</b>			<b>100</b>	<b>2.55%</b>	<b>\$ 152,731,095</b>	<b>\$ 57,060,000</b>	<b>\$ 27,687,724</b>	<b>\$ 67,983,371</b>

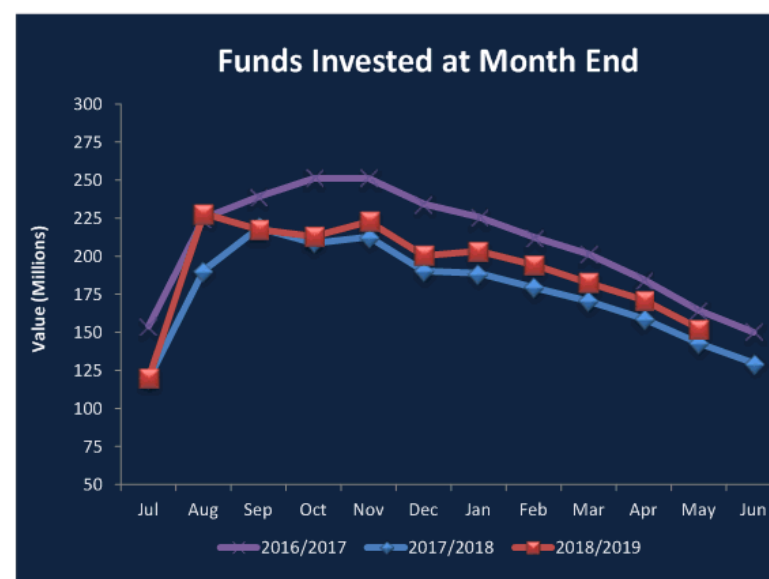
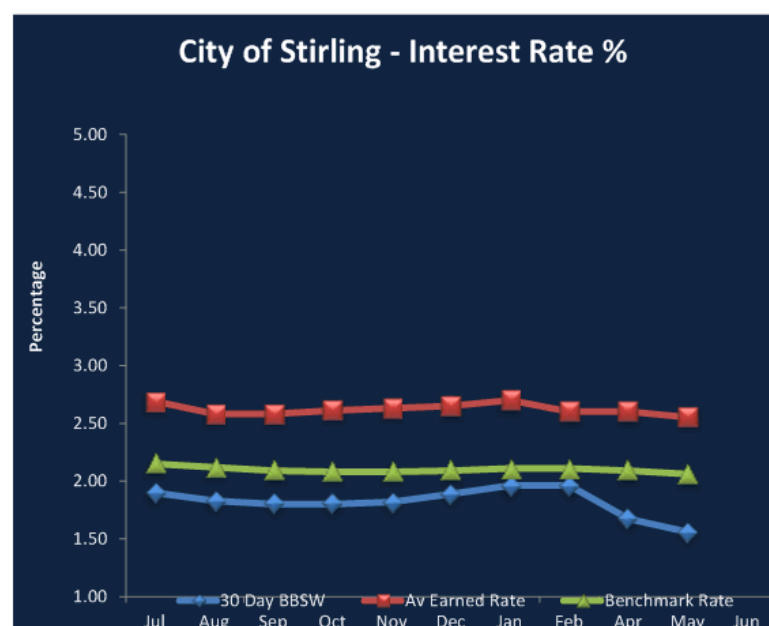
	INTEREST RECEIVED TO DATE	%	BUDGET
<b>INTEREST EARNED</b>			
Municipal Fund	4,235,483	100.40%	4,218,575
Other Fund	8,484	12.12%	70,000
<b>TOTAL</b>	<b>4,243,967</b>	<b>98.96%</b>	<b>4,288,575</b>

<b>INTEREST RATES</b>							
	JUL	AUG	SEP	OCT	NOV	DEC	
AVGE EARNED RATE (ALL INVESTMENTS)	2.48	2.56	2.58	2.61	2.63	2.65	
BENCHMARK RATE	2.12	2.12	2.09	2.08	2.08	2.09	
30 DAY MARKET RATE	1.83	1.83	1.80	1.80	1.83	1.84	
<b>INTEREST RATES</b>							
	JAN	FEB	MAR	APR	MAY	JUN	
AVGE EARNED RATE	2.70	2.60	2.62	2.60	2.55		
BENCHMARK RATE	2.11	2.11	2.11	2.09	2.06		
30 DAY MARKET RATE	1.86	1.86	1.80	1.67	1.56		

<b>MARKET AVERAGE INTEREST RATES</b>							
	At Call	30 Day	90 Day	180 Days	5 Yr Bond	YTD Av	
FOR 2018-19 YEAR ONLY	1.50	1.56	1.55	1.56	1.49	2.55	

**COMMENTARY**

- The City of Stirling continues its cautious approach in managing and investing its funds and only invests funds as per the City's investment policy. To date the City only invests in approved and authorised institutions in line with the WA Local Government Act 1995 and its Amendments 2012.
- For this financial year 2018/19, the City continued its cash investments strategy with local banking institutions administrated in house. The City may also consider recommendations from approved advisors should the need arise.
- This report is supported by detailed statements of borrowers of the City's funds with details thereto.
- In terms of investment returns for this financial year and an outlook of diminishing returns, the City's planned targets above the daily Bank Bill Swap Rate (BBSW) is 25 basis points.
- The return on investment is 98.96% against the original budget for the year.



TRUST FUND DETAILS	BALANCE \$
Verge Bonds	1,730,501
Book Bonds	225
Client Bonds	200
Hall Hire Bonds	59,690
Other Bonds	712,177
Key Bonds	3,572
Performance Bonds	3,190,324
Reserve Hire Bonds	6,100
Unclaimed Monies	156,012
Section 152 Land	1,722,744
Right of Way Bonds	940,251
Payment in Lieu of Public Open Space	11,823,697
Other Trusts	2,604,390
Home Care Monies	621,694
Street Trees Bonds	1,305,514
Town Planning Schemes	2,682,104
Builders Registration Board Levy	135,647
<b>FINANCE ONE</b>	<b>27,694,843</b>
<b>INVESTMENT REGISTER</b>	<b>27,687,724</b>
<b>Funds to be Transferred</b>	<b>7,119</b>

RESERVE FUND DETAILS	BALANCE \$
Capital Investment Reserve	3,622,805
Security Service Reserve	0
Workers Compensation Reserve	2,647,511
Plant Replacement Reserve	4,821,490
Long Service Leave Reserve	655,994
Leave Liability Reserve	12,764,022
Road Widening Compensation Reserve	133,296
Asset Acquisition Reserve	2,779,062
Corporate Project Fund	1,128,305
Payment in Lieu of Parking Reserve	3,105,907
Tree Fund Reserve	343,693
Tamala Park Reserve	2,449,202
Churchlands Lighting Reserve	38,829
Strategic Waste Development Reserve	22,233,576
Investment Income Reserve	1,132,511
Public Parking Strategy Reserve	10,127,168
<b>FINANCE ONE</b>	<b>67,983,371</b>
<b>INVESTMENT REGISTER</b>	<b>67,983,371</b>
<b>Funds to be Transferred</b>	<b>0</b>



**City of Stirling**  
**Financial Performance of City Services**  
For the Period Ending 31 May 2019

YTD_Prev_Year 2017/2018				Description	YTD				Full Year
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$
<b>Community Safety</b>									
<b>Dog Control</b>									
524,529	470,656	53,874	11	Revenue	546,711	440,408	106,303	24	485,900
(230,761)	(311,777)	81,016	26	Operating Expenditure	(283,821)	(313,469)	29,648	9	(350,784)
<b>293,769</b>	<b>158,879</b>	<b>134,890</b>	<b>85</b>	<b>Total Revenue &amp; Expenses</b>	<b>262,890</b>	<b>126,939</b>	<b>135,951</b>	<b>107</b>	<b>135,116</b>
(15,897)	(15,822)	(75)	(0)	Depreciation Expense	(15,944)	(15,897)	(47)	(0)	(17,321)
(230,991)	(230,993)	2	0	Internal Charges/Overheads	(209,365)	(230,301)	20,936	9	(251,238)
<b>46,880</b>	<b>(87,937)</b>	<b>134,817</b>	<b>153</b>	<b>Profit/(Loss)</b>	<b>37,581</b>	<b>(119,259)</b>	<b>156,840</b>	<b>132</b>	<b>(133,442)</b>
<b>Total Community Safety</b>				<b>Total Community Safety</b>				<b>Total Community Safety</b>	
524,529	470,656	53,874	11	Revenue	546,711	440,408	106,303	24	485,900
(230,761)	(311,777)	81,016	26	Operating Expenditure	(283,821)	(313,469)	29,648	9	(350,784)
<b>293,769</b>	<b>158,879</b>	<b>134,890</b>	<b>85</b>	<b>Total Revenue &amp; Expenses</b>	<b>262,890</b>	<b>126,939</b>	<b>135,951</b>	<b>107</b>	<b>135,116</b>
(15,897)	(15,822)	(75)	(0)	Depreciation Expense	(15,944)	(15,897)	(47)	(0)	(17,321)
(230,991)	(230,993)	2	0	Internal Charges/Overheads	(209,365)	(230,301)	20,936	9	(251,238)
<b>46,880</b>	<b>(87,937)</b>	<b>134,817</b>	<b>153</b>	<b>Profit/(Loss)</b>	<b>37,581</b>	<b>(119,259)</b>	<b>156,840</b>	<b>132</b>	<b>(133,442)</b>
<b>Community Services</b>									
<b>Food Services</b>									
1,479,427	1,588,693	(109,266)	(7)	Revenue	797,064	1,802,316	(1,005,253)	(56)	1,794,317
(1,850,630)	(1,863,236)	12,606	1	Operating Expenditure	(1,673,595)	(1,910,950)	237,355	12	(2,141,162)
<b>(371,202)</b>	<b>(274,542)</b>	<b>(96,660)</b>	<b>(35)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(876,531)</b>	<b>(108,634)</b>	<b>(767,897)</b>	<b>(707)</b>	<b>(346,845)</b>
(49,616)	(70,226)	20,610	29	Depreciation Expense	(39,225)	(55,901)	16,677	30	(60,915)
(345,347)	(345,338)	(9)	(0)	Internal Charges/Overheads	(310,564)	(341,623)	31,059	9	(372,677)
<b>(766,165)</b>	<b>(690,106)</b>	<b>(76,058)</b>	<b>(11)</b>	<b>Profit/(Loss)</b>	<b>(1,226,320)</b>	<b>(506,159)</b>	<b>(720,162)</b>	<b>(142)</b>	<b>(780,437)</b>
<b>Kevin Smith Community Centre</b>									
41,169	46,750	(5,581)	(12)	Revenue	40,703	49,667	(8,964)	(18)	51,000
(12,932)	(25,770)	12,838	50	Operating Expenditure	(13,039)	(26,169)	13,130	50	(33,565)
<b>28,237</b>	<b>20,980</b>	<b>7,257</b>	<b>35</b>	<b>Total Revenue &amp; Expenses</b>	<b>27,664</b>	<b>23,498</b>	<b>4,166</b>	<b>18</b>	<b>17,435</b>
(1,407)	(329)	(1,078)	(327)	Depreciation Expense	(1,815)	(1,815)	0	0	(1,978)
(42,644)	(42,644)	0	0	Internal Charges/Overheads	(30,819)	(33,901)	3,082	9	(36,983)
<b>(15,814)</b>	<b>(21,993)</b>	<b>6,179</b>	<b>28</b>	<b>Profit/(Loss)</b>	<b>(4,971)</b>	<b>(12,219)</b>	<b>7,248</b>	<b>59</b>	<b>(21,526)</b>
<b>Balga Community Centre</b>									
26,144	36,667	(10,523)	(29)	Revenue	39,442	36,667	2,775	8	40,000
(176,283)	(176,228)	(55)	(0)	Operating Expenditure	(168,643)	(186,658)	18,016	10	(210,990)
<b>(150,139)</b>	<b>(139,562)</b>	<b>(10,577)</b>	<b>(8)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(129,201)</b>	<b>(149,992)</b>	<b>20,791</b>	<b>14</b>	<b>(170,990)</b>
(45,666)	(45,879)	213	0	Depreciation Expense	(45,225)	(46,510)	1,284	3	(50,676)
(91,645)	(91,645)	(0)	(0)	Internal Charges/Overheads	(80,829)	(88,918)	8,088	9	(96,995)
<b>(287,449)</b>	<b>(277,085)</b>	<b>(10,364)</b>	<b>(4)</b>	<b>Profit/(Loss)</b>	<b>(255,255)</b>	<b>(285,419)</b>	<b>30,163</b>	<b>11</b>	<b>(318,660)</b>
<b>Dianella Community Centre</b>									
36,275	29,333	6,942	24	Revenue	31,092	29,333	1,759	6	32,000
(13,754)	(18,705)	4,951	26	Operating Expenditure	(14,159)	(18,537)	4,378	24	(19,093)
<b>22,521</b>	<b>10,629</b>	<b>11,892</b>	<b>112</b>	<b>Total Revenue &amp; Expenses</b>	<b>16,933</b>	<b>10,797</b>	<b>6,136</b>	<b>57</b>	<b>12,907</b>
(18,726)	(18,495)	(231)	(1)	Depreciation Expense	(15,884)	(18,564)	2,680	14	(20,227)
(43,154)	(43,154)	0	0	Internal Charges/Overheads	(33,916)	(37,308)	3,392	9	(40,700)
<b>(39,359)</b>	<b>(51,021)</b>	<b>11,661</b>	<b>23</b>	<b>Profit/(Loss)</b>	<b>(32,867)</b>	<b>(45,075)</b>	<b>12,208</b>	<b>27</b>	<b>(48,019)</b>



**City of Stirling**  
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YTD_Prev_Year 2017/2018				Description	YTD				Full Year
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$
<b>Nollamara Community Centre</b>									
59,191	68,167	(8,976)	(13)	Revenue	13,586	11,000	2,586	24	12,000
(29,438)	(148,946)	119,508	80	Operating Expenditure	(27,515)	(29,677)	2,161	7	(34,055)
<b>29,753</b>	<b>(80,779)</b>	<b>110,532</b>	<b>137</b>	<b>Total Revenue &amp; Expenses</b>	<b>(13,929)</b>	<b>(18,677)</b>	<b>4,747</b>	<b>25</b>	<b>(22,055)</b>
(17,426)	(17,430)	4	0	Depreciation Expense	(15,314)	(17,426)	2,112	12	(18,987)
(133,840)	(133,840)	0	0	Internal Charges/Overheads	(133,048)	(146,353)	13,305	9	(159,657)
<b>(121,513)</b>	<b>(232,049)</b>	<b>110,536</b>	<b>48</b>	<b>Profit/(Loss)</b>	<b>(162,292)</b>	<b>(182,456)</b>	<b>20,164</b>	<b>11</b>	<b>(200,699)</b>
<b>North Beach Community Centre</b>									
26,688	29,333	(2,645)	(9)	Revenue	21,216	29,333	(8,118)	(28)	32,000
(20,031)	(16,713)	(3,318)	(20)	Operating Expenditure	(19,843)	(37,132)	17,289	47	(39,527)
<b>6,657</b>	<b>12,620</b>	<b>(5,964)</b>	<b>(47)</b>	<b>Total Revenue &amp; Expenses</b>	<b>1,372</b>	<b>(7,799)</b>	<b>9,171</b>	<b>118</b>	<b>(7,527)</b>
(14,849)	(14,076)	(773)	(5)	Depreciation Expense	(10,667)	(15,258)	4,591	30	(16,624)
(57,646)	(57,650)	4	0	Internal Charges/Overheads	(54,394)	(59,831)	5,437	9	(65,273)
<b>(65,838)</b>	<b>(59,105)</b>	<b>(6,733)</b>	<b>(11)</b>	<b>Profit/(Loss)</b>	<b>(63,688)</b>	<b>(82,888)</b>	<b>19,199</b>	<b>23</b>	<b>(89,424)</b>
<b>Osborne Community Centre</b>									
66,101	107,999	(39,899)	(37)	Revenue	60,478	47,667	12,811	27	52,000
(100,306)	(100,945)	640	1	Operating Expenditure	(89,830)	(106,480)	16,650	17	(126,917)
<b>(32,205)</b>	<b>7,054</b>	<b>(39,259)</b>	<b>(557)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(29,352)</b>	<b>(60,813)</b>	<b>31,461</b>	<b>52</b>	<b>(74,917)</b>
(9,096)	(5,021)	(4,075)	(81)	Depreciation Expense	(10,862)	(8,934)	(1,928)	(22)	(9,734)
(59,219)	(59,203)	(16)	(0)	Internal Charges/Overheads	(49,313)	(54,245)	4,932	9	(59,176)
<b>(100,519)</b>	<b>(57,169)</b>	<b>(43,350)</b>	<b>(76)</b>	<b>Profit/(Loss)</b>	<b>(89,528)</b>	<b>(123,992)</b>	<b>34,465</b>	<b>28</b>	<b>(143,827)</b>
<b>Scarborough Community Centre</b>									
51,584	52,833	(1,249)	(2)	Revenue	55,519	45,833	9,686	21	50,000
(122,410)	(150,829)	28,419	19	Operating Expenditure	(110,624)	(146,125)	35,501	24	(168,325)
<b>(70,826)</b>	<b>(97,996)</b>	<b>27,170</b>	<b>28</b>	<b>Total Revenue &amp; Expenses</b>	<b>(55,105)</b>	<b>(100,292)</b>	<b>45,187</b>	<b>45</b>	<b>(118,325)</b>
(45,409)	(54,909)	9,500	17	Depreciation Expense	(52,381)	(45,409)	(6,972)	(15)	(49,475)
(75,848)	(75,848)	(0)	(0)	Internal Charges/Overheads	(64,381)	(70,823)	6,442	9	(77,257)
<b>(192,083)</b>	<b>(228,753)</b>	<b>36,670</b>	<b>16</b>	<b>Profit/(Loss)</b>	<b>(171,866)</b>	<b>(216,523)</b>	<b>44,657</b>	<b>21</b>	<b>(245,057)</b>
<b>Inglewood Community Centre</b>									
44,490	59,583	(15,093)	(25)	Revenue	43,142	44,000	(858)	(2)	48,000
(83,451)	(127,711)	44,260	35	Operating Expenditure	(112,922)	(116,505)	3,583	3	(124,818)
<b>(38,961)</b>	<b>(68,127)</b>	<b>29,166</b>	<b>43</b>	<b>Total Revenue &amp; Expenses</b>	<b>(69,780)</b>	<b>(72,505)</b>	<b>2,725</b>	<b>4</b>	<b>(76,818)</b>
(37,444)	(32,159)	(5,285)	(16)	Depreciation Expense	(32,704)	(38,437)	5,733	15	(41,100)
(73,580)	(73,585)	5	0	Internal Charges/Overheads	(64,395)	(70,840)	6,444	9	(77,274)
<b>(149,985)</b>	<b>(173,871)</b>	<b>23,886</b>	<b>14</b>	<b>Profit/(Loss)</b>	<b>(166,879)</b>	<b>(181,782)</b>	<b>14,903</b>	<b>8</b>	<b>(195,192)</b>
<b>Day Centres</b>									
1,948,649	1,961,089	(12,440)	(1)	Revenue	1,563,188	2,298,660	(735,472)	(32)	2,127,317
(1,600,756)	(1,646,803)	46,047	3	Operating Expenditure	(1,622,008)	(1,510,359)	(111,649)	(7)	(1,728,177)
<b>347,893</b>	<b>314,286</b>	<b>33,607</b>	<b>11</b>	<b>Total Revenue &amp; Expenses</b>	<b>(58,820)</b>	<b>788,301</b>	<b>(847,121)</b>	<b>(107)</b>	<b>399,140</b>
(38,765)	(56,502)	17,737	31	Depreciation Expense	(38,364)	(40,399)	2,034	5	(44,018)
(409,818)	(409,792)	(27)	(0)	Internal Charges/Overheads	(382,937)	(421,217)	38,280	9	(459,506)
<b>(100,691)</b>	<b>(152,008)</b>	<b>51,317</b>	<b>34</b>	<b>Profit/(Loss)</b>	<b>(480,121)</b>	<b>326,686</b>	<b>(806,807)</b>	<b>(247)</b>	<b>(104,384)</b>
<b>Dianella Library</b>									
14,841	13,783	1,057	8	Revenue	13,360	13,567	(206)	(2)	14,800
(883,689)	(980,615)	96,926	10	Operating Expenditure	(842,496)	(983,100)	140,604	14	(1,112,607)
<b>(868,848)</b>	<b>(966,831)</b>	<b>97,984</b>	<b>10</b>	<b>Total Revenue &amp; Expenses</b>	<b>(829,136)</b>	<b>(969,534)</b>	<b>140,398</b>	<b>14</b>	<b>(1,097,807)</b>
(47,741)	(46,422)	(1,320)	(3)	Depreciation Expense	(50,540)	(59,899)	9,359	16	(65,274)
(393,787)	(393,782)	(5)	(0)	Internal Charges/Overheads	(262,389)	(288,626)	26,237	9	(314,867)
<b>(1,310,376)</b>	<b>(1,407,035)</b>	<b>96,659</b>	<b>7</b>	<b>Profit/(Loss)</b>	<b>(1,142,065)</b>	<b>(1,318,059)</b>	<b>175,994</b>	<b>13</b>	<b>(1,477,948)</b>



**City of Stirling**  
**Financial Performance of City Services**  
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YTD_Prev_Year 2017/2018				Description	YTD				Full Year		
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$		
<b>Inglewood Library</b>											
8,570	7,989	581	7	Revenue	7,768	8,168	(399)	(5)	8,910		
(760,294)	(781,142)	20,848	3	Operating Expenditure	(803,685)	(800,410)	(3,274)	(0)	(914,301)		
<b>(751,724)</b>	<b>(773,153)</b>	<b>21,429</b>	<b>3</b>	<b>Total Revenue &amp; Expenses</b>	<b>(795,917)</b>	<b>(792,243)</b>	<b>(3,674)</b>	<b>(0)</b>	<b>(905,391)</b>		
(55,712)	(51,215)	(4,496)	(9)	Depreciation Expense	(58,315)	(59,948)	1,633	3	(65,319)		
(429,531)	(429,522)	(9)	(0)	Internal Charges/Overheads	(307,370)	(338,113)	30,743	9	(368,844)		
<b>(1,236,967)</b>	<b>(1,253,891)</b>	<b>16,924</b>	<b>1</b>	<b>Profit/(Loss)</b>	<b>(1,161,601)</b>	<b>(1,190,304)</b>	<b>28,703</b>	<b>2</b>	<b>(1,339,554)</b>		
<b>Karrinyup Library</b>											
14,531	12,631	1,900	15	Revenue	13,600	11,834	1,766	15	12,910		
(955,889)	(989,886)	33,997	3	Operating Expenditure	(948,965)	(960,353)	11,388	1	(1,087,659)		
<b>(941,359)</b>	<b>(977,256)</b>	<b>35,897</b>	<b>4</b>	<b>Total Revenue &amp; Expenses</b>	<b>(935,366)</b>	<b>(948,519)</b>	<b>13,153</b>	<b>1</b>	<b>(1,074,749)</b>		
(59,438)	(60,848)	1,411	2	Depreciation Expense	(68,199)	(64,636)	(3,563)	(6)	(70,428)		
(491,880)	(491,869)	(11)	(0)	Internal Charges/Overheads	(373,107)	(410,418)	37,311	9	(447,729)		
<b>(1,492,676)</b>	<b>(1,529,972)</b>	<b>37,296</b>	<b>2</b>	<b>Profit/(Loss)</b>	<b>(1,376,672)</b>	<b>(1,423,573)</b>	<b>46,901</b>	<b>3</b>	<b>(1,592,906)</b>		
<b>Osborne Library</b>											
15,825	10,775	5,049	47	Revenue	14,718	11,944	2,774	23	13,030		
(853,345)	(958,255)	104,910	11	Operating Expenditure	(904,162)	(1,000,908)	96,746	10	(1,132,047)		
<b>(837,520)</b>	<b>(947,479)</b>	<b>109,959</b>	<b>12</b>	<b>Total Revenue &amp; Expenses</b>	<b>(889,443)</b>	<b>(988,963)</b>	<b>99,520</b>	<b>10</b>	<b>(1,119,017)</b>		
(123,078)	(115,796)	(7,282)	(6)	Depreciation Expense	(123,615)	(129,594)	5,979	5	(141,205)		
(483,464)	(483,461)	(3)	(0)	Internal Charges/Overheads	(366,088)	(402,694)	36,606	9	(439,306)		
<b>(1,444,062)</b>	<b>(1,546,736)</b>	<b>102,674</b>	<b>7</b>	<b>Profit/(Loss)</b>	<b>(1,379,147)</b>	<b>(1,521,252)</b>	<b>142,105</b>	<b>9</b>	<b>(1,699,528)</b>		
<b>Scarborough Library</b>											
18,467	12,687	5,781	46	Revenue	16,307	14,208	2,098	15	15,500		
(812,484)	(894,180)	81,696	9	Operating Expenditure	(859,562)	(896,808)	37,247	4	(1,024,696)		
<b>(794,017)</b>	<b>(881,493)</b>	<b>87,476</b>	<b>10</b>	<b>Total Revenue &amp; Expenses</b>	<b>(843,255)</b>	<b>(882,600)</b>	<b>39,345</b>	<b>4</b>	<b>(1,009,196)</b>		
(55,770)	(54,326)	(1,443)	(3)	Depreciation Expense	(64,553)	(66,586)	2,033	3	(72,559)		
(456,258)	(456,260)	2	0	Internal Charges/Overheads	(339,074)	(372,977)	33,904	9	(406,888)		
<b>(1,306,044)</b>	<b>(1,392,079)</b>	<b>86,035</b>	<b>6</b>	<b>Profit/(Loss)</b>	<b>(1,246,882)</b>	<b>(1,322,163)</b>	<b>75,282</b>	<b>6</b>	<b>(1,488,642)</b>		
<b>Mirraboopa Library</b>											
81,332	69,746	11,586	17	Revenue	30,044	22,734	7,311	32	24,800		
(859,015)	(886,689)	27,674	3	Operating Expenditure	(891,781)	(943,530)	51,750	5	(1,071,196)		
<b>(777,683)</b>	<b>(816,943)</b>	<b>39,260</b>	<b>5</b>	<b>Total Revenue &amp; Expenses</b>	<b>(861,736)</b>	<b>(920,797)</b>	<b>59,060</b>	<b>6</b>	<b>(1,046,396)</b>		
(100,359)	(97,962)	(2,397)	(2)	Depreciation Expense	(84,897)	(110,125)	25,227	23	(119,993)		
(601,836)	(601,831)	(6)	(0)	Internal Charges/Overheads	(499,332)	(549,263)	49,930	9	(599,199)		
<b>(1,479,879)</b>	<b>(1,516,736)</b>	<b>36,857</b>	<b>2</b>	<b>Profit/(Loss)</b>	<b>(1,445,966)</b>	<b>(1,580,184)</b>	<b>134,218</b>	<b>8</b>	<b>(1,765,588)</b>		
<b>Total Community Services</b>				<b>Total Community Services</b>				<b>Total Community Services</b>			
3,935,283	4,108,060	(172,776)	(4)	Revenue	2,761,227	4,476,931	(1,715,704)	(38)	4,328,584		
(9,134,706)	(9,786,652)	651,946	6	Operating Expenditure	(9,102,828)	(9,675,702)	572,874	6	(10,969,134)		
<b>(5,199,422)</b>	<b>(5,658,592)</b>	<b>459,170</b>	<b>8</b>	<b>Total Revenue &amp; Expenses</b>	<b>(6,341,602)</b>	<b>(5,198,771)</b>	<b>(1,142,831)</b>	<b>(22)</b>	<b>(6,640,550)</b>		
(720,500)	(741,594)	21,094	3	Depreciation Expense	(712,562)	(779,441)	66,880	9	(848,512)		
(4,189,498)	(4,189,424)	(74)	(0)	Internal Charges/Overheads	(3,351,957)	(3,687,149)	335,192	9	(4,022,330)		
<b>(10,109,420)</b>	<b>(10,589,610)</b>	<b>480,190</b>	<b>5</b>	<b>Profit/(Loss)</b>	<b>(10,406,120)</b>	<b>(9,665,361)</b>	<b>(740,759)</b>	<b>(8)</b>	<b>(11,511,391)</b>		



**City of Stirling**  
**Financial Performance of City Services**  
For the Period Ending 31 May 2019

YTD_Prev_Year 2017/2018				Description	YTD				Full Year		
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$		
<b>Development Services</b>											
<b>Building Plan Approvals</b>											
1,206,094	1,480,782	(274,688)	(19)	Revenue	1,045,258	1,247,667	(202,409)	(16)	1,308,000		
(1,220,531)	(1,294,034)	73,504	6	Operating Expenditure	(1,151,609)	(1,294,476)	142,867	11	(1,419,924)		
<b>(14,437)</b>	<b>186,748</b>	<b>(201,184)</b>	<b>(108)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(106,351)</b>	<b>(46,809)</b>	<b>(59,542)</b>	<b>(127)</b>	<b>(111,924)</b>		
(1,432)	(1,541)	109	7	Depreciation Expense	(866)	(1,541)	675	44	(1,679)		
(672,901)	(672,894)	(8)	(0)	Internal Charges/Overheads	(586,349)	(644,984)	58,635	9	(703,619)		
<b>(688,770)</b>	<b>(487,687)</b>	<b>(201,083)</b>	<b>(41)</b>	<b>Profit/(Loss)</b>	<b>(693,566)</b>	<b>(693,334)</b>	<b>(232)</b>	<b>(0)</b>	<b>(817,222)</b>		
<b>Swimming Pool Inspections &amp; Control</b>											
341,902	341,427	475	0	Revenue	352,194	339,166	13,027	4	340,000		
(256,285)	(266,992)	10,707	4	Operating Expenditure	(265,365)	(292,297)	26,933	9	(327,903)		
<b>85,617</b>	<b>74,435</b>	<b>11,182</b>	<b>15</b>	<b>Total Revenue &amp; Expenses</b>	<b>86,829</b>	<b>46,869</b>	<b>39,960</b>	<b>85</b>	<b>12,097</b>		
(706)	(2,661)	1,955	73	Depreciation Expense	(287)	(706)	419	59	(769)		
(131,230)	(131,230)	0	0	Internal Charges/Overheads	(129,639)	(142,603)	12,964	9	(155,567)		
<b>(46,319)</b>	<b>(59,456)</b>	<b>13,137</b>	<b>22</b>	<b>Profit/(Loss)</b>	<b>(43,097)</b>	<b>(96,440)</b>	<b>53,342</b>	<b>55</b>	<b>(144,239)</b>		
<b>Total Approvals</b>				<b>Total Development Services</b>				<b>Total Approvals</b>			
1,547,996	1,822,209	(274,213)	(15)	Revenue	1,397,452	1,586,833	(189,381)	(12)	1,648,000		
(1,476,816)	(1,561,026)	84,211	5	Operating Expenditure	(1,416,974)	(1,586,773)	169,799	11	(1,747,827)		
<b>71,180</b>	<b>261,183</b>	<b>(190,003)</b>	<b>(73)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(19,522)</b>	<b>60</b>	<b>(19,582)</b>	<b>(32,480)</b>	<b>(99,827)</b>		
(2,139)	(4,203)	2,064	49	Depreciation Expense	(1,154)	(2,248)	1,094	49	(2,449)		
(804,131)	(804,124)	(8)	(0)	Internal Charges/Overheads	(715,988)	(787,587)	71,599	9	(859,185)		
<b>(735,090)</b>	<b>(547,143)</b>	<b>(187,946)</b>	<b>(34)</b>	<b>Profit/(Loss)</b>	<b>(736,663)</b>	<b>(789,774)</b>	<b>53,111</b>	<b>7</b>	<b>(961,461)</b>		
<b>Total Waste Services</b>				<b>Total Waste Services</b>				<b>Total Waste Services</b>			
38,631,007	38,129,774	501,233	1	Revenue	37,172,539	36,811,075	361,464	1	36,955,983		
(28,494,342)	(32,959,666)	4,465,324	14	Operating Expenditure	(28,856,654)	(29,234,276)	377,623	1	(33,545,990)		
<b>10,136,665</b>	<b>5,170,108</b>	<b>4,966,556</b>	<b>96</b>	<b>Total Revenue &amp; Expenses</b>	<b>8,315,886</b>	<b>7,576,799</b>	<b>739,087</b>	<b>10</b>	<b>3,409,993</b>		
(451,557)	(717,957)	266,400	37	Depreciation Expense	(446,070)	(458,393)	12,323	3	(499,427)		
642,419	650,171	(7,752)	(1)	Internal Charges/Overheads	573,240	624,708	(51,468)	(8)	684,552		
<b>10,327,527</b>	<b>5,102,323</b>	<b>5,225,204</b>	<b>102</b>	<b>Profit/(Loss)</b>	<b>8,443,055</b>	<b>7,743,114</b>	<b>699,941</b>	<b>9</b>	<b>3,595,119</b>		
<b>Recreation &amp; Leisure Services</b>											
<b>Hammersley Golf Course</b>											
1,453,446	1,496,105	(42,660)	(3)	Revenue	1,542,146	1,497,557	44,589	3	1,611,556		
(248,127)	(246,796)	(1,331)	(1)	Operating Expenditure	(267,620)	(296,231)	28,611	10	(320,843)		
<b>1,205,319</b>	<b>1,249,309</b>	<b>(43,990)</b>	<b>(4)</b>	<b>Total Revenue &amp; Expenses</b>	<b>1,274,526</b>	<b>1,201,326</b>	<b>73,200</b>	<b>6</b>	<b>1,290,713</b>		
(32,739)	(32,368)	(371)	(1)	Depreciation Expense	(33,273)	(33,064)	(209)	(1)	(36,025)		
(143,917)	(143,911)	(7)	(0)	Internal Charges/Overheads	(146,890)	(161,577)	14,686	9	(176,269)		
<b>1,028,663</b>	<b>1,073,030</b>	<b>(44,367)</b>	<b>(4)</b>	<b>Profit/(Loss)</b>	<b>1,094,363</b>	<b>1,006,686</b>	<b>87,678</b>	<b>9</b>	<b>1,078,420</b>		



**City of Stirling**  
**Financial Performance of City Services**  
For the Period Ending 31 May 2019

YTD_Prev_Year 2017/2018				Description	YTD				Full Year
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$
<b>Stirling Leisure Centre - Jim Satchell- Dianella</b>									
115,130	102,938	12,192	12	Revenue	93,726	96,354	(2,628)	(3)	106,932
(46,102)	(57,967)	11,865	20	Operating Expenditure	(45,058)	(46,425)	1,367	3	(50,839)
<b>69,028</b>	<b>44,971</b>	<b>24,057</b>	<b>53</b>	<b>Total Revenue &amp; Expenses excl Depn &amp; O/heades</b>	<b>48,668</b>	<b>49,930</b>	<b>(1,261)</b>	<b>(3)</b>	<b>56,093</b>
(49,724)	(48,734)	(990)	(2)	Depreciation Expense	(40,413)	(49,827)	9,414	19	(54,289)
(33,213)	(33,220)	7	0	Internal Charges/Overheads	(28,685)	(31,562)	2,878	9	(34,421)
<b>(13,909)</b>	<b>(36,984)</b>	<b>23,075</b>	<b>62</b>	<b>Profit/(Loss)</b>	<b>(20,429)</b>	<b>(31,459)</b>	<b>11,031</b>	<b>35</b>	<b>(32,617)</b>
<b>Stirling Leisure Centre - Hamersley</b>									
200,719	205,107	(4,388)	(2)	Revenue	230,000	217,231	12,768	6	240,784
(310,681)	(361,822)	51,141	14	Operating Expenditure	(366,739)	(365,382)	(1,357)	(0)	(427,615)
<b>(109,962)</b>	<b>(156,715)</b>	<b>46,753</b>	<b>30</b>	<b>Total Revenue &amp; Expenses</b>	<b>(136,739)</b>	<b>(148,151)</b>	<b>11,411</b>	<b>8</b>	<b>(186,831)</b>
(97,901)	(96,388)	(1,513)	(2)	Depreciation Expense	(75,320)	(97,380)	22,060	23	(106,102)
(116,148)	(116,151)	3	0	Internal Charges/Overheads	(111,997)	(123,197)	11,200	9	(134,396)
<b>(324,011)</b>	<b>(369,254)</b>	<b>45,243</b>	<b>12</b>	<b>Profit/(Loss)</b>	<b>(324,056)</b>	<b>(368,728)</b>	<b>44,671</b>	<b>12</b>	<b>(427,330)</b>
<b>Stirling Leisure Centre - Innaloo</b>									
2,507	2,292	215	9	Revenue	2,525	2,292	233	10	2,500
(21,286)	(17,946)	(3,340)	(19)	Operating Expenditure	(15,681)	(17,533)	1,852	11	(20,877)
<b>(18,779)</b>	<b>(15,654)</b>	<b>(3,125)</b>	<b>(20)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(13,156)</b>	<b>(15,242)</b>	<b>2,085</b>	<b>14</b>	<b>(18,377)</b>
(25,426)	(25,359)	(66)	(0)	Depreciation Expense	(20,190)	(25,426)	5,236	21	(27,703)
(21,122)	(21,118)	(4)	(0)	Internal Charges/Overheads	(18,616)	(20,473)	1,857	9	(22,339)
<b>(65,327)</b>	<b>(62,132)</b>	<b>(3,195)</b>	<b>(5)</b>	<b>Profit/(Loss)</b>	<b>(51,961)</b>	<b>(61,140)</b>	<b>9,179</b>	<b>15</b>	<b>(68,418)</b>
<b>Stirling Leisure Centre - Karrinyup</b>									
82,173	81,107	1,066	1	Revenue	80,889	81,565	(676)	(1)	88,980
(93,737)	(109,629)	15,892	14	Operating Expenditure	(75,635)	(83,530)	7,894	9	(94,269)
<b>(11,564)</b>	<b>(28,522)</b>	<b>16,958</b>	<b>59</b>	<b>Total Revenue &amp; Expenses</b>	<b>5,254</b>	<b>(1,965)</b>	<b>7,219</b>	<b>367</b>	<b>(5,289)</b>
(57,467)	(57,753)	286	0	Depreciation Expense	(52,812)	(57,141)	4,329	8	(62,258)
(38,839)	(38,836)	(3)	(0)	Internal Charges/Overheads	(32,522)	(35,766)	3,244	9	(39,017)
<b>(107,870)</b>	<b>(125,111)</b>	<b>17,241</b>	<b>14</b>	<b>Profit/(Loss)</b>	<b>(80,080)</b>	<b>(94,872)</b>	<b>14,792</b>	<b>16</b>	<b>(106,564)</b>
<b>Stirling Leisure Centre - Yokine</b>									
44,967	47,414	(2,446)	(5)	Revenue	30,876	32,414	(1,538)	(5)	31,724
(75,892)	(78,157)	2,266	3	Operating Expenditure	(44,495)	(45,628)	1,131	2	(52,527)
<b>(30,924)</b>	<b>(30,744)</b>	<b>(181)</b>	<b>(1)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(13,619)</b>	<b>(13,212)</b>	<b>(407)</b>	<b>(3)</b>	<b>(20,803)</b>
(28,712)	(28,021)	(691)	(2)	Depreciation Expense	(28,652)	(28,712)	60	0	(31,283)
(29,784)	(29,788)	4	0	Internal Charges/Overheads	(27,899)	(30,691)	2,792	9	(33,479)
<b>(89,421)</b>	<b>(88,553)</b>	<b>(867)</b>	<b>(1)</b>	<b>Profit/(Loss)</b>	<b>(70,170)</b>	<b>(72,615)</b>	<b>2,446</b>	<b>3</b>	<b>(85,565)</b>
<b>Stirling Leisure Centre - Herb Graham</b>									
530,497	557,700	(27,204)	(5)	Revenue	590,885	512,847	78,037	15	557,110
(869,708)	(932,082)	62,374	7	Operating Expenditure	(926,584)	(908,522)	(18,063)	(2)	(1,057,123)
<b>(339,212)</b>	<b>(374,382)</b>	<b>35,170</b>	<b>9</b>	<b>Total Revenue &amp; Expenses</b>	<b>(335,700)</b>	<b>(395,674)</b>	<b>59,975</b>	<b>15</b>	<b>(500,013)</b>
(219,965)	(225,148)	5,183	2	Depreciation Expense	(205,082)	(223,415)	18,333	8	(243,423)
(309,685)	(309,681)	(4)	(0)	Internal Charges/Overheads	(302,764)	(333,038)	30,274	9	(363,308)
<b>(868,862)</b>	<b>(909,211)</b>	<b>40,348</b>	<b>4</b>	<b>Profit/(Loss)</b>	<b>(843,546)</b>	<b>(952,127)</b>	<b>108,582</b>	<b>11</b>	<b>(1,106,744)</b>
<b>Stirling Leisure Centre - Terry Tyzack Aquatics</b>									
3,599,459	3,728,373	(128,914)	(3)	Revenue	4,131,354	3,909,021	222,333	6	4,280,751



**City of Stirling**  
**Financial Performance of City Services**  
For the Period Ending 31 May 2019

YTD_Prev_Year 2017/2018				Description	YTD				Full Year
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$
(3,481,806)	(3,744,053)	262,247	7	Operating Expenditure	(3,510,694)	(3,697,589)	186,895	5	(4,094,873)
<b>117,653</b>	<b>(15,680)</b>	<b>133,333</b>	<b>850</b>	<b>Total Revenue &amp; Expenses</b>	<b>620,660</b>	<b>211,432</b>	<b>409,228</b>	<b>194</b>	<b>185,878</b>
(387,917)	(385,396)	(2,521)	(1)	Depreciation Expense	(359,682)	(445,006)	85,324	19	(484,922)
(725,702)	(725,706)	4	0	Internal Charges/Overheads	(674,998)	(742,490)	67,493	9	(809,997)
<b>(995,967)</b>	<b>(1,126,783)</b>	<b>130,816</b>	<b>12</b>	<b>Profit/(Loss)</b>	<b>(414,019)</b>	<b>(976,064)</b>	<b>562,045</b>	<b>58</b>	<b>(1,109,041)</b>
<b>Scarborough Amphitheatre</b>									
1,164	4,125	(2,961)	(72)	Revenue	24,895	48,583	(23,688)	(49)	53,000
2,010	(13,262)	15,272	115	Operating Expenditure	(3,799)	(34,748)	30,950	89	(38,241)
<b>3,174</b>	<b>(9,137)</b>	<b>12,311</b>	<b>135</b>	<b>Total Revenue &amp; Expenses</b>	<b>21,097</b>	<b>13,835</b>	<b>7,262</b>	<b>52</b>	<b>14,759</b>
(17,456)	(19,675)	2,219	11	Depreciation Expense	(20,033)	(17,456)	(2,576)	(15)	(19,020)
(27,676)	(27,679)	3	0	Internal Charges/Overheads	(17,806)	(19,584)	1,777	9	(21,368)
<b>(41,959)</b>	<b>(56,492)</b>	<b>14,533</b>	<b>26</b>	<b>Profit/(Loss)</b>	<b>(16,742)</b>	<b>(23,205)</b>	<b>6,463</b>	<b>28</b>	<b>(25,628)</b>
<b>Leisure Park - Balga</b>									
1,386,301	1,534,796	(148,495)	(10)	Revenue	1,618,901	1,560,581	58,320	4	1,705,479
(2,263,835)	(2,349,056)	85,220	4	Operating Expenditure	(2,327,552)	(2,300,770)	(26,782)	(1)	(2,575,884)
<b>(877,534)</b>	<b>(814,260)</b>	<b>(63,274)</b>	<b>(8)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(708,651)</b>	<b>(740,189)</b>	<b>31,538</b>	<b>4</b>	<b>(870,405)</b>
(271,767)	(263,903)	(7,864)	(3)	Depreciation Expense	(234,514)	(296,786)	62,273	21	(323,390)
(422,906)	(422,907)	0	0	Internal Charges/Overheads	(396,146)	(435,765)	39,619	9	(475,375)
<b>(1,572,207)</b>	<b>(1,501,069)</b>	<b>(71,138)</b>	<b>(5)</b>	<b>Profit/(Loss)</b>	<b>(1,339,310)</b>	<b>(1,472,740)</b>	<b>133,430</b>	<b>9</b>	<b>(1,669,170)</b>
<b>Stirling Community Centres - Dryandra</b>									
21,531	26,312	(4,782)	(18)	Revenue	14,775	24,208	(9,434)	(39)	25,500
(76,492)	(49,855)	(26,637)	(53)	Operating Expenditure	(20,167)	(20,405)	238	1	(23,399)
<b>(54,961)</b>	<b>(23,543)</b>	<b>(31,418)</b>	<b>(133)</b>	<b>Total Revenue &amp; Expenses</b>	<b>(5,392)</b>	<b>3,803</b>	<b>(9,195)</b>	<b>(242)</b>	<b>2,101</b>
(23,648)	(23,710)	62	0	Depreciation Expense	(19,506)	(23,648)	4,142	18	(25,766)
(30,370)	(30,370)	0	0	Internal Charges/Overheads	(25,071)	(27,582)	2,511	9	(30,086)
<b>(108,980)</b>	<b>(77,623)</b>	<b>(31,357)</b>	<b>(40)</b>	<b>Profit/(Loss)</b>	<b>(49,970)</b>	<b>(47,427)</b>	<b>(2,543)</b>	<b>(5)</b>	<b>(53,751)</b>
<b>Stirling Community Centres - Karrynyup</b>									
69,391	67,778	1,613	2	Revenue	50,059	61,195	(11,137)	(18)	64,940
(33,770)	(34,979)	1,210	3	Operating Expenditure	(37,511)	(42,354)	4,843	11	(48,435)
<b>35,622</b>	<b>32,799</b>	<b>2,822</b>	<b>9</b>	<b>Total Revenue &amp; Expenses</b>	<b>12,547</b>	<b>18,841</b>	<b>(6,294)</b>	<b>(33)</b>	<b>16,505</b>
(22,177)	(22,154)	(24)	(0)	Depreciation Expense	(20,014)	(22,177)	2,163	10	(24,163)
(24,126)	(24,131)	5	0	Internal Charges/Overheads	(23,112)	(25,423)	2,311	9	(27,734)
<b>(10,682)</b>	<b>(13,485)</b>	<b>2,803</b>	<b>21</b>	<b>Profit/(Loss)</b>	<b>(30,579)</b>	<b>(28,760)</b>	<b>(1,819)</b>	<b>(6)</b>	<b>(35,393)</b>
<b>Stirling Community Centres - Wk Moir - Balcatta</b>									
38,878	37,418	1,460	4	Revenue	11,064	22,418	(11,354)	(51)	20,820
(22,410)	(23,741)	1,330	6	Operating Expenditure	(14,662)	(22,285)	7,623	34	(23,185)
<b>16,468</b>	<b>13,677</b>	<b>2,790</b>	<b>20</b>	<b>Total Revenue &amp; Expenses</b>	<b>(3,598)</b>	<b>134</b>	<b>(3,731)</b>	<b>(2,790)</b>	<b>(2,365)</b>
(0)	(0)	0	0	Depreciation Expense	(0)	(0)	0	0	(0)
(10,673)	(10,673)	0	0	Internal Charges/Overheads	(10,368)	(11,404)	1,037	9	(12,441)
<b>5,795</b>	<b>3,005</b>	<b>2,790</b>	<b>93</b>	<b>Profit/(Loss)</b>	<b>(13,965)</b>	<b>(11,271)</b>	<b>(2,695)</b>	<b>(24)</b>	<b>(14,806)</b>



**City of Stirling**  
**Financial Performance of City Services**  
For the Period Ending 31 May 2019

YTD_Prev_Year 2017/2018				Description	YTD				Full Year		
Actual \$	Budget \$	Variance \$	%		Actual \$	Budget \$	Variance \$	%	Amended Budget \$		
<b>Stirling Community Centres - Tuart Hill</b>											
77,144	78,813	(1,669)	(2)	Revenue	52,143	65,650	(13,507)	(21)	69,800		
(53,752)	(71,187)	17,434	24	Operating Expenditure	(56,085)	(64,745)	8,661	13	(72,714)		
<b>23,391</b>	<b>7,626</b>	<b>15,765</b>	<b>207</b>	<b>Total Revenue &amp; Expenses</b>	<b>(3,942)</b>	<b>905</b>	<b>(4,847)</b>	<b>(536)</b>	<b>(2,914)</b>		
(952)	(952)	0	0	Depreciation Expense	(952)	(952)	0	0	(1,038)		
(24,935)	(24,936)	0	0	Internal Charges/Overheads	(21,584)	(23,739)	2,155	9	(25,900)		
<b>(2,496)</b>	<b>(18,261)</b>	<b>15,765</b>	<b>86</b>	<b>Profit/(Loss)</b>	<b>(26,478)</b>	<b>(23,787)</b>	<b>(2,691)</b>	<b>(11)</b>	<b>(29,851)</b>		
<b>Stirling Community Centres-Charles Riley-North Beach</b>											
77,389	66,673	10,716	16	Revenue	69,233	56,760	12,473	22	61,920		
(68,995)	(76,165)	7,170	9	Operating Expenditure	(64,490)	(78,636)	14,146	18	(87,122)		
<b>8,394</b>	<b>(9,492)</b>	<b>17,886</b>	<b>188</b>	<b>Total Revenue &amp; Expenses</b>	<b>4,743</b>	<b>(21,876)</b>	<b>26,619</b>	<b>122</b>	<b>(25,202)</b>		
(110,054)	(109,993)	(61)	(0)	Depreciation Expense	(95,294)	(110,054)	14,760	13	(119,909)		
(28,745)	(28,743)	(2)	(0)	Internal Charges/Overheads	(39,516)	(43,468)	3,953	9	(47,419)		
<b>(130,405)</b>	<b>(148,228)</b>	<b>17,823</b>	<b>12</b>	<b>Profit/(Loss)</b>	<b>(130,067)</b>	<b>(175,399)</b>	<b>45,332</b>	<b>26</b>	<b>(192,531)</b>		
<b>Stirling Leisure Centre - Scarborough</b>											
371,045	365,848	5,196	1	Revenue	505,668	446,146	59,522	13	498,204		
(496,453)	(501,841)	5,388	1	Operating Expenditure	(499,751)	(522,013)	22,262	4	(579,986)		
<b>(125,408)</b>	<b>(135,993)</b>	<b>10,585</b>	<b>8</b>	<b>Total Revenue &amp; Expenses</b>	<b>5,917</b>	<b>(75,867)</b>	<b>81,784</b>	<b>108</b>	<b>(81,783)</b>		
(108,884)	(104,719)	(4,165)	(4)	Depreciation Expense	(114,798)	(119,408)	4,611	4	(130,117)		
(133,409)	(133,406)	(3)	(0)	Internal Charges/Overheads	(134,200)	(147,623)	13,423	9	(161,040)		
<b>(367,701)</b>	<b>(374,118)</b>	<b>6,417</b>	<b>2</b>	<b>Profit/(Loss)</b>	<b>(243,080)</b>	<b>(342,898)</b>	<b>99,818</b>	<b>29</b>	<b>(372,939)</b>		
<b>Stirling Leisure Centre - Scarborough Beach Pool</b>											
735,879	679,535	56,344	8	Revenue	1,702,423	1,619,626	82,797	5	1,780,310		
(933,842)	(1,097,270)	163,427	15	Operating Expenditure	(1,683,428)	(1,693,336)	9,908	1	(1,924,722)		
<b>(197,963)</b>	<b>(417,734)</b>	<b>219,771</b>	<b>53</b>	<b>Total Revenue &amp; Expenses</b>	<b>18,996</b>	<b>(73,710)</b>	<b>92,705</b>	<b>126</b>	<b>(144,411)</b>		
(6,457)	(9,093)	2,636	29	Depreciation Expense	(471,376)	(198,008)	(273,368)	(138)	(215,989)		
(141,030)	(141,030)	0	0	Internal Charges/Overheads	(261,250)	(287,377)	26,127	9	(313,500)		
<b>(345,451)</b>	<b>(567,857)</b>	<b>222,407</b>	<b>39</b>	<b>Profit/(Loss)</b>	<b>(713,631)</b>	<b>(559,095)</b>	<b>(154,536)</b>	<b>(28)</b>	<b>(673,901)</b>		
<b>Total Recreation &amp; Leisure Services</b>				<b>Total Recreation &amp; Leisure Services</b>				<b>Total Recreation &amp; Leisure Services</b>			
8,231,563	8,596,936	(365,375)	(4)	Revenue	9,425,256	9,268,700	156,556	2	10,091,310		
(8,704,526)	(9,367,913)	663,388	7	Operating Expenditure	(9,120,051)	(9,314,063)	194,013	2	(10,425,822)		
<b>(472,963)</b>	<b>(770,975)</b>	<b>298,013</b>	<b>39</b>	<b>Total Revenue &amp; Expenses</b>	<b>305,206</b>	<b>(45,364)</b>	<b>350,569</b>	<b>773</b>	<b>(334,513)</b>		
(1,461,115)	(1,445,366)	(15,749)	(1)	Depreciation Expense	(1,781,036)	(1,748,461)	(32,575)	(2)	(1,905,396)		
(2,207,055)	(2,213,814)	6,759	0	Internal Charges/Overheads	(2,159,213)	(2,375,130)	215,917	9	(2,591,037)		
<b>(4,141,133)</b>	<b>(4,430,155)</b>	<b>289,023</b>	<b>7</b>	<b>Profit/(Loss)</b>	<b>(3,635,043)</b>	<b>(4,168,955)</b>	<b>533,911</b>	<b>13</b>	<b>(4,830,945)</b>		



**12.2/PRS2 PROPOSED CANCELLATION AND EXCISION OF PORTION OF CROWN RESERVE 51757 AND CLOSURE OF PORTION OF RIGHT OF WAY 25010 FOR AMALGAMATION WITH LOT 701, HOUSE NUMBER 11A, LATROBE STREET, YOKINE****Report Information**

Location: Right of Way 25010 being portions of Lot 266 and Lot 800, House Number 11R, Latrobe Street, Yokine

Applicant: Stefan Todoroski

Reporting Officer: Director Infrastructure

Business Unit: Property Services

Ward: Lawley

Suburb: Yokine

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

**0719/024**

**Moved Councillor Sargent, seconded Councillor Proud**

- 1. That Council REQUESTS the Minister for Lands to cancel and excise a portion of Crown Reserve 51757, Lot 800, House Number 11R, Latrobe Street, Yokine in accordance with Section 51 of the *Land Administration Act 1997* subject to:-**
  - a. Amalgamation of the excised portion of land with Lot 701, House Number 11A, Latrobe Street, Yokine; and**
  - b. Retain the resultant land from the excision and amalgamation as Crown land for the purpose of Rights of Way.**
- 2. That Council REQUESTS the Minister for Lands to close a portion of Right of Way 25010, Lot 704, House Number 146R, Bradford Street, Yokine (shown in Attachment 1) in accordance with Section 52 of the *Land Administration Act 1997* subject to:-**
  - a. No objections being received during the statutory advertising period; and**
  - b. Amalgamation of the closure area with Lot 701, House Number 11A, Latrobe Street, Yokine.**
- 3. That Council INDEMNIFIES the Minister for Lands against any claim for compensation arising from the right of way closure.**

**The motion was put and declared CARRIED (12/0) by exception resolution.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

- 1. That Council REQUESTS the Minister for Lands to cancel and excise a portion of Crown Reserve 51757, Lot 800, House Number 11R, Latrobe Street, Yokine in accordance with Section 51 of the *Land Administration Act 1997* subject to:-**
  - a. Amalgamation of the excised portion of land with Lot 701, House Number 11A, Latrobe Street, Yokine; and**
  - b. Retain the resultant land from the excision and amalgamation as Crown land for the purpose of Rights of Way.**
- 2. That Council REQUESTS the Minister for Lands to close a portion of Right of Way 25010, Lot 704, House Number 146R, Bradford Street, Yokine (shown in Attachment 1) in accordance with Section 52 of the *Land Administration Act 1997* subject to:-**
  - a. No objections being received during the statutory advertising period; and**
  - b. Amalgamation of the closure area with Lot 701, House Number 11A, Latrobe Street, Yokine.**
- 3. That Council INDEMNIFIES the Minister for Lands against any claim for compensation arising from the right of way closure.**

## Officer's Recommendation

1. That Council REQUESTS the Minister for Lands to cancel and excise a portion of Crown Reserve 51757, Lot 800, House Number 11R, Latrobe Street, Yokine in accordance with Section 51 of the *Land Administration Act 1997* subject to:-
  - a. Amalgamation of the excised portion of land with Lot 701, House Number 11A, Latrobe Street, Yokine; and
  - b. Retain the resultant land from the excision and amalgamation as Crown land for the purpose of Rights of Way.
2. That Council REQUESTS the Minister for Lands to close a portion of Right of Way 25010, Lot 704, House Number 146R, Bradford Street, Yokine (shown in Attachment 1) in accordance with Section 52 of the *Land Administration Act 1997* subject to:-
  - a. No objections being received during the statutory advertising period; and
  - b. Amalgamation of the closure area with Lot 701, House Number 11A, Latrobe Street, Yokine.
3. That Council INDEMNIFIES the Minister for Lands against any claim for compensation arising from the right of way closure.

## Report Purpose

To seek Council approval to request the Minister for Lands to:-

- Cancel and excision portion of Crown Reserve 51757, Lot 800, House Number 11R, Latrobe Street, Yokine (Crown Reserve 51757); and
- Close portion of Right of Way 25010, Lot 704, House Number 146R, Bradford Street, Yokine (ROW 25010) for amalgamation with Lot 701, House Number 11A, Latrobe Street, Yokine.

## Relevant Documents

### Attachments

Attachment 1 - Locality Plan showing proposed area for Reserve Cancellation and Closure of Right of Way [↓](#)

Attachment 2 - Aerial Photo [↓](#)

### Available for viewing at meeting

Nil

## Background

At its meeting held 6 August 2013, Council resolved (Council Resolution Number 0813/016) as follows:-

- "1. That Council APPROVE to advertise the proposed closure of a portion of Right of Way 25010, 146R Bradford Street, Abutting Lot 5642, House Number 13, Latrobe Street, Yokine; Lot 5670, House Number 15, Latrobe Street, Yokine; Lot 54, House Number 4, Lonsdale Street, Yokine; Lot 21, House Number 150, Bradford Street, Yokine; and Lot 20, House Number 148, Bradford Street, Yokine in accordance with the provisions of Section 52 of the Land Administration Act 1997.
2. That subject to:-
  - a. No objections being received;
  - b. Approval of the Department of Planning; and
  - c. Agreement from the owners of Lots 5670 and 20 to purchase portions of the resultant land, from the closure of Right of Way (ROW 25010), for amalgamation with their lots;

*State Land Services at the Department of Lands be REQUESTED to acquire the subject portion of Right of Way pursuant to Section 52 of the Land Administration Act 1997 and amalgamate to resultant land with the abutting lots 5670 and 20.*
3. That following the amalgamation of the resultant land with Lot 20, House Number 148, Bradford Street and Lot 5670, House Number 15, Latrobe Street, Yokine, the City will INITIATE the action to rezone the land in line with the adjoining lots as part of an omnibus amendment under Local Planning Scheme No.3."

This portion of Right of Way 25010 has since been amalgamated into the adjoining private property at Lot 703, House Number 148, Bradford Street, Yokine.

The City of Stirling has now received a request from the owner of Lot 701, House Number 11A, Latrobe Street, Yokine (the applicant) to close portion of the Right of Way 25010 and Crown Reserve 51757 for amalgamation with the applicant's private property.

## Comment

The land requested for closure and amalgamation totals approximately 30.45m<sup>2</sup> (subject to survey) and comprises the following land parcels (shown in Attachment 1):-

1. 7.45m<sup>2</sup> (subject to survey) portion of Crown Reserve 51757

Reserve 51757, the reserve proposed to be cancelled, is a reserve without a management order, with the primary interest holder being the State of Western Australia. Reserve 51757 is described as Lot 800 on Plan 75140, and is reserved for the purposes of 'Right of Way'.

2. 23m<sup>2</sup> (subject to survey) portion of ROW 25010

The private ROW in question was owned by a private individual between 1934 and 1970 and is currently registered to a deceased estate.

This City has reviewed the applicant's request to amalgamate portion of Crown Reserve 51757 and ROW 25010 into the adjoining private property and is supportive of the application for the following reasons.

ROW 25010 is classified as a Category 5 under the City's Rights of Way Management Strategy as it is recognised that ROW 25010 offers limited potential to function as a street due to its constrained width and dead-end.

ROW 25010 is not intended to be dedicated as a public road or upgraded by the City. The section of ROW 25010 to the northern end of Lot 701, House Number, 11A Latrobe Street, Yokine has been closed and amalgamated into the abutting property and the intent is for the remainder of ROW 25010 to be progressively closed and amalgamated with private property.

Crown Reserve 51757 was given up free of cost by the applicant for the purposes of widening ROW 25010. The City's assessment has determined that this widening will not be required in the future and as such is supportive of the progressive cancellation, excision and subsequent amalgamation of this land with the applicant's private property.

The applicant has provided written advice from the remaining abutting land owners to ROW 25010 who have been consulted in relation to the proposed closure of the ROW 25010.

No objections have been received from abutting owners relating to the applicant's request.

The remaining portion of Crown Reserve 51757 and ROW 25010 will continue to be accessible as a Right of Way access to ensure:-

- The applicant has legal access rights to the property at Lot 701, House Number 11A, Latrobe Street, Yokine (the applicant's private property).
- The southern portion of ROW 25010 remains open to Lot 1, House Number 146, Bradford Street, Yokine as requested by the owner.

Full closure of the ROW 25010 and Crown Reserve 51757 is not presently achievable as this would create a land locked lot at Lot 701, House Number 11A, Latrobe Street, Yokine. If this was undertaken, no legal access would exist to the property.

### **Consultation/Communication Implications**

The City will be required to advertise the proposed closure of ROW 25010 in a state wide publication and serve formal notice on all adjoining landowners and the relevant service agencies for a minimum period of 30 days, inviting written submissions.

If the City receives any objections during the statutory advertising period, a further report will be presented to Council to address the objections and allow further reconsideration of the application.

### **Policy and Legislative Implications**

Under Section 51 of the *Land Administration Act 1997* the City may request the Minister by order to cancel, change the purpose of, or amend the boundaries of, or the locations or lots comprising, a reserve.

Section 52 of the *Land Administration Act 1997* provides that a local government may request the Minister for Lands to acquire a ROW, subject to compliance with the requirements in Regulation 6 of the Land Administration Regulations 1998.

## Financial Implications

The owner has confirmed in writing to meet all costs associated with the closure application, amalgamation and dedication. These costs may include application fees, advertising costs, costs of meeting requirements of relevant service agencies, survey costs and conveyancing costs.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome G3:** Customer-focussed organisation

**Objective G2.1:** Work with and influence others for mutual benefit

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

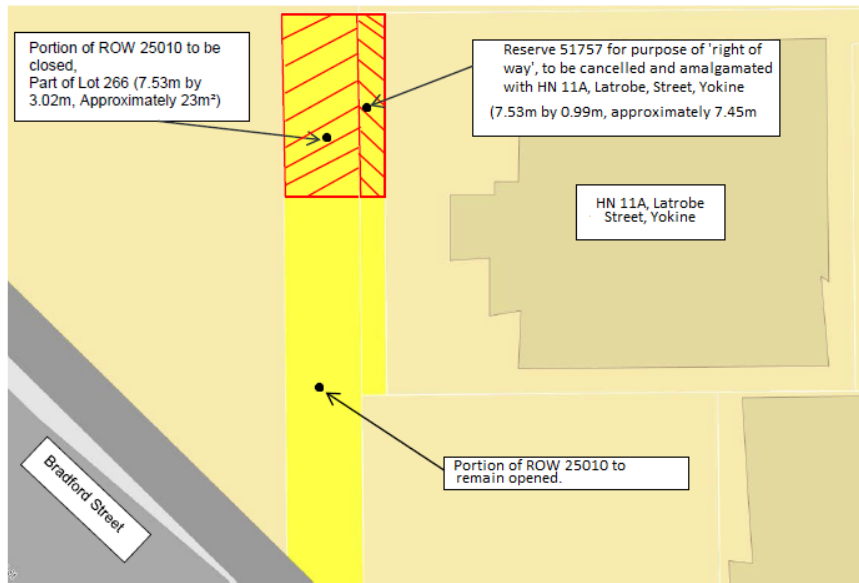
SOCIAL	
Issue	Comment
Nil.	

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

Right of Way 25010 and Crown Reserve 51757 has been identified as having no strategic benefit to the City or the community. Accordingly, the City recommends that the applicant's proposal be supported to request the Minister for Lands to:-

- Cancel and excision portion of Crown Reserve 51757, Lot 800, House Number 11R, Latrobe Street, Yokine; and
- Close portion of Right of Way 25010, Lot 704, House Number 146R, Bradford Street, Yokine for amalgamation with Lot 701, House Number 11A, Latrobe Street, Yokine.







**12.2/TE1 TENDER FOR ELECTRICAL CONTROL SWITCHBOARD CUBICLES  
PARKS AND RESERVES****Report Information**

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager Parks and Sustainability  
Business Unit: Parks and Sustainability  
Ward: City Wide  
Suburb: City Wide

**Authority/Discretion****Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
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- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

**0719/025**

**Moved Councillor Sargent, seconded Councillor Proud**

**That the Tender from Greenlite Electrical Contractors Pty Ltd for Electrical Control Switchboard Cubicles Parks and Reserves be ACCEPTED at the estimated total contract value of \$1.0 million (excluding GST).**

**The motion was put and declared CARRIED (12/0) by exception resolution.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Committee Recommendation

That the Tender from Greenlite Electrical Contractors Pty Ltd for Electrical Control Switchboard Cubicles Parks and Reserves be ACCEPTED at the estimated total contract value of \$1.0 million (excluding GST).

## Officer's Recommendation

That the Tender from Greenlite Electrical Contractors Pty Ltd for Electrical Control Switchboard Cubicles Parks and Reserves be ACCEPTED at the estimated total contract value of \$1.0 million (excluding GST).

## Report Purpose

To report on the results from a public Invitation for Tender (IFT) and the evaluation of tenders, in accordance with Regulation 18 of the Local Government (Functions and General) Regulations 1996.

## Relevant Documents

### Attachments

Attachment 1 - Schedule of Tenders Received (previously circulated to Councillors under confidential separate cover)

Attachment 2 - Schedule of Tenders Received (previously circulated to Councillors under confidential separate cover)

Attachment 3 - Schedule of Tenders Received (previously circulated to Councillors under confidential separate cover)

Attachment 4 - Appendix B - Weighted Scores [↓](#)

### Available for viewing at meeting

Nil

## Background

This tender is for supply and maintenance of electrical cubical switch board infrastructure for the City's irrigation systems within the 357 parks and reserves, streetscapes and Hamersley Public Golf Course.

### Tender Details

**IFT Number** 19.033.S.IFT

**IFT Title** Electrical Control Switchboard Cubicles Parks and Reserves

**Recommended Tenderer(s)** Greenlite Electrical Contractors Pty Ltd

Expenditure under this Contract is not capped or fixed. The estimated Contract award value is based on estimated expenditure at this time but may vary depending on budget availability.

**Contract Term** Initial: 3 years  
Extension Options: 1 year  
Defects Liability Period: As per the Conditions of Contract

**Tendered Rates/Cost** Provided in Attachment A to this report (confidential)

**Advertising:** Saturday, 23 March 2019 The West Australian

**Tender Deadline:** Wednesday, 10 April 2019 1.00pm

**Tender Opening:** Wednesday, 10 April 2019 3.00pm

### Tender Submissions

Three tenders were received, including alternative and non-conforming tenders:-

- Greenlite Electrical Contractors Pty Ltd
- Northlake Electrical Pty Ltd
- Mechanical and Electrical Services

### Contract

Commencement Date of New Contract: Date of Signing Agreement  
Expiry of current Contract: 30 June 2019  
Completion Date of New Contract: July 2022 with an option to extend a further one year  
Estimated Value of New Contract: \$1.0 million (excluding GST)  
Price Basis of New Contract: Fixed for the first 12 months of the Contract then adjusted in line with the Perth CPI index

### Tender Evaluation Panel

The tender evaluation panel comprised of four members, including a Business Unit Manager (Chairperson), and City officers from various Business Units. Process and probity advice during evaluation was provided by a City Procurement Officer.

### **Evaluation of Tenders**

The objective of the evaluation panel is to recommend a suitably qualified and experienced contractor to satisfy the requirement of the above mentioned IFT. All responses to the qualitative criteria were assessed by the panel, as well as rates tendered.

Due to the volume of work, only one panel contractor is needed.

Based on evaluation of the received submissions and subsequent compliance assessments, the Evaluation Panel recommends that the tenderer recommended in this report be accepted at the estimated contract value and contract term provided, from the anticipated commencement date. The recommended tenderer had both extensive relevant experience with government irrigation systems, as well as the best rates. The other tenderers scored less on both qualitative criteria and price.

The recommended tenderer is known to the City, and has provided good service and cost rates in past years.

### **Evaluation Justification**

The evaluation process determined the recommended tenderer clearly represented the best value for money considering responses to qualitative criteria and with the tendered rates submitted.

### **Comment**

All members of the evaluation panel have made a conflict of interest declaration in writing, confirming they have no relationships with any of the tenderers.

It is confirmed that the following checks have been undertaken:-

<b>Has the recommended Tenderer(s) undergone Reference Checks successfully?</b>	YES
<b>Has the recommended Tenderer(s) undergone Probity assessment and been deemed compliant?</b>	YES
<b>Has the recommended Tenderer(s) undergone Financial Viability assessment and been deemed acceptable?</b>	YES
<b>Was a Conflict of Interest declared? If yes, please specify how it was managed</b>	NO

### **Consultation/Communication Implications**

In accordance with Section 1.8 of the *Local Government Act 1995* and Regulation 14(1) of the Local Government (Functions and General) Regulations 1996 the Tender was advertised in a state wide publication. A link to the Tender documents was also made available via the City's website.

## Policy and Legislative Implications

The Tender has been conducted in accordance with Part 4 of the Local Government (Functions and General) Regulations 1996.

## Financial Implications

Account Number:	Varies cost centres across Parks and Sustainability, Capital and Maintenance
Budget Item:	Supply and Maintenance of Electrical Control Switchboards and Irrigation Electrical Control Switchboards within Parks and Reserves
Budget Amount:	\$1.0 Million (excluding GST)
Amount Spent to Date:	Periodic Supply Contract
Proposed Cost:	Periodic Supply Contract
Balance:	Periodic Supply Contract

All figures quoted in this report are exclusive of GST.

The recommended tenderer's cost rates represent good value for money relative to current tender panel rates.

## Strategic Implications

**Built Environment:** Liveable and accessible City

**Outcome B3:** Built infrastructure that meets community needs

**Objective B3.1:** Ensure our assets meet future community needs

**Natural Environment:** Sustainable natural environment

**Outcome N2:** Greener City

**Objective N2.1:** Create and maintain inviting green spaces and streetscapes

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Waste Consumption	Supply and maintenance of electrical cubical infrastructure to ensure optimal operation for irrigation systems within the City's parks, Hamersley Public Golf Course, public open space and street scapes.

**SOCIAL**

Issue	Comment
Amenity	To ensure all electrical equipment supplied and maintained meets the electrical regulations requirements. To ensure best practices of power consumption are in place and infrastructure is updated as aged to reduce failure.

**ECONOMIC**

Issue	Comment
Nil	

**Conclusion**

The Evaluation Panel recommends that the contract for the Electrical Control Switchboard Cubicles Parks and Reserves for the City of Stirling be awarded to Greenlite Electrical Contractors Pty Ltd at the prices/rates listed in Attachment A, at a total estimated contract cost of \$1.0 million (excluding GST).

TENDER NO. 19.033.S.IFT - ELECTRICAL CONTROL SWITCHBOARD CUBICLES PARKS AND RESERVES				
TENDERERS		GREENLITE ELECTRICAL CONTRACTORS PTY LTD	HERU HOLDINGS PTY LTD	NORTHLAKE ELECTRICAL PTY LTD
Weighted Criteria	Weighting	Score	Score	Score
Methodology (15%)	15.0%	82.5%	50.0%	60.0%
Risk, Quality and Environmental Management (10%)	10.0%	77.5%	67.5%	65.0%
Demonstrated Experience (30%)	30.0%	80.0%	45.0%	72.5%
Management Structure, Resources and Skills (15%)	15.0%	82.5%	45.0%	72.5%
Price	30.0%	100.0%	49.1%	57.9%
Non Price (Utility) Score:		80.7%	49.3%	68.7%
VFM/ Weighted Price adjusted Score:		86.5	49.2	65.5

Councillor Karlo Perkov disclosed an Impartial Interest in Item 12.2/9.2 as the land owner is known to him.

## 12.2/9.2 LAND FOR PUBLIC OPEN SPACE PURPOSES - STIRLING

### Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 5.23(2)(e(ii)) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

- (e) *a matter that if disclosed, would reveal -*
- (ii) *information that has a commercial value to a person*

### Report Information

Location: Stirling  
Applicant: Not Applicable  
Reporting Officer: Director Infrastructure  
Business Unit: Property Services  
Ward: Osborne  
Suburb: Stirling

### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*



**Council Resolution****0719/026****Moved Councillor Sargent, seconded Councillor Proud****That Council PROCEEDS with the confidential recommendation as outlined in the conclusion of this report.****The motion was put and declared CARRIED (12/0) by exception resolution.****For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.

With the agreement of Council, the Presiding Member adjourned the meeting for five minutes in accordance with Clause 10.7 of the City of Stirling Meeting Procedures Local Law 2009.

The meeting adjourned at 9.27pm, and resumed at 9.32pm.

At the recommencement of the meeting, the Presiding Member brought Item 14.3 forward.

Councillors Suzanne Migdale, Stephanie Proud and Bianca Sandri left the meeting at 9.30pm prior to consideration of Item 14.3. They returned to the meeting at 9.35pm during consideration of the item.

### **14.3 NOTICE OF MOTION - COUNCILLOR ELIZABETH RE - STREET AND RESERVE TREES POLICY AND HONORARY FREEMAN OF THE CITY OF STIRLING POLICY**

Councillor Elizabeth Re submitted the following Notice of Motion at the Council Meeting held 11 June 2019:-

*“That the Street Tree Policy and the Freeman of the City of Stirling Policy BE ON the next agenda for the Community and Resources Committee meeting.”*

#### **Report Information**

Location: City of Stirling  
Applicant: Not Applicable  
Reporting Officer: Manager Governance  
Business Unit: Governance  
Ward: Not applicable  
Suburb: Not applicable

#### **Authority/Discretion**

##### **Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/027

**Moved Councillor Re, seconded Councillor Spagnolo**

**That the Street Tree Policy and the Freeman of the City of Stirling Policy BE ON the agenda for the Community and Resources Committee Meeting to be held no later than December 2019.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

**(Suggested Alternative Recommendation - refer to Conclusion)**

## Notice of Motion Recommendation

That the Street Tree Policy and the Freeman of the City of Stirling Policy BE ON the next agenda for the Community and Resources Committee Meeting.

(Suggested Alternative Recommendation - refer to Conclusion)

## Report Purpose

To respond to Councillor Elizabeth Re's Notice of Motion.

## Relevant Documents

### Attachments

Attachment 1 - Street and Reserve Trees Policy [↓](#)

Attachment 2 - Honorary Freeman of the City of Stirling Policy [↓](#)

### Available for viewing at meeting

Nil

## Background

### Street and Reserve Trees Policy

The policy was included in the biennial review of the Policy Manual adopted at the Council meeting held 4 December 2018 (Council Resolution Number 1218/012).

The three year review of the City of Stirling Urban Forest Plan is included within this agenda. As part of the City's three year Urban Forest Plan, all policies which impact street and private tree outcomes will be reviewed and updated as required.

### Honorary Freeman of the City of Stirling Policy

At its meeting held 6 November 2018, Council resolved (Council Resolution Number 1118/026) to hold a workshop in relation to the Honorary Freeman of the City of Stirling policy.

In the interim, minor amendments to the policy were included in the biennial review of the Policy Manual adopted at the Council meeting held 4 December 2018 (Council Resolution Number 1215/012).

A workshop was held with Councillors on 15 April 2019. This was very beneficial and the first stage of a comprehensive review to be presented to Council for future consideration. Before this can occur, research and option assessments need to be undertaken.

### **Comment**

Both policies were reviewed as part of the biennial review of the Policy Manual adopted at the Council meeting held 4 December 2018.

The *Local Government Act 1995* does not stipulate when policies are to be reviewed. However, Council may review a policy at any time to ensure its context is accurate and meets current operational and legislative requirements.

### **Consultation/Communication Implications**

Nil.

### **Policy and Legislative Implications**

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies. In keeping with good governance principles, a review of the Policy Manual is undertaken on a biennial basis or earlier if required.

### **Financial Implications**

Nil.

### **Strategic Implications**

**Governance:** Making it happen

**Outcome G1:** Good governance

**Objective G1.1:** Provide accountable and ethical governance

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Community engagement	Reviewing the City's Policy Manual on a biennial basis ensures the community is kept up to date on the City's decision making process.

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

Policies provide Council and administration with the direction to make decisions that are considered to be accurate and unbiased. They provide direction on a matter in which the City undertakes or requires a matter to be undertaken.

Both the Street and Reserve Trees Policy and the Honorary Freeman of the City of Stirling Policy were reviewed in December 2018. Both policies will be the subject of Committee review in the future, based on inputs that require research and options assessment before recommending further changes to Council. Presenting the policies to the next Community and Resources Committee meeting (to be held 6 August 2019) is premature, as the Committee will not have the benefit of considering the outcomes of the recommended research and options assessments.

## Suggested Alternative Recommendation

**That Council NOTES that both the Street and Reserve Trees Policy and Honorary Freeman of the City of Stirling Policy were last subject to review in December 2018, and will be PRESENTED to a future Community and Resources Committee meeting once research and options assessments are complete.**

### Reason for Alternative Recommendation

Presenting the policies to the next Community and Resources Committee meeting (6 August 2019) will require the Committee to undertake a policy review without the benefit of considering the outcomes of the research and options assessments.



# Street and Reserve Trees Policy

<b>Responsible Directorate</b>	<b>Infrastructure</b>
<b>Responsible Business Unit/s</b>	<b>Parks and Sustainability</b>
<b>Responsible Officer</b>	<b>Manager Parks and Sustainability</b>
<b>Affected Business Unit/s</b>	<b>Development Services</b> <b>City Planning</b> <b>Engineering Design</b> <b>Engineering Operations</b>

## Objective

The objectives of this policy are –

- To provide guidance in relation to the management of the City's tree assets
- To increase the City's tree canopy cover
- To protect and increase the long term viability of City trees on verges adjacent to development sites
- To provide safe amenity to pedestrians, road traffic and property
- To preserve the existing street and reserve trees within the City
- To enhance the amenity of trees and reserves through the planting of new trees
- To define the circumstances under which the City's trees may be removed or pruned

## Scope

This policy applies to all trees that are owned or managed by the City of Stirling – such trees shall be referred to as City trees. A City tree includes any tree which has a majority (> 50%) of its trunk growing from Council managed land.

Residents/owners, builders, developers, contractors, representatives and event organisers are all expected to comply with this policy.

## Policy

### 1. Overall

The City of Stirling manages over 400,000 City trees, to ensure its residents receive all the economic, environmental, social and health benefits trees bring to our city and suburbs. These include:

- Providing cooler, greener, more comfortable access ways for walking and cycling
- Improving air quality
- Improving property values
- Providing habitat for native fauna
- Reducing urban heat island effect
- Enhancing the character of our suburbs.

The City recognises the importance of trees in creating functional and attractive streets and reserves within the urban environment. As such, the City is committed to planning, planting, establishment and maintenance of all City trees with the goal of:

- Preserving the City's urban forest through tree protection and maintenance programs
- Increasing the number of City trees through proactive planting programs
- Boosting canopy coverage on verges and reserves within the City.

To effectively promote the City's goals, all City trees, unless proven hazardous, will be:

- Protected from any activity, including development, that threatens their health and/or longevity with priority given to the relocation of infrastructure away from trees to reduce the potential for immediate or future damage
- Protected from infrastructure conflict, where possible, with priority given to the relocation of infrastructure away from trees to reduce the potential for immediate or future damage
- Prioritised when considering applications for new developments so that potential conflicts with City trees will be addressed before an application is approved for planning, construction/building and verge related permits.

The Manager Parks and Sustainability has the authorisation for the planting, pruning, removal and management of City Trees, under this policy.

## **2. Tree Planting**

The City is responsible for the planting of all City trees as identified under its annual programs which include community tree planting programs and street tree requests from residents/occupants. However, residents are able to plant a verge tree in front of their residence on application to the City. Tree planting is generally carried out in the winter months to aid in the establishment of trees. The selection of tree species is determined by the City.

Remnant trees will be retained within the streetscape or reserve at the discretion of the City.

### **Street Tree Planting**

Street tree plantings must adhere to the following conditions:

- Be positioned within the verge according to the City's Street Tree Planting Guidelines
- Generally, a minimum of one tree shall be planted per property frontage; larger verge spaces can be subject to more than one tree
- Plantings near road intersections and driveway crossovers will be subject to pedestrian and road safety assessments by the City
- All new developments that do not have a street tree on the verge will have a tree planted in the next available planting season, as deemed appropriate by the City, and included as a condition of development along with a contribution payment by the applicant towards the cost of the tree/s planted as per Council's Fees and Charges

### **Unauthorised Street Tree Planting**

Street trees planted without the City's approval are considered unauthorised plantings – an unauthorised street tree planting shall constitute any one of the following:

- A tree planted of an inappropriate species for verge planting
- A tree planted out of alignment in relation to the City's verge planting specifications
- A tree of an undesirable species that has self-germinated.

Where an unauthorised street tree planting is identified, the City shall determine whether the planting can be retained or removed, dependent upon its conformity to the City's planting specifications.

Trees are not to be privately planted on the verge without prior written approval from the City.



### **Street Tree Watering**

The City is responsible for the post planting care, maintenance and watering of all newly planted street trees until the trees are established, as determined by the City. Residents/owners are encouraged to water street trees during the establishment period, as per instructions provided at the time of planting

### **3. Tree Pruning and Removal**

The City is solely responsible for the pruning of City trees. Unauthorised tree pruning of any City tree is not permitted. Trees will be pruned, where practicable, in line with the Australian Standard for Pruning of Amenity Trees. Where pruning is required for clearance of power lines, the trees will be pruned as necessary to comply with Electrical Service Providers' current clearance requirements set by the State regulator.

#### **Street Tree Scheduled Pruning**

The City undertakes pruning on street trees as required on an annual schedule. The scheduled street tree pruning may fulfil any of the following requirements, as determined by the City:

- To clear the canopy from interference with overhead power lines, electrical feeder lines to individual properties and other essential services
- To remove overhanging branches considered hazardous to road traffic, buildings or structures
- To underprune low growing branches considered hazardous to traffic or pedestrians
- To define the form, structure and framework of trees
- To remove dead, dying, diseased or pest infested limbs and branches or abnormal growth.
- To underprune low growing branches that impede parking control signage and or streets signs

#### **Tree Requests for Pruning**

The City will investigate requests from residents/owners for tree pruning. If the City determines that pruning is required but is not urgent, then the pruning will be incorporated into the next scheduled pruning for that suburb/locality.

If the City determines that the pruning requires an immediate response, then this will be attended to on an as-needs basis. The resident/occupant will be informed of the outcome of any pruning request by an appropriate means.

#### **Tree Removal**

The City is responsible for the removal of City trees. Unauthorised tree removal of any City tree is not permitted. The authorised officer/ contractor of Council will undertake any tree removals that are required.

It is recognised that in some cases tree retention is not feasible owing to the condition, location or species of the tree, its implications for development on an abutting site and/or the achievement of other Council objectives. Trees may be considered for removal, as determined by the City, under the following circumstances:

- The tree is dead
- The tree is diseased or in decline
- The tree has been assessed by the City as structurally unsound
- The tree has been irreparably damaged by a storm or other event
- The tree is an unauthorised street or reserve tree
- The tree has been affected by infrastructure works and the tree cannot be retained
- The tree interferes with vehicle safety sightlines, as assessed by the City
- The tree is in contact with power lines and selective pruning is not practical

If a City tree prevents the impending development of an abutting property, and all possible design solutions have been deemed exhausted by the authorised officer, permission for the removal of a City tree may be granted by the authorised officer under this policy.

Where a tree is removed by the City or removed without authorisation by another party, the City will replace the tree on the same verge or reserve in the next available planting season, at its discretion. The City may seek to recover all related costs, as outlined in section 5 Bonds and Payments.

#### **Tree Pruning and Removal Requests**

The City will investigate and respond to all tree pruning and removal requests. However, the following are not considered to be sufficient or justifiable reasons for the pruning or removal of City trees:

- The tree species is disliked
- The tree is too large in size
- The tree attracts birdlife or other fauna
- The tree shape or structure is not liked
- The tree causes allergy and/or health problems
- The tree is an inconvenience during development/ works/ etc
- The tree is in the way of a non-essential crossover or verge paving/treatment option
- The tree obscures or potentially obscures views (other than traffic/pedestrian sight lines)
- The tree shades private gardens, lawns, solar panels, solar hot water installations etc.
- The tree species causes nuisance by natural debris production, which includes the dropping of leaf, flower, fruit, bark, etc.

#### **4. Street and Reserve Tree Protection at adjacent Development Sites**

Street and reserve trees need to be protected at development sites in order to preserve the amenity of streetscapes and neighbourhoods. All developments, where trees are affected, will include a suitable advice note and/or condition of approval.

##### **Tree Protection Zone (TPZ) Requirements at Development Sites**

For all demolition and construction works the developer/ owner is responsible for the protection of all City trees that are to be retained on City managed land adjacent to the property by adhering to the following guidelines:

- A fence must be installed to create a TPZ at the cost of the applicant
- The type of fencing must be in line with the Australian Standard for Protection of Trees on Development Sites
- The size of the TPZ will be determined by the City, dependent on the size of the tree and verge space available
- At minimum, the TPZ will cover two metres by two metres around the tree trunk – any lesser exceptions must first be approved by the City
- The TPZ should not obstruct roads or footpaths unless approved alternatives are in place.

##### **Street Trees and Crossovers/Driveways**

A minimum setback of a crossover/driveway from any street tree on the verge is required. The setback distance will be in direct relation to the Diameter at Breast Height (DBH) of the street tree:

- DBH of up to 200mm requires a minimum setback of one metre
- DBH of 201mm to 400mm requires a minimum setback of two metres
- DBH of 401mm or greater requires a minimum setback of three metres.

Should the distances required need to be less than the above specifications, a site inspection will need to be conducted to determine if the distance can be reduced on a tree by tree basis. Council inspection fees and charges may apply.

To keep retained trees in a sound condition and to reduce the impact on its root system, no setback requests less than 1.0 metre will be accepted. For further information, refer to the Crossover Policy.

If any discrepancies are identified after approval is granted, the applicant will need to resubmit plans for approval with the correct information. All costs and fees associated are to be met by the applicant.

Discrepancies can include any of the following:

- Incorrect DBH measurement
- Failure to mark street trees in the submitted plan
- Failure to mark street tree locations correctly in the submitted plan
- Providing any other inaccurate site information.

A street tree is an asset forming part of the verge infrastructure. As such, the City actively seeks to protect street trees adjacent to development sites using the following guidelines:

- If any inaccurate information presented to the City as part of a development application results in a tree being pruned or removed, the required setback being impeded, unauthorised removal or pruning of a tree, the City will recover the full costs associated with the works from the applicant
- If street tree damage, decline or death occurs as a result of the development then costs may be recovered from the owner/ developer for rectification pruning, or removal and replacement of the tree
- If a tree needs to be removed or, is removed without authorisation, the applicant will be required to reimburse the City the full costs associated with the tree removal / pruning

All costs owed to the City due to any of the above circumstances will be in line with Section 5, Bonds and Payments of this policy.

### **Tree Removal and Replacement at Development Sites**

The City prioritises tree retention on City managed land adjacent to development sites, and will only consider removal when no other reasonable design alternative exists. In the event that an approval to commence development is granted by the City's Approvals business unit, which requires the removal of one or more street trees, the applicant will be required to arrange removal of the tree(s) with the City's Parks and Reserves business unit.

Where a tree is to be removed/ pruned, the landowner/applicant will be required to meet the contributory costs associated with the removal and replacement of the tree and will be required to compensate the City for the costs associated with the loss of the tree asset, as outlined in Section 5, Bonds and Payments.

Replacement street trees that are required as a result of being removed through the development process will be in line with the following:

- A minimum of one replacement tree will be planted on the verge adjacent to the development
- Where a number of frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage, space permitting
- Where there is room for more than one tree on each frontage/lot, then multiple trees will be planted in relation to the available space
- Any additional replacement trees that are not able to be planted on the verge adjacent to the development will be planted elsewhere in the City and at the City's discretion
- All replacement trees will be of a species and size that is acceptable to the City.
- The replacement cost will be met by the developer/ applicant as outlined in Section 5 – Bonds and Payments.

## Street Tree Planting

The City strives to create a balance between promoting development and providing cooler, greener and more comfortable urban environment. As such, the City applies the following street planting guidelines:

- The City at all times reserves the right to reserve verge space for future tree planting
- Where there is no existing street tree, the City will plant at least one street tree in the next available planting season, space permitting
- Verges which have been treated with paving or synthetic turf are required to have at least one street tree in accordance with the Verge Treatment Policy
- When considering development of car parks and/or parking bays in the road or other reserve, the plan must accommodate a new tree planting per every six car bays in its design

## 5. Bonds and Payments

Where development or other activities have the potential to impact on City trees, a bond for the protection of the tree will be held by the City prior to the commencement of development. A bond will be held for the duration of the works. Minimum bond amounts will be determined by Council's Fees and Charges.

Where a City tree removal is approved by the City in relation to a development, the associated contributory costs of the tree and its removal (or pruning) shall be paid by the property owner or representative prior to the removal and commencement of development.

The costs associated with removal, pruning and/or damage of a City tree include the following three elements:

- A Removal costs – amounting to the fees incurred by the City for physically removing the tree/ or part thereof;
- B Amenity Value – calculated in accordance to the City's amenity tree calculation (currently the Helliwell method or other City approved valuation system);
- C Reinstatement Tree Costs – calculated in accordance to the greening required to replace the loss incurred by the tree removal. The level of reinstatement required will be determined by Council (and listed in the Council's Fees and Charges) and will take into consideration the location, the significance, the biodiversity provision, and the amenity of the tree. Reinstatement tree costs will include costs for watering two subsequent summers.

The contributory costs for tree removal shall be 90% of the three cost elements above.

## 6. Vandalism to City Trees

Members of the community who witness vandalism of the City trees are encouraged to report this information. All reported incidents of vandalism will be investigated and responded to appropriately by the City.

Where vandalism has been committed, the City will take steps to gather information relating to the incident which may include:

- Sending letters seeking information to residents in the vicinity of the vandalism
- Talking to residents in the local area
- Posting notices in local newspapers, notice boards and on the City's website seeking information
- Erecting signage asking for any information pertaining to the vandalism.

Once information is acquired an appropriate resolution will be carried out, which may involve:

- The installation of signage at the site advising on the damage/seeking further information
- Retaining any dead tree in sound condition indefinitely
- Planting of other trees at the location of the vandalism to compensate for the damage
- Reclaiming costs associated with any works required to rectify the damage
- Issuing of fines or recouping the full cost of the asset and replacement
- Further legal action.

## 7. Community Consultation and Involvement

The City values its community's opinion, and encourages consultation and communication in the improvement of its urban forest. As such, the City will endeavour to apply the following practices:

- Increase resident involvement in the ongoing care of its urban forest by hosting community street tree planting programs
- Inform affected residents of street tree plantings and removals through various mediums
- Encourage community consultation in programmed street tree plantings and removals by providing opportunities to comment
- Prioritise community safety in conducting City tree maintenance works
- Raise community knowledge about the benefits of trees and the urban forest through tree information leaflets, the City's web page and local media.

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## Definitions

**Diameter at breast height (DBH)** is the recognised method for measuring the diameter of the trunk of a tree. The measurement is taken at 1.4 metres from the ground level. Refer to Australian Standard 4970-2009 Protection of Trees on Development Sites for more detailed information.

**Helliwell method** is a recognised system that allows for a monetary value to be placed on the visual amenity provided by an individual tree asset.

**Tree** is defined in the City's Thoroughfares and Public Places Local Law 2009 as a woody perennial plant generally having a single stem or trunk which will grow to a height of approximately 4 metres or more.

- **City Tree** is any tree which has a majority (> 50%) of its trunk growing from Council managed land
- **Street Tree** is a tree that is located within the road reserve
- **Reserve Tree** is a tree that is located within a park, reserve or natural area
- **Remnant Tree** is any tree that has naturally grown in an area, usually prior to development.

**Tree Protection Zone (TPZ)** is an area above and below ground that is set aside for protection of trees roots, trunk and crown in order to provide for the viability and stability of a tree that is to be retained at a development site.

**Urban Forest** is a population of trees and other plants growing within an urban setting for the purpose of improving the liveability of that urban setting whilst providing social, economic and environmental benefits to the community as a whole.

**Vandalism** means the unlawful destruction, damage or injury to City owned tree assets which can include, but not limited to, poisoning, pruning, causing malicious damage to, removal and/or ringbarking

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## Relevant management practices/documents

Crossover Policy

Verge Treatment Policy

Permits to Use Verge Areas and Protection City Property during Building Works Policy

Street Tree Planting Guidelines

### Legislation/local law requirements

*Local Government Act 1995*  
*Local Government (Uniform Local Provisions) Regulations 1996*  
 Local Planning Scheme No. 3 – City of Stirling  
*Planning and Development Act 2005*  
*City of Stirling Local Government Property Local Law 2009*  
*City of Stirling Thoroughfares and Public Places Local Law 2009*

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<b>Relevant delegations</b>	Not applicable			
<b>Initial Council adoption</b>	<b>Date</b>	8 December 2015	<b>Resolution #</b>	1215/010
<b>Last reviewed</b>	<b>Date</b>	4 December 2018	<b>Resolution #</b>	1218/012
<b>Next review due</b>	<b>Date</b>	2020		



# Honorary Freeman of the City of Stirling Policy

<b>Responsible Directorate</b>	<b>Office of the Chief Executive Officer</b>
<b>Responsible Business Unit/s</b>	<b>Governance</b>
<b>Responsible Officer</b>	<b>Manager Governance</b>
<b>Affected Business Unit/s</b>	<b>Governance</b>

## Objective

This policy stipulates the procedure for the nomination, selection and awarding of the prestigious title to a person designated as 'Honorary Freeman of the City of Stirling'.

## Scope

This policy may bestow the honorary title upon any person who has served the City of Stirling community in an exceptional and meritorious manner, and whose activities have substantially improved the quality of life of the city's residents.

## Policy

### Statement

Council may, subject to eligibility and selection criteria of this policy being met by special majority (75%) vote, decide to confer the title of 'Honorary Freeman of the City' on any person. The title shall be bestowed on a person who has provided exceptional service to the City of Stirling community. This prestigious honour is awarded on an individual basis from time to time.

The process for nomination and selection of a person for the award of the title is as follows:

### Eligibility

Nominees for selection must ordinarily be a resident of the City of Stirling and must have given distinguished service to the community, preferably in more than one capacity. A current Council Elected Member cannot be nominated for the award.

### Selection Criteria

Nominees will be judged on their record of service to the community on the basis of the following criteria:

- Length of service in a field (or fields) of activity, to include at least 15 years of service as either an elected member of the City and/or an organisation/s closely associated with, or formally recognised by the City;
- Level of commitment to the field (or fields) of activity;
- Personal leadership qualities;
- Benefits to the community of the City of Stirling but including more broadly to the State of Western Australia or to the nation resulting from the nominee's work; and
- Special achievements of the nominee.

## Nomination Procedure

To preserve the integrity and importance of bestowing the honour of 'Honorary Freeman of the City' upon any individual, the following procedure shall be adopted:

- Nomination for an 'Honorary Freeman of the City' clearly outlining in chronological order the history of community service of the person being nominated must be made in writing to the Chief Executive Officer in the strictest confidence without the nominee's knowledge.
- A nomination must be supported in writing by at least one third of the total number of Elected Members of Council.
- On receipt of a nomination the Chief Executive Officer will circulate a copy of the nomination and any supporting information to all Council members for initial consideration by the appropriate Committee.
- The Committee may recommend to Council that the title of 'Honorary Freeman of the City of Stirling' be conferred on the nominee, if it is considered that it is appropriate to do so.
- The recommendation by the Committee shall be treated as confidential business.
- No record of the nominee's name shall be recorded in the Council or Committee minutes whether supported or not by Council.

## Confidentiality

The nomination and consideration of proposals to award the title of 'Honorary Freeman of the City' shall be dealt with in strictest confidence. Any decision of Council to adopt a recommendation of the Committee requires a special majority. When Council meets to consider the Committee's recommendation, the meeting shall be closed to the members of the public and reports concerning the nomination procedure shall be deemed to be confidential items pursuant to section 5.95(3) of the *Local Government Act 1995*.

It is imperative as part of the nomination procedure that confidentiality is maintained at all times. The standing of the City and the individual concerned should not be brought into disrepute or embarrassment in any way.

## Awarding the Title

Once Council has accepted the nomination, the nominee shall be contacted by the Chief Executive Officer on a confidential basis to determine whether the award will be accepted. Should a nominee decline to accept the Award, all Council members will be informed and the matter will lapse.

On confirmation of this acceptance all Elected Members will be informed and a suitable media statement shall be prepared for release under the Mayor's name.

Conferral of the title shall be carried out at a formal Council function.

## After Acceptance by the Nominee

Once accepted by the nominee, the Chief Executive Officer in consultation with the Mayor shall organise a Special Meeting of Council to be held for the presentation of the Honour of Freeman.

Normally at least three months is to be allowed to ensure the portrait of the Freeman will be available for unveiling at the Special Meeting of Council.

## The Ceremony

The Governor of Western Australia, the Premier and the Opposition Leader shall be included on the invited distinguished guest list.



The Special Meeting of Council be held with the order of business as follows:

- Nominating Elected Member to move the recommendation to confer upon the recipient the title of 'Honorary Freeman of the City'.
- The motion to be seconded by an Elected Member.
- Resolution to affix the Common Seal and to sign the certificate of 'Honorary Freeman of the City'.
- Presentation Ceremony.
- Response by recipient.

A Civic Reception will be offered.

### Entitlements

Any person upon whom the title 'Honorary Freeman of the City' has been conferred may designate him/herself 'Honorary Freeman of the City of Stirling'.

The recipient shall be presented with a special badge depicting the 'Honorary Freeman of the City' status together with a plaque and certificate to commemorate receiving the award.

An Honorary Freeman of the City shall be invited to all subsequent formal Civic functions conducted by the City and, on an annual basis, be presented with an appropriate nominal gift during the Christmas festivities.

A portrait of the 'Honorary Freeman of the City' will be hung in the Parmelia Room.

All Freeman of the City of Stirling shall be granted free access to the City's recreational facilities.

### Definitions

**Freeman** means a person who has been bestowed certain privileges by the City.

**Special majority** means a decision of a 75% majority of the Council in accordance with section 1.10 of the *Local Government Act 1995*.

### Relevant management practices/documents

Nil

### Legislation/local law requirements

*Local Government Act 1995*

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<b>Relevant delegations</b>	Not applicable			
<b>Initial Council adoption</b>	<b>Date</b>	11 December 2007	<b>Resolution #</b>	Item 11.3/A2
<b>Last reviewed</b>	<b>Date</b>	4 December 2018	<b>Resolution #</b>	1218/012
<b>Next review due</b>	<b>Date</b>	2020		

### 13. REPORTS FOR CONSIDERATION IN ACCORDANCE WITH CLAUSE 4.2(4) OF THE MEETING PROCEDURES LOCAL LAW 2009

In accordance with Clause 4.2(4) of the City of Stirling Meeting Procedures Local Law 2009, the Chief Executive Officer may include on the agenda of a Council meeting; in an appropriate place within the order of business; any matter which must be decided, or which he considers is appropriate to be decided, by that meeting.

#### 13.1 CITY OF STIRLING CORPORATE BUSINESS PLAN 2019 - 2023

##### Report Information

Location:	Not Applicable
Applicant:	Not Applicable
Reporting Officer:	Chief Executive Officer
Business Unit:	Office of the Chief Executive Officer
Ward:	City Wide
Suburb:	City Wide

##### Authority/Discretion

##### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

**0719/028**

**Moved Councillor Caddy, seconded Councillor Lagan**

**That Council APPROVES the revised City of Stirling Corporate Business Plan 2019 - 2023 as shown in Attachment 1.**

**The motion was put and declared CARRIED (11/1) by an Absolute Majority.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Sandri, Sargent and Spagnolo.

**Against:** Councillor Re.

## Recommendation

That Council APPROVES the revised City of Stirling Corporate Business Plan 2019 - 2023 as shown in Attachment 1.

NB: ABSOLUTE MAJORITY VOTE REQUIRED

## Report Purpose

The purpose of this report is to seek Council's approval for the revised City of Stirling Corporate Business Plan 2019 - 2023.

## Relevant Documents

### Attachments

Attachment 1 - Draft Corporate Business Plan 2019 - 2023 [↓](#)

### Available for viewing at meeting

Nil

## Background

In 2011 the Western Australia State Government introduced legislation requiring local governments to prepare an Integrated Planning and Reporting Framework. The Framework requires the development of a 'Plan for the Future', comprising a 10 year Strategic Community Plan, a four-year Corporate Business Plan and supporting resource plans.

The City of Stirling adopted its first set of Integrated Planning and Reporting Plans in 2013, which included its first Strategic Community Plan. Legislation requires local governments to not only develop strategic plans, but also to regularly review them. During 2017/2018 the City undertook a four year, major strategic review of the Strategic Community Plan. A revised Strategic Community Plan 2018 - 2028 was formally adopted by Council at its meeting held 18 September 2018 (Council Resolution Number 0918/032).

The draft City of Stirling Corporate Business Plan has been reviewed to ensure alignment with the Strategic Community Plan 2018 - 2028 and the 2019/20 Draft Budget.

## Comment

It is a regulatory requirement that all local governments in Western Australia conduct a review of their Corporate Business Plan on an annual basis. This annual review not only meets regulatory requirements, but also ensures that the Corporate Business Plan remains relevant and continues to support the achievement of the community's vision set out in the Strategic Community Plan.

Over the period January to June 2019, a review of the Corporate Business Plan was facilitated by the Managing Director of Learning Horizons in conjunction with the City's 2019/2020 budget deliberations. Input into the Draft Corporate Business Plan 2019 - 2023 has been provided by Councillors at workshops held 25 March 2019, 6 May 2019, 25 May 2019 and 10 June 2019. Significant consultation with the City's Executive Team and Business Unit Managers has also occurred to inform the development of this Plan.

As part of the City's Service Improvement Planning project, the review of the Corporate Business Plan has focussed on further integrating the City's budget into this document in line with State Government Integrated Planning Framework guidelines. A number of improvements have been implemented to further define service levels and cost to increase transparency and improve reporting capabilities.

Reporting progress towards achieving the Corporate Business Plan's and the Strategic Community Plan's objectives is an integral part of the City's Integrated Planning and Reporting Framework. The City uses the quarterly and the annual reports to inform Council and the community of its achievements and progress.

The City of Stirling has adopted a 'balanced scorecard' approach to measure the progress, performance and quality of its planned projects and services that are outlined in the Corporate Business Plan. Further detail on the City's 'balanced scorecard' and performance measurement will be included in the City of Stirling Performance Evaluation Framework.

The Corporate Business Plan shapes how the City will use its resources over the next four years and has been directly informed by the City's Draft 2019/2020 Annual Budget, Service Plans and Annual Project Plans. It is also influenced by the City's Long Term Financial, Asset Management and Workforce Plans.

The City of Stirling's Corporate Business Plan 2019 - 2023 meets all regulatory requirements and its implementation will continue to drive improvements in service performance and contribute towards achievement of the community's vision for the City of Stirling to be the 'City of Choice'.

## Consultation/Communication Implications

Under Section 5.56 of the *Local Government Act 1995*, a Local Government must give notice that a Corporate Business Plan has been modified. An advertisement to this effect will be placed in local community newspapers, on the City's website and on all notice boards in the City's Administration Centre and libraries during August 2019.

## Policy and Legislative Implications

Under Section 5.56 of the *Local Government Act 1995*, local governments are required to 'plan for the future of the district'. The Local Government (Administration) Regulations (1996) as amended also require local governments to regularly review their Plans, including an annual review of the Corporate Business Plan. Regulation 19DA (4) states:-

*"A local government is to review the current corporate business plan for its district every year."*

## Financial Implications

The Corporate Business Plan 2019 - 2023 identifies and provides a cost for the services and projects to be undertaken by the City, and informs (and is informed by) the Long Term Financial Plan and the annual budgets over the period of the Plan.

## Strategic Implications

**Governance:** Making it happen

**Outcome G4:** Sustainable organisation

The City of Stirling Corporate Business Plan (2019 - 2023), sets out how the City will deliver the strategic vision, outcomes, objectives and strategies in the Strategic Community Plan 2018 - 2028.

The City will report against service key performance indicators and project milestones in the Annual Report and will provide quarterly reports to Council on the performance of services and projects outlined within the Corporate Business Plan.

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Sustainability	The Draft Corporate Business Plan includes services and projects to protect and enhance the City's environmental sustainability over the next four years.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Social	The Draft Corporate Business Plan includes services and projects to achieve thriving local communities that are inclusive, harmonious, accessible, active, healthy and safe.

**ECONOMIC**

Issue	Comment
Economic Development	The Draft Corporate Business Plan includes services and projects to create a destination City for people to work, invest, visit and do business.

**Conclusion**

This report recommends the approval of the revised Corporate Business Plan 2019 - 2023. Once approved by Council, this document will be designed for publication.

City of Stirling

# Corporate Business Plan

2019 - 2023

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# Message from the Mayor and the Chief Executive Officer

The City of Stirling is proud to present the City's Corporate Business Plan 2019 – 2023 for the next four years, which details how we plan to deliver the objectives and strategies set in our long-term planning document, the Strategic Community Plan 2018 – 2028.

The City of Stirling is the largest local government by population in Western Australia and the resident population is projected to grow further in the coming years. In planning for its growing community, the City is implementing several major strategic projects. Some of these projects include new or upgrades to existing community facilities such as the Des Penman Pavilion and the Princess Wallington Community Parkland.

The 2019 Annual Resident Satisfaction Survey reveals that 90 percent of residents are either satisfied or very satisfied with the overall services provided by the City. Over the next four years, the City will also aim to improve the efficiency and effectiveness of customer service. This is expected to be achieved through a mix of technological improvements and innovations and by undertaking a comprehensive service improvement planning process that would identify service levels and key performance indicators on the other.

This year, a major focus of the City is the Stirling City Centre project and the extension of Stephenson Avenue. In 2017/18, the City was successful in securing \$125 million in state and federal funds towards Stage One of this project. This includes the construction of Stephenson Avenue, which is expected to improve connectivity and relieve congestion in the area, as well as increase local jobs and housing. To further increase connectivity in the Stirling area, the City is strongly advocating and lobbying for state and federal government funding for the delivery of Stage Two of the Stirling City Centre project, which aims to connect Glendalough Train Station to Scarborough Beach with a light rail.

As always, the City's financial stability is paramount and critical to ensure that it delivers a high level of service while maintaining its debt-free status. Currently, the City maintains a solid financial position which gives it the ability to fund a range of exciting major projects aligned to the City's strategic priorities.

The Corporate Business Plan 2019-2023 provides the approach and a transparent account of how these projects will be delivered. This has been reinforced at the 2019 Australasian Reporting Awards, with the City of Stirling presented with the Gold Award for excellence in Transparency and Reporting for its 2017/18 Annual Report. Along with the Annual Report, the City will report the progress of projects and performance of services to the Council on a quarterly basis.

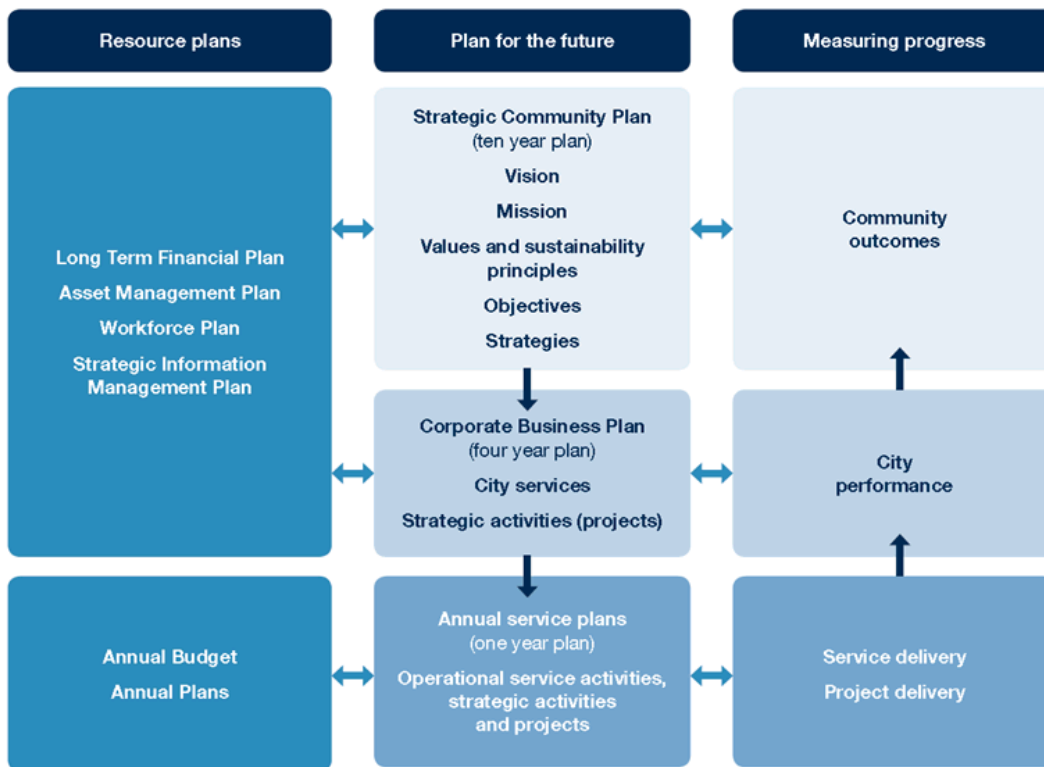
We are committed to delivering a sustainable and thriving City which engages the community and fosters prosperity. The Corporate Business Plan 2019-2023 is an important part of our overall 'Plan for the Future' and with hard work and consistent service delivery, the future continues to be bright for the City of Stirling in becoming the 'City of Choice'.

# Integrated Planning and Reporting Framework

In 2011, the Western Australian State Government introduced legislation requiring local governments to prepare an Integrated Planning and Reporting Framework. The Framework requires the development of a 'Plan for the Future', comprising a ten-year Strategic Community Plan, a four-year Corporate Business Plan and supporting resource plans.

As part of the integrated planning process, local governments are required to consult with their communities to develop a long-term vision, examine the demographic, social, environmental and economic trends shaping the future of their area and align their activities and resources to address the community's aspirations expressed in the vision. Measurement, assessment and reporting are also logically part of the Framework, enabling continuous improvement and ultimately supporting progress towards the community's vision and objectives.

The diagram below illustrates the City of Stirling's Integrated Planning Framework.



## About this Plan

This Corporate Business Plan (2019-2023) has been shaped by the community's long term vision and aspirations that has been encapsulated in the Strategic Community Plan 2018 – 2028.

In 2017/18, during the revision of the existing Strategic Community Plan, the City of Stirling undertook community consultation with over 2000 residents and Councillors regarding their needs and priorities. Research was also undertaken to understand changing demographics, future challenges and external plans from state and federal governments to ensure the City of Stirling is well prepared for the next 10 years.

This Corporate Business Plan has been updated to reflect the City's new emerging priorities that were identified by the community. It also details the services and projects the City will deliver over 2019 – 2023 to support achieving them.

The Corporate Business Plan outlines how the City will use its resources over the next four years and has been directly influenced by the City's Long-Term Financial, Asset Management and the Workforce Plans. The Corporate Business Plan, in turn, guides the development of the 2019/20 annual budget, service plans and annual project plans.

In everything the City does, it will make the very best of its finite, limited resources to achieve the greatest possible benefit for the community.

The Corporate Business Plan 2019 – 2023:

- States the City's long-term vision, mission and values
- Links the Strategic Community Plan 2018 – 2028 outcomes to the delivery of key projects and services
- Provides an overview of the Council and organisational structure
- Lists the services and projects that the City will deliver in 2019 - 2023
- Outlines how the City will measure and report progress of key projects and services
- Provides an overview of the City's informing strategies such as the Local Planning Strategy, Long-Term Financial Plans, Workforce Plan and Asset Management Plans
- Describes the City's commitment to risk management
- Summarises the City's operational budget and capital works program for the 2019/20 financial year
- Provides a forecast of the Rate Setting Statement for the next four years

The City of Stirling's Corporate Business Plan 2019 – 2023 complies and meets all regulatory requirements. The City expects that the implementation of the Corporate Business Plan will continue to drive improvements in service delivery and contribute towards achievement of the community's vision for the City of Stirling to be the 'City of Choice'.

# Reporting progress

Reporting progress towards the achievement of the objectives in the Corporate Business Plan and the Strategic Community Plan is an integral part of the City's Integrated Planning and Reporting Framework. The City uses quarterly and annual reports to inform the community of its achievements and progress.

The City of Stirling has adopted a 'balanced scorecard' approach to measure the progress, performance and quality of its planned projects and services that are outlined in the Corporate Business Plan. This 'balanced scorecard' will measure the City's service performance across four key areas:

## **Customer service**

Indicators will be used to measure customer and community satisfaction through independent surveys, mystery shopping programs and internal analysis of efficiencies when dealing with customer correspondence.

## **Financial**

Standard accounting practice indicators such as budget variances will be used to measure the performance of revenue, operational expenditure and capital expenditure. Other indicators will be used to target internal compliance relating to purchasing.

## **Human resources**

Indicators will be used to measure employee turnover, occupational safety and health, annual leave planning and individual officer performance appraisals.

## **Quality**

Using unique service-specific key performance indicators, services will be measured to reflect the overall quality of each individual service.

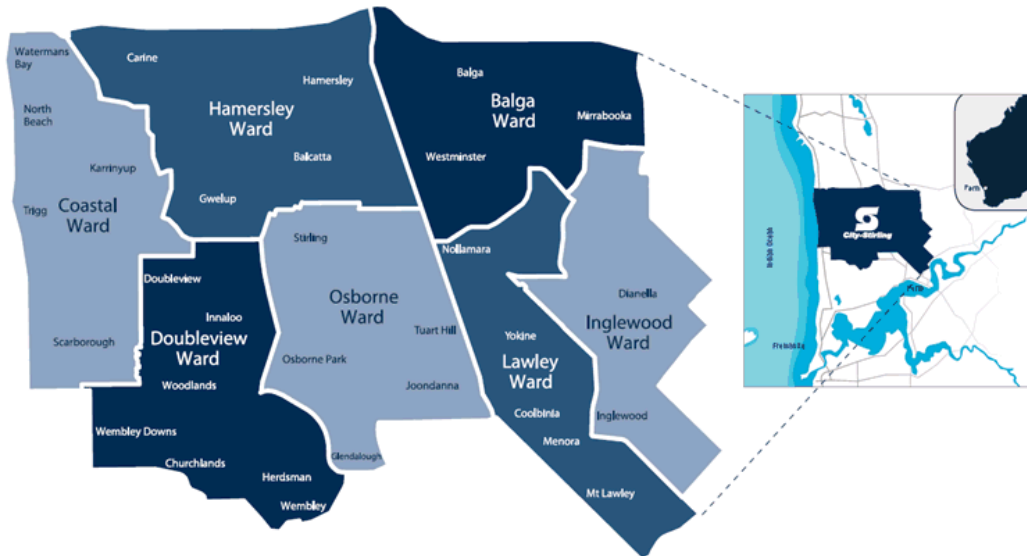
The City of Stirling's performance in service delivery and progress against project milestones will be reported to the City's Executive Team and Council each quarter. This will provide greater accountability and transparency and improve efficiency and effectiveness across the organisation.

Further detail on the City's Balanced Scorecard can be found in the City of Stirling Performance Evaluation Framework.



# Council

With a population of over 220,000 residents, the City of Stirling is the largest Council in Western Australia (by population). The City is divided into seven wards, each represented by two Elected Members.



**Coastal Ward    Balga Ward    Doubleview Ward    Hamersley Ward    Inglewood Ward    Lawley Ward    Osborne Ward**



Cr Karen Caddy



Cr David Boothman JP



Cr Stephanie Proud JP



Vacant



Deputy Mayor David Lagan



Cr Suzanne Migdale



Cr Giovanni Italiano JP



Mayor Mark Irwin



Cr Keith Sargent



Cr Elizabeth Re



Cr Karlo Perkov



Cr Bianca Sandri



Cr Joe Ferrante



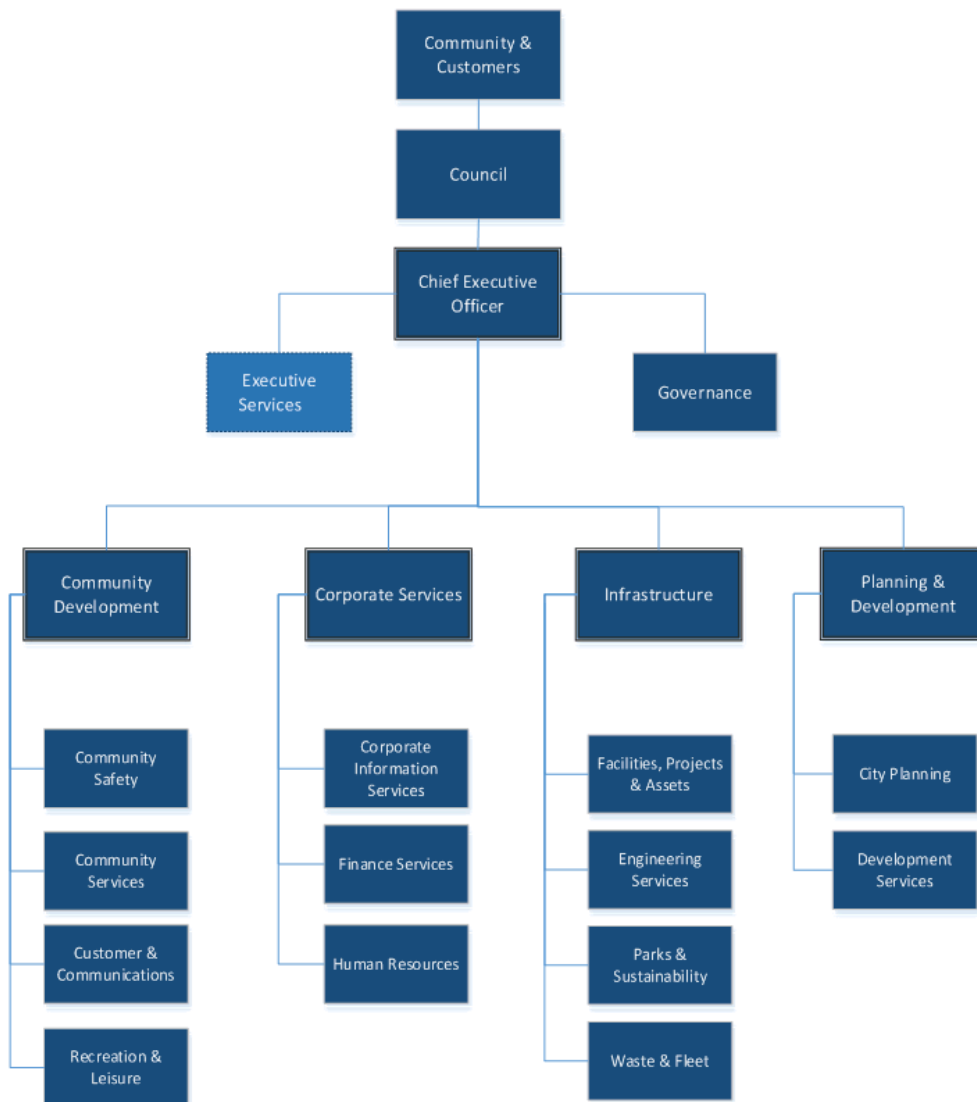
Cr Adam Spagnolo

# Organisational structure

The City of Stirling comprises four directorates: Community Development, Corporate Services, Infrastructure, and Planning and Development.

Each directorate is led by a director who reports to the Chief Executive Officer (CEO). Directorates are made up of a number of business units, each overseen by a business unit manager. The CEO also has a business unit under his leadership.

The CEO is appointed by and directly accountable to Council, who are elected by the City's residents.



## Our vision

The City of Stirling will be a place where people choose to live, work, visit and invest. We will have safe and thriving neighbourhoods with a range of housing, employment and recreational opportunities. We will engage with our diverse community to help shape our future into the City of Stirling – City of Choice.

### **Our mission**

To serve the City's diverse community through delivering efficient, responsive and sustainable services.

### **Our values**

The City of Stirling's core values are:

- Integrity
- Community Participation
- Accountability
- Respect
- Environment
- Diversity.

# 2019 – 2023 Corporate Business Plan at a glance

The Corporate Business Plan outlines the services and projects that the City of Stirling will undertake during 2019 – 2023 and demonstrates how these align to the aspirations and priorities in the City's Strategic Community Plan 2018 – 2028.

## Social - Thriving local communities

### Services

- Arts and Activation
- Libraries and Lifelong Learning
- Multicultural Services
- Leisure Services
- Recreational Facilities
- Environmental Health Services
- Community Development
- Aged and Disability Care Services
- Family Services
- Youth and Children Services
- Ranger and Security Services
- Emergency Management
- Parking Services

### Projects

- Kaleidoscope Initiative
- Implementation of Local Area Hub Place Management
- Strategic Plan for Library Services
- Radio Frequency Identification (RFID) Technology
- City of Stirling Social Strategy
- Mt Lawley Streetscape
- Parklets Trial
- Replacement of IntelliManager Leisure Management System
- Sport and Recreation Facilities Plan
- Sporting Reserves Usage Analysis and Review
- Transition to Commonwealth Home Support Program (CHSP), Aged Care and National Disability Insurance Scheme (NDIS)

## Economic - Prosperous and vibrant City

### Services

- Economic Development

### Projects

- Review of the Economic Development and Tourism Strategy
- Stirling City Centre



## **Built Environment - Liveable and accessible City**

### Services

- Building Approvals
- Planning Applications
- Private Swimming Pool Inspections
- Verge Control
- Strategic Land Use Planning Schemes and Policies
- Strategic Land Use Planning Projects
- Engineering Design
- Transport Infrastructure Construction
- Asset Management
- Facility Management
- Project Management
- Property Services
- Transport Infrastructure Surveying and Maintenance

### Projects

- Affordable Housing Project
- Better Suburbs
- Dianella Industrial Area Study
- Herdsman Glendalough Structure Plan
- New Local Planning Scheme - Local Planning Scheme 4
- Main Street Urban Design Study
- Parking Policy Review
- Bike Route Development Plan
- Mirrabooka Regional Improvement Strategy - Milldale Way Road Upgrade
- Doubleview Commercial Centre
- Rights of Way Program
- Stephenson Avenue Extension
- Des Penman Pavilion Upgrade
- Inglewood Oval/Hamer Park Redevelopment
- Princess Wallington Community Parkland
- Hamersley Public Golf Course Redevelopment concept design

## **Natural Environment - Sustainable natural environment**

### Services

- Waste Collection
- Waste Processing
- Open Space, Environment and Sustainability
- City Trees Service
- Natural Areas
- Parks, Reserves and Streetscape

### Projects

- Stage 3 of the Recycling Centre Development (Waste Transfer Station Redevelopment)
- Energywise City Plan
- Urban Forest Plan Implementation
- Public Open Space Gap Analysis
- Million Trees

## **Governance - Making it happen**

### Services

- Governance and Council Support
- Corporate Compliance
- Executive Services
- Customer Service
- Marketing and Communications
- Advisory and Technology Services
- Projects and Solutions
- Strategic and Business Planning
- Financial Planning
- Purchasing, Procurement and Contracts
- Financial Accounting
- Rates and Receivables
- Human Resource Operations
- Occupational Safety and Health
- Human Resource Services
- Human Resource Culture and Innovation
- Fleet Services

### Projects

- Live Streaming of Council meetings
- Records Management System Upgrade
- Customer Relationship Management System Implementation
- Service Improvement Planning
- Workforce Plan
- Cultural Development Plan
- Electronic Invoice Workflow Implementation
- Contract Management System Software Implementation
- CIS Project Management Office Redesign
- SharePoint Development
- Improve Service Desk Applications
- Out Centres Network and Connectivity Upgrade
- Security Monitoring and Event Management for the City's ICT Environment
- Rates System Development

# Social

## Thriving local communities

OUTCOME S1: INCLUSIVE AND HARMONIOUS CITY					
Objective What the City aims to achieve?		Strategy How will we get there?			
S1.1	Strengthen communities through sense of place	S1.1.1	Facilitate social participation through engagement and activation of local places		
		S1.1.2	Celebrate and advocate for our multicultural and diverse community		
		S1.1.3	Encourage and promote active participation and volunteering		
		S1.1.4	Enable opportunities for lifelong learning		
Outcome S1: Projects					
Kaleidoscope Initiative		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
To create partnerships with skilled new migrants and businesses to build a skilled and diverse workforce		Q1	• Commence Mentoring Round 2 19, Employer Round pilot, Rangoli pilot		
2019/20 project cost: \$ 52,682		Q2	• Report Mentoring Round 2 19, Employer Round pilot, Rangoli pilot		
		Q3	• Report final outcomes on Kaleidoscope Initiative, Round 3 of KMP intake round 3		
		Q4	• Report on Kaleidoscope Mentoring Program intake round 3		
Local Area Hub Place Management		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Develop strategies, framework and methods for place services and community capacity.		Q1	• Place team memberships established • Social planning team roles and responsibilities established		
2019/20 project cost: nil		Q2	• Social planning processes streamlined and systems model established		
		Q3	• Place management approach endorsed • Social planning strategy developed		
		Q4	• Report produced on place teams • Report produced on Social planning strategy		
Strategic Plan for Library Services		2019/20	2020/21	2021/22	2022/23
			<input checked="" type="checkbox"/>		
Develop and implement the Strategic Plan for Library Services					
2019/20 project cost: nil					

Radio Frequency Identification (RFID) Technology		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Introduce RFID security/loans system into the City of Stirling libraries  <b>2019/20 project cost: \$185,000</b>	Q1	• Specification for RFID developed			
	Q2	• Request for tender advertised			
	Q3	• Supplier selected			
	Q4	• RFID system purchased and installed			
City of Stirling Social Strategy		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Develop a social strategy for the City which examines trends and issues which impact on the community.  <b>2019/20 project cost: \$10,000</b>	Q1	<i>No scheduled milestones in this quarter</i>			
	Q2	• Project initiated			
	Q3	• Project implementation plan developed • Research and audits complete			
	Q4	• Draft social strategy completed			
Mt Lawley Streetscape		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
This project will enable quick wins from Mount Lawley Streetscape Study to be implemented as a priority. These work include street furniture, tree planting, or public art.  <b>2019/20 project cost: \$447,000</b>	Q1	• Mount Lawley Streetscape study completed			
	Q2	• Tree planting in medians and verges commenced (subject to Council approval)			
	Q3	• Scoping, costing and phasing of the implementation of Mount Lawley Streetscape study completed			
	Q4	• Town plaza construction works commenced			
Parklets Trial		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
To trial a prototype of a mobile parklet in the Inglewood Town Centre and, based on the result of the trial, develop guidelines and a strategy for the future roll out of parklets across the City of Stirling.  <b>2019/20 project cost: \$25,000</b>	Q1	• Design and cost mobile parklet solution			
	Q2	• Build and install mobile parklet/s in Inglewood Town Centre			
	Q3	• Interim assessment/analyses of the mobile parklet/s			
	Q4	• Final assessment/analyses of the mobile parklet/s.			
Outcome S1: Services					
Service	Sub-services	FTE		Cost (net)	
Arts and Activation	<ul style="list-style-type: none"> <li>• Culture and Arts Management</li> <li>• Event Management</li> <li>• Place Activation</li> </ul>	7.40		\$2,596,982	
Libraries and Lifelong Learning	<ul style="list-style-type: none"> <li>• Library and Information Services</li> <li>• Lifelong Learning Development Programs and Projects</li> <li>• History Preservation Services</li> </ul>	67.21		\$9,725,534	
Multicultural Services	<ul style="list-style-type: none"> <li>• Multicultural Services</li> </ul>	4.80		\$224,732	

**OUTCOME S2: ACTIVE AND HEALTHY CITY**

Objective What the City aims to achieve?		Strategy How will we get there?	
S2.1	Promote active and healthy lifestyle choices	S2.1.1	Facilitate and partner for a range of recreation and leisure opportunities for everyone in the City
		S2.1.2	Facilitate and advocate for the provision of a range of quality health services

**Outcome S2: Projects**

Replacement of IntelliManager Leisure Management System	2019/20	2020/21	2021/22	2022/23
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

The IntelliManager Leisure Management System initial contract period has concluded. The City will investigate the viability of a replacement system to provide greater functionality and enhance customer online capabilities to meet increasing community demand and expectations.

2019/20 project cost: \$250,000

Q1	• Scope for replacement Leisure Management System finalised
Q2	• Tender for replacement Leisure Management System advertised
Q3	• Contract for replacement Leisure Management System awarded
Q4	• Implementation of chosen Leisure Management System commenced with the aim to go live in Q1 2021 FY

Sport and Recreation Facilities Plan	2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>		

The project will analyse future demographic population profile and industry benchmarking to undertake a gap analysis of future requirements for sport and recreation facilities (e.g.clubrooms, recreation centres, tennis clubs).

2019/20 project cost: nil

Sporting Reserves Usage Analysis and Review	2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>		

The project will review the usage of the City's sporting reserves to ensure the City can appropriately manage the growing demand for reserve access by the community while ensuring the long term sustainability of the reserves.

2019/20 project cost: nil

Outcome S2: Services			
Service	Sub-services	FTE	Cost (net)
Leisure Services	<ul style="list-style-type: none"> <li>• Leisure Planning</li> <li>• Club Development</li> <li>• Beach Services</li> </ul>	31.20	\$5,612,689
Recreational Facilities	<ul style="list-style-type: none"> <li>• Hamersley Public Golf Course</li> <li>• Learn to Swim</li> <li>• Leisure Programs</li> <li>• Health and Fitness</li> <li>• Facility Hire</li> <li>• Aquatics</li> <li>• Crèche</li> <li>• Retail</li> </ul>	87.98	\$6,488,486
Environmental Health Services	<ul style="list-style-type: none"> <li>• Food Safety</li> <li>• Disease Control</li> <li>• Premises Inspection and Licensing of Buildings (Accommodation Buildings)</li> <li>• Environmental Protection</li> <li>• Public Safety</li> <li>• Health Education and Promotion</li> </ul>	15.65	\$2,743,025

**OUTCOME S3: ACCESSIBLE SERVICES**

Objective What the City aims to achieve?		Strategy How will we get there?	
S3.1	Accessible services for all members of the community	S3.1.1	Ensure residents of all abilities and backgrounds have access to City services
		S3.1.2	Adapt services to meet the needs of a changing population, particularly aged and youth

**Outcome S3: Projects**

Transition to CHSP, Aged Care and NDIS	2019/20	2020/21	2021/22	2022/23
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Transition to the Commonwealth Home Support Program (CHSP), Aged Care and National Disability Insurance Scheme (NDIS)  <b>2019/20 project cost: grant funded</b>	Q1	• Report on progress		
	Q2	• Report on progress		
	Q3	• Report on progress		
	Q4	• Report on progress		

**Outcome S3: Services**

Service	Sub-services FTE	FTE	Cost (net)
Community Development	<ul style="list-style-type: none"> <li>• Aboriginal Engagement</li> <li>• Age Friendly Communities</li> <li>• Community Services Activities</li> <li>• Access and Inclusion</li> <li>• Volunteer Services</li> <li>• Men's Shed</li> </ul>	13.56	\$2,387,843
Aged and Disability Care Services	<ul style="list-style-type: none"> <li>• Stirling Community Care Services</li> <li>• Partnership Services</li> </ul>	65.33	\$3,200,330
Family Services	<ul style="list-style-type: none"> <li>• Family Services</li> <li>• Family and Domestic Violence Services</li> </ul>	14.89	\$737,594
Youth and Children Services	<ul style="list-style-type: none"> <li>• Youth Development</li> <li>• Children Services</li> </ul>	8.83	\$830,542

**OUTCOME S4: SAFER CITY**

<b>Objective</b> What the City aims to achieve?		<b>Strategy</b> How will we get there?	
S4.1	Work with the community to create a safer City	S4.1.1	Support the community and develop partnerships to enhance community safety

**Outcome S4: Services**

<b>Service</b>	<b>Sub-services</b>	<b>FTE</b>	<b>Cost (net)</b>
Ranger and Security Services	<ul style="list-style-type: none"> <li>• Security Patrol</li> <li>• Technical Security Services</li> <li>• Ranger Services</li> <li>• Animal Care Facility</li> <li>• Companion Animal Management</li> </ul>	38.50	\$2,853,119
Emergency Management	<ul style="list-style-type: none"> <li>• Emergency Management</li> </ul>	0.50	\$230,854
Parking Services	<ul style="list-style-type: none"> <li>• Parking Services</li> </ul>	12.15	\$51,163



# Economic

## Prosperous and vibrant City

OUTCOME E1: DESTINATION CITY					
Objective What the City aims to achieve?		Strategy How will we get there?			
E1.1	Attract visitors to our City	E1.1.1	Create vibrant entertainment and visitor precincts		
		E1.1.2	Promote City iconic attractions and events		
Outcome E1: Projects					
Review of the Economic Development and Tourism Strategy		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Economic development activities to support and attract business and tourism to the City of Stirling.  <b>2019/20 project cost: \$75,000</b>		Q1	• Consultant brief prepared		
		Q2	• Consultants engaged		
		Q3	• Community consultation completed		
		Q4	• Draft Economic & Tourism Strategy produced		
Outcome E1: Services					
Service	Sub-services FTE	FTE	Cost (net)		
Economic Development	• Tourism promotion	3.00	\$780,523		
OUTCOME E2: A GREAT PLACE TO WORK, INVEST AND DO BUSINESS					
Objective What the City aims to achieve?		Strategy How will we get there?			
E2.1	Facilitate economic growth	E2.1.1	Promote investment and partnership opportunities		
		E2.1.2	Make it easier to do business with the City		
		E2.1.3	Support and facilitate local small business growth		
Outcome E2: Projects					
Stirling City Centre		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
To transform the Stirling City Centre into an accessible, sustainable, vibrant urban centre, providing increased jobs opportunities, housing choices and connecting transport.  <b>2019/20 project cost: \$160,400</b>		Q1	<i>No scheduled milestones in this quarter</i>		
		Q2	• Advocacy with State Government bodies/agencies		
		Q3	<i>No scheduled milestones in this quarter</i>		
		Q4	• Advocacy with State Government bodies/agencies		
Outcome E2: Services					
Service	Sub-services	FTE	Cost (net)		
Economic Development	• Advocacy and investment • Local business support	as above	As above		

# Built environment

## Liveable and accessible City

OUTCOME B1: PLACES TO LIVE, WORK AND ENJOY					
Objective What the City aims to achieve?		Strategy How will we get there?			
B1.1	Plan to create unique and liveable neighbourhoods and places	E1.1.1	Prioritise growth in local activity centres and corridors		
		E1.1.2	Plan for places that reflect their own unique character and heritage close to services and amenities		
		E1.1.3	Facilitate housing choice for our diverse community		
		E1.1.4	Provide and maintain safe, accessible open spaces for community liveability		
Outcome B1: Projects					
Affordable Housing Project		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
To work with the State Government Housing Authority to facilitate affordable housing outcomes in the City.		Q1	• Housing Concepts – architects appointed		
		Q2	<i>No scheduled milestones in this quarter</i>		
2019/20 project cost: \$30,000		Q3	• Best affordable housing development options for Ellen Stirling Boulevard determined		
		Q4	<i>No scheduled milestones in this quarter</i>		
Better Suburbs		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
To implement a planning framework to improve the quality of development in identified suburbs within the City.		Q1	• Amendments advertised		
		Q2	• Better Suburbs Strategy endorsed by Council		
2019/20 project cost: \$120,000		Q3	• Draft Development Contribution Plan prepared		
		Q4	• Development Contribution Plan initiated		
Dianella Industrial Area Study		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
To establish a vision for the Dianella industrial precinct to guide future development.		Q1	• Advertising of Local Development Plan		
		Q2	• Council Adoption of Local Development Plan		
2019/20 project cost: \$40,000		Q3	• Project close out		
		Q4	<i>Not Applicable</i>		

<b>Herdsmen Glendalough Structure Plan</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Finalise and implement the Herdsmen Glendalough Structure Plan.  <b>2019/20 project cost: \$100,000</b>	Q1	• Development Contribution Plan and Amendment advertised			
	Q2	• Council Recommendation – Development Contribution Plan and Amendment			
	Q3	• Development Contribution Plan and Amendment sent to Western Australian Planning Commission for adoption			
	Q4	<i>No scheduled milestones in this quarter</i>			
<b>New Local Planning Scheme - Local Planning Scheme 4</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The preparation of a new Local Planning Scheme No. 4 as a result of the 2016-2018 Scheme Review project.  <b>2019/20 project cost: \$80,000</b>	Q1	<i>No scheduled milestones in this quarter</i>			
	Q2	<i>No scheduled milestones in this quarter</i>			
	Q3	<i>No scheduled milestones in this quarter</i>			
	Q4	• Scoping report on new planning scheme			
<b>Main Street Urban Design Study</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
To establish a vision for the Main Street precinct and provide a long term planning framework for redevelopment.  <b>2019/20 project cost: \$10,000</b>	Q1	• Planning Framework advertised			
	Q2	• Report to Council regarding outcomes of advertising			
	Q3	• Amendment sent to the Commission			
	Q4	<i>No scheduled milestones in this quarter</i>			
<b>Parking Policy Review</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
To review the Local Planning Scheme Parking Policy.  <b>2019/20 project cost: \$60,000</b>	Q1	<i>No scheduled milestones in this quarter</i>			
	Q2	<i>No scheduled milestones in this quarter</i>			
	Q3	<i>No scheduled milestones in this quarter</i>			
	Q4	• Report to Council to initiate advertising of policy			

Outcome B1: Services			
Service	Sub-services	FTE	Cost (net)
Building Approvals	<ul style="list-style-type: none"> <li>• Building permits</li> <li>• Demolition permits</li> <li>• Strata inspections</li> <li>• Occupancy permits</li> <li>• Building approvals certificates</li> <li>• Building orders</li> </ul>	16.60	\$1,513,889
Planning Applications	<ul style="list-style-type: none"> <li>• Development Application assessment and reporting</li> <li>• Pre-Lodgement Advice</li> <li>• Design Review Panel</li> <li>• Subdivision Assessments (for WAPC) Subdivision Referral Responses</li> <li>• Subdivision Assessments (for WAPC) Subdivision Clearances</li> <li>• Local Development Plan/Structure Plan assessment and reporting</li> </ul>	36.50	\$4,078,088
Private Swimming Pool Inspection	<ul style="list-style-type: none"> <li>• Inspections of private swimming pool barriers</li> <li>• Advice</li> </ul>	3.00	\$115,683
Verge Control	<ul style="list-style-type: none"> <li>• Verge Permits</li> <li>• Verge Bonds</li> <li>• Assessment of verge treatment and crossover applications</li> </ul>	7.00	\$1,101,133
Strategic Land Use Planning Schemes and Policies	<ul style="list-style-type: none"> <li>• Strategic Land Use Planning</li> <li>• Street Naming and House Numbering</li> <li>• Local Planning Schemes and Policies</li> <li>• Heritage Conservation</li> </ul>	6.10	\$1,493,800
Strategic Land Use Planning Projects	<ul style="list-style-type: none"> <li>• Land use and place based planning projects</li> </ul>	6.00	\$1,073,318

**OUTCOME B2: ACCESSIBLE AND CONNECTED CITY**

Objective What the City aims to achieve?		Strategy How will we get there?	
B2.1	Connect the community through integrated transport and networks	B2.1.1	Provide and maintain safe, accessible roads, parking, cycleways and pathways
		B2.1.2	Advocate for improved public transport options to enhance activity

**Outcome B2: Projects**

<b>Bike Route Development Plan</b>	2019/20	2020/21	2021/22	2022/23
	<input checked="" type="checkbox"/>			

Preparation of a Bike Route development Plan that will guide future capital expenditure relating to the provision of strategic cycling routes in the City of Stirling.  2019/20 project cost: \$20,000	Q1	<i>No scheduled milestones in this quarter</i>		
	Q2	<i>No scheduled milestones in this quarter</i>		
	Q3	• Completion of final Bike Route Development Plan		
	Q4	<i>Not Applicable</i>		

<b>Mirrabooka Regional Improvement Strategy – Milldale Way Road Upgrade</b>	2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>		

Construction of Milldale Way between Mirrabooka Avenue and Chesterfield Drive.

2019/20 project cost: Nil

<b>Rights of Way Program</b>	2019/20	2020/21	2021/22	2022/23
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Dedication and design of Rights of Way in the City of Stirling as part of the Rights of Way Management Strategy.  2019/20 project cost: \$4,104,700	Q1	• Completion of 75% of 2019 design program		
	Q2	• Completion of 100% of 2019 design program		
	Q3	• Completion of 25% of 2020 design program		
	Q4	• Completion of 50% of 2020 design program		

<b>Doubleview Commercial Centre</b>	2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>		

Design of the section of Scarborough Beach Road through the Doubleview Commercial Centre between Westview Street and Alice Street.

2019/20 project cost: Nil

<b>Stephenson Avenue Extension</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		☑	☑	☑	
Design and construction of the extension of Stephenson Avenue.  <b>2019/20 project cost: \$24,019,736 (funded by State and Federal Government)</b>	Q1	<ul style="list-style-type: none"> <li>• Completion project development Stage 2 by Main Roads WA</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• EOI design &amp; construct for Stage 2 by Main Roads WA</li> <li>• Stage 3 design by City of Stirling commenced</li> </ul>			
	Q3	<i>No scheduled milestones in this quarter</i>			
	Q4	<ul style="list-style-type: none"> <li>• Stage 3 design completed</li> <li>• Award design &amp; construct for Stage 2 by Main Roads WA</li> </ul>			
<b>Outcome B2: Services</b>					
<b>Service</b>	<b>Sub-services</b>	<b>FTE</b>	<b>Cost (net)</b>		
Engineering Design Service	<ul style="list-style-type: none"> <li>• Engineering Design Service</li> <li>• Engineering – Transport Services</li> </ul>	19.10	\$5,820,255		
Transport Infrastructure Construction	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Roadwork Traffic Management</li> </ul>	34.00	\$623,931		

OUTCOME B3: BUILT INFRASTRUCTURE THAT MEETS COMMUNITY NEEDS					
Objective What the City aims to achieve?		Strategy How will we get there?			
B3.1	Ensure our assets meet future community needs	B3.1.1	Provide quality, well-maintained facilities, roads and open spaces for the benefit of the community		
Outcome B3: Projects					
Des Penman Pavilion Upgrade		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
Upgrade of the existing building to meet the needs of the community now and into the future.		Q1	• 2019/2020 budget adopted		
2019/20 project cost: \$1,600,000		Q2	• Tender evaluation and recommendation • Council tender approval • Contract award		
		Q3	• Construction commenced		
		Q4	• Practical completion achieved		
Inglewood Oval/ Hamer Park Redevelopment		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Refurbishment and redevelopment of Moyle Pavilion and new construction of Hamer Park Clubrooms.		Q1	• Procurement process initiated		
2019/20 project cost: \$1,857,617		Q2	• Contract awarded		
		Q3	• 50% works complete to Moyle Pavilion		
		Q4	• Steel erection for Hamer Clubroom achieved • Practical Completion achieved for Moyle Pavilion		
Princess Wallington Community Parkland		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
To create a new community hub at the Princess Wallington Reserve in Balga.		Q1	• Contract awarded		
2019/20 project cost: \$1,842,445		Q2	• Work commenced		
		Q3	<i>No scheduled milestones in this quarter</i>		
		Q4	• Stage 1 practical completion achieved		
Hamersley Public Golf Course Redevelopment concept design		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Redevelopment of the Hamersley Public Golf Course into a vibrant modern facility providing a wide range of golf activities.		Q1	<i>No scheduled milestones in this quarter</i>		
2019/20 project cost: \$100,000		Q2	• Business case for design and construction		
		Q3	<i>No scheduled milestones in this quarter</i>		
		Q4	<i>No scheduled milestones in this quarter</i>		

Outcome B3: Services			
Service	Sub-services	FTE	Cost (net)
Asset Management	<ul style="list-style-type: none"> <li>• Asset Management Planning</li> <li>• Asset Management Information</li> </ul>	8.00	\$1,578,182
Facility Management	<ul style="list-style-type: none"> <li>• Facility Management</li> <li>• Building Services</li> </ul>	15.00	\$11,016,940
Project Management	<ul style="list-style-type: none"> <li>• Major Projects</li> <li>• Building Projects</li> </ul>	11.00	\$674,252
Property Services	<ul style="list-style-type: none"> <li>• Property Management</li> <li>• Property Analysis and Strategy</li> </ul>	6.00	\$384,523
Transport Infrastructure Surveying and Maintenance	<ul style="list-style-type: none"> <li>• Surveying</li> <li>• Maintenance</li> <li>• Road Reserve Private works</li> </ul>	53.20	\$38,879,777



# Natural environment

## Sustainable natural environment

OUTCOME N1: SUSTAINABLE NATURAL RESOURCES					
Objective What the City aims to achieve?		Strategy How will we get there?			
N1.1	Lead by example to sustain our community's natural resources	N1.1.1	Ensure efficient, effective and innovative waste services and use of materials to reduce, reuse and recycle		
		N1.1.2	Implement innovative solutions to reduce the City's water usage		
		N1.1.3	Reduce the City's energy use and greenhouse gas emissions		
		N1.1.4	Manage the effects of climate change		
Outcome N1: Projects					
<b>Stage 3 of the Recycling Centre Development (Waste Transfer Station Redevelopment)</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Total redevelopment of the City of Stirling's waste facility to ensure compliance with all environmental regulations and best practice principles in relation to waste reduction.		Q1	• Tender process for design service commenced		
		Q2	• Design consultant appointed		
		Q3	<i>No scheduled milestones in this quarter</i>		
2019/20 project cost: \$732,169		Q4	• Detailed design completed • Tender process for construction commenced		
<b>Energywise City Plan</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
This program aims to establish the City as a recognized innovator and leader in the Local Government sector, powered by renewable energy and taking action to reduce carbon emissions and energy consumption		Q1	<i>No scheduled milestones in this quarter</i>		
		Q2	• Community Energy Plan document completed • Energy efficiency review of irrigation and floodlighting completed		
		Q3	• Renewable energy review completed		
2019/20 project cost: \$60,000		Q4	• Annual review of Community and Corporate Energy program completed		
Outcome N1: Services					
Service	Sub-services	FTE	Cost (net)		
Waste Collection	<ul style="list-style-type: none"> <li>Household waste collection</li> <li>Commercial waste collection</li> <li>Verge waste collection</li> </ul>	48.50	(\$1,352,621)		
Waste Processing	<ul style="list-style-type: none"> <li>Household waste recovery</li> <li>Construction and demolition waste recovery</li> <li>Commercial and industrial waste recovery</li> <li>Recycling Centre Balcatta</li> </ul>	17.00	(\$1,328,399)		

OUTCOME N2: GREENER CITY					
Objective		Strategy			
What the City aims to achieve?		How will we get there?			
N2.1	Create and maintain inviting green spaces and streetscapes	N2.1.1	Protect and enhance our wildlife and natural habitats to preserve the City's biodiversity		
		N2.1.2	Preserve and grow the City's urban tree canopy		
Outcome N2: Projects					
Urban Forest Plan Implementation		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Implement Urban Forest Plan to increase tree retention, tree planting and canopy maximisation; and engage with the community to raise awareness, increase knowledge and facilitate participation in urban forest initiatives.  <b>2019/20 project cost:\$646,764</b>	Q1	<ul style="list-style-type: none"> <li>Abhorist Advice Service has been activated</li> <li>Street Tree Plan – Phase 1 completed</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>Free Tree scheme completed</li> <li>Protected Tree Register – work commenced</li> </ul>			
	Q3	<ul style="list-style-type: none"> <li>Tree-friendly Development Guide completed</li> <li>Underground Power Business Case completed</li> </ul>			
	Q4	<ul style="list-style-type: none"> <li>Canopy Mapping completed</li> <li>City Canopy Offset Scheme and standards initiated</li> </ul>			
Public Open Space (POS) Gap Analysis		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
This project will analyse the gaps in the future provision of public open space to allow for adequate planning and prioritisation of City resources.  <b>2019/20 project cost: \$75,000</b>	Q1	<ul style="list-style-type: none"> <li>Budget adopted. Brief developed. Internal stakeholders engaged. Brief approved</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>Consultant procured. POS provision standards reviewed and updated. POS amenity and prioritisation matrix completed</li> </ul>			
	Q3	<ul style="list-style-type: none"> <li>Current provision mapped and, gaps and oversupply identified.</li> </ul>			
	Q4	<ul style="list-style-type: none"> <li>Prioritised recommendations completed as per Brief.</li> </ul>			
Million Trees		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
This project will analyse the gaps in the future provision of public open space to allow for adequate planning and prioritisation of City resources.  <b>2019/20 project cost: \$1,536,000</b>	Q1	<ul style="list-style-type: none"> <li>Complete outline of Street Tree Precinct Plan Program</li> <li>Draft trial location of the first tree precinct planting plan</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>Consultation on the draft Street Tree Precinct Plan</li> <li>Finalise plant orders for external nursery supplies</li> </ul>			
	Q3	<ul style="list-style-type: none"> <li>Finalise planting plans</li> </ul>			
	Q4	<ul style="list-style-type: none"> <li>Commence consultation and notification as required</li> <li>Commence planting plans through to August</li> </ul>			

Outcome N2: Services			
Service	Sub-services	FTE	Cost (net)
Open Space and Sustainability	<ul style="list-style-type: none"> <li>• Environmental/ conservation management</li> <li>• Sustainability</li> <li>• Landscape architecture</li> <li>• Urban forestry</li> </ul>	13.04	\$1,539,678
City Trees Service	<ul style="list-style-type: none"> <li>• Tree operations</li> <li>• Nursery</li> </ul>	20.60	\$7,788,028
Natural Areas Service	<ul style="list-style-type: none"> <li>• Natural areas operations</li> </ul>	11.00	\$1,209,920
Parks Reserves and Streetscape	<ul style="list-style-type: none"> <li>• Parks &amp; reserves operations</li> <li>• Irrigation operations and installations</li> <li>• Hamersley Public Golf Course maintenance</li> <li>• Streetscape (horticultural) maintenance</li> <li>• Strategic pesticide management (city-wide)</li> </ul>	117.00	\$27,505,082

# Governance

## Making it happen

OUTCOME G1: GOOD GOVERNANCE					
Objective What the City aims to achieve?		Strategy How will we get there?			
G1.1	Provide accountable and ethical governance	G1.1.1	Comply with legislation and standards to ensure consistent, transparent and ethical governance		
Outcome G1: Projects					
Live Streaming of Council meetings		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
To implement technology to enable live streaming of Council meetings on the City's website		Q1	• Live Streaming Policy endorsed		
		Q2	• Equipment purchased and installed		
2019/20 project cost: \$95,000		Q3	• Training provided and project implementation completed		
		Q4	Not Applicable		
Records Management System Upgrade		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
This project will upgrade City's electronic records management system.		Q1	• Development and test environments set-up completed		
		Q2	• Production set-up, testing and training completed		
2019/20 project cost: \$120,000		Q3	• Project completed		
		Q4	Not Applicable		
Outcome G1: Services					
Service	Sub-services	FTE	Cost (net)		
Governance and Council Support	<ul style="list-style-type: none"> <li>Governance Administration</li> <li>Governance</li> <li>Council Services</li> <li>Civic &amp; Hospitality</li> </ul>	14.52	The cost of this service is \$4,066,865, \$3,869,307 of which is allocated to Service Units.		
Corporate Compliance	<ul style="list-style-type: none"> <li>Information Management</li> <li>Corporate Compliance</li> <li>Corporate Risk Management</li> </ul>	8.67	The cost of this service is \$927,544 which is fully allocated to Service Units.		

**OUTCOME G2: PARTNER OF CHOICE**

Objective What the City aims to achieve?		Strategy How will we get there?	
G2.1	Work with and influence others for mutual benefit	G2.1.1	Advocate, lobby and partner with stakeholders to benefit the community

**Outcome G2: Services**

Service	Sub-services	FTE	Cost
Executive Services	<ul style="list-style-type: none"> <li>• Advocacy</li> <li>• Lobbying</li> <li>• Internal Audit</li> </ul>	5.10	The cost of this service is \$1,502,959 which is fully allocated to Service Units.

**OUTCOME G3: CUSTOMER-FOCUSED ORGANISATION**

Objective What the City aims to achieve?		Strategy How will we get there?	
G3.1	Strengthen customer service	G3.1.1	Provide consistent, responsive and efficient customer service
		G3.1.2	Involve, engage and include our community in the decision making process
		G3.1.3	Transform the City's digital environment to increase access to the City

**Outcome G3: Projects**

Customer Relationship Management System Implementation	2019/20	2020/21	2021/22	2022/23
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
To implement a Customer Relationship Management System to improve customer service within the City of Stirling.  <b>2019/20 project cost: \$3,007,394</b>	Q1	• Go-live with first digitised processes – complete release 1		
	Q2	• Go live with release 2.		
	Q3	• Go live with release 3		
	Q4	• Go live with release 4. • Discovery on release 5 commenced		

**Outcome G3: Services**

Service	Sub-services	FTE	Cost (net)
Customer Service	<ul style="list-style-type: none"> <li>• Customer Contact Centre</li> <li>• Front Counter</li> <li>• Customer Service Improvement</li> </ul>	32.39	The cost of this service is \$2,834,748, \$2,138,069 of which is allocated to Service Units.
Marketing and Communications	<ul style="list-style-type: none"> <li>• Strategic marketing</li> <li>• Digital marketing</li> <li>• Graphic design</li> <li>• City publications</li> <li>• Community engagement</li> <li>• Communications</li> </ul>	13.56	The cost of this service is \$2,317,503, \$2,343,437 of which is allocated to Service Units

<b>OUTCOME G4: SUSTAINABLE ORGANISATION</b>					
<b>Objective</b> What the City aims to achieve?		<b>Strategy</b> How will we get there?			
G4.1	Optimise use of the City's resources	G4.1.1	Plan for the future, manage resources and measure progress based on the community's vision (Integrated Planning and Reporting Framework)		
		G4.1.2	Provide responsible financial and asset management to ensure the City's long-term sustainability		
G4.2	Build organisational capacity and capability	G4.2.1	Drive improvement and innovation to build capacity and increase efficiency and effectiveness		
		G4.2.2	Maintain a highly skilled and effective workforce		
<b>Outcome G4: Projects</b>					
<b>Service Improvement Planning</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
Review of service levels, key performance indicators and identification of improvements to increase efficiency and effectiveness.  <b>2019/20 project cost: \$200,000</b>	Q1	• Seek quotations			
	Q2	• Progress update to the Audit Committee			
	Q3	• Progress update to the Audit Committee			
	Q4	• Progress update to the Audit Committee			
<b>Workforce Plan</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Deliver the initiatives outlined in the City's Workforce Plan 2018 - 2022  <b>2019/20 project cost:\$80,000</b>	Q1	• Quarterly Report to the Executive Team			
	Q2	• Quarterly Report to the Executive Team			
	Q3	• Quarterly Report to the Executive Team			
	Q4	• Quarterly Report to the Executive Team			
<b>Cultural Development Plan</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Implementation of initiatives to improve the City's workplace culture.  <b>2019/20 project cost: \$100,000</b>	Q1	• Culture Working Group Report to the Executive Team			
	Q2	• Culture Working Group Report to the Executive Team			
	Q3	• Culture Working Group Report to the Executive Team			
	Q4	• Culture Working Group Report to the Executive Team			
<b>Electronic Invoice Workflow Implementation</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
The project is to revolutionise the way the City manages its processes associated with invoice and other paper documents.  <b>2019/20 project cost:\$228,761</b>	Q1	• Project scoping and business requirements completed			
	Q2	• Product and vendor evaluation completed			
	Q3	• Tender process completed • Vendor engaged and contract signed • Project implementation commenced			
	Q4	• Project implementation completed			

<b>Contract Management System Software Implementation</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
<p>The project will implement a Contract Lifecycle Management System in the City, which will be a single centralised source for managing all contracts throughout their lifecycle.</p> <p><b>2019/20 project cost: \$30,000</b></p>	Q1	<ul style="list-style-type: none"> <li>• Vendor engagement and contract sign off.</li> <li>• Project implementation commenced</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• Project execution complete</li> </ul>			
	Q3	Not Applicable			
	Q4	Not Applicable			
<b>CIS Project Management Office Redesign</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
<p>This project will improve the City's IT project management capabilities through implementing recommendations from the "Re-imagining the PMO" review.</p> <p><b>2019/20 project cost: \$130,000</b></p>	Q1	<ul style="list-style-type: none"> <li>• Stage 1 - foundation and high value activities</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• Stage 2 - building on maturity</li> </ul>			
	Q3	<ul style="list-style-type: none"> <li>• Project implementation completed</li> </ul>			
	Q4	Not Applicable			
<b>SharePoint Development</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
<p>To redesign and upgrade the City's intranet site.</p> <p><b>2019/20 project cost: \$100,000</b></p>	Q1	<ul style="list-style-type: none"> <li>• Stage 3 release</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• Stage 4 release</li> <li>• Stage 5 release and completion</li> </ul>			
	Q3	Not Applicable			
	Q4	Not Applicable			
<b>Improve Service Desk Applications</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
<p>Incremental upgrades to improve service efficiency.</p> <p><b>2019/20 project cost: \$25,000</b></p>	Q1	<ul style="list-style-type: none"> <li>• Scope of works defined (including form and workflows)</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• Upgrade complete</li> </ul>			
	Q3	Not Applicable			
	Q4	Not Applicable			
<b>Out Centres Network and Connectivity Upgrade</b>		<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
		<input checked="" type="checkbox"/>			
<p>Replacing ageing communications equipment with updated equipment that allows for improved resiliency and flexibility when provisioning communication links.</p> <p><b>2019/20 project cost: \$115,469</b></p>	Q1	<ul style="list-style-type: none"> <li>• Preferred WAN service provider selected</li> <li>• Equipment vendor and models for different sized out-centres selected</li> </ul>			
	Q2	<ul style="list-style-type: none"> <li>• Pilot testing complete</li> </ul>			
	Q3	<ul style="list-style-type: none"> <li>• Vendor network deployed and testing complete to 2 major out-centres</li> </ul>			
	Q4	Not Applicable			

Security Monitoring and Event Management for the City's ICT Environment		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
This project will deploy a Security and Event Management (SIEM) system to monitor the City's Internet and Communication Technology environment.  <b>2019/20 project cost: \$75,000</b>	Q1	• Preferred vendor selected			
	Q2	No scheduled milestones in this quarter			
	Q3	No scheduled milestones in this quarter			
	Q4	No scheduled milestones in this quarter			
Rates System Development		2019/20	2020/21	2021/22	2022/23
		<input checked="" type="checkbox"/>			
This project will improve the Property and Rating system usage.  <b>2019/20 project cost: \$50,000</b>	Q1	No scheduled milestones in this quarter			
	Q2	• Project scoping and business requirements reviewed			
	Q3	No scheduled milestones in this quarter			
	Q4	• Project implementation completed			

Outcome G4: Services			
Service	Sub-services	FTE	Cost (net)
Strategic and Business Planning	<ul style="list-style-type: none"> <li>Integrated Strategic Planning</li> <li>Performance Reporting</li> </ul>	4.60	The cost of this service is \$634,081 which is fully allocated to Service Units.
Advisory and Technology Services	<ul style="list-style-type: none"> <li>CIS Service Desk</li> <li>Technology Services</li> </ul>	17.60	The cost of this service is \$2,761,764, \$2,268,764 of which is allocated to Service Units.
Projects and Solutions	<ul style="list-style-type: none"> <li>CIS Project Management Office</li> <li>Business Systems Service</li> </ul>	10.60	The cost of this service is \$2,482,833, \$2,362,833 of which is allocated to Service Units.
Financial Planning	<ul style="list-style-type: none"> <li>Long-Term Financial Planning</li> <li>Four year budgeting</li> <li>Management Accounting</li> <li>Financial Performance and Reporting</li> </ul>	4.00	The cost of this service is \$567,554 which is fully allocated to Service Units.
Purchasing and Procurement	<ul style="list-style-type: none"> <li>Tenders, Quotes and Contract Administration</li> <li>Inventory Management</li> </ul>	9.00	The cost of this service is \$1,095,717 which is fully allocated to Service Units.
Financial Accounting	<ul style="list-style-type: none"> <li>Creditor payments</li> <li>Annual Fringe Benefits Return</li> <li>Insurance claims and annual insurance returns</li> <li>Investment Management</li> <li>Bank Reconciliations</li> <li>Trust and Reserve account management</li> </ul>	12.20	The cost of this service is \$1,944,026 which is fully allocated to Service Units.
Rates and Receivables	<ul style="list-style-type: none"> <li>Rates management</li> <li>Data Management and Integrity</li> <li>Debt Recovery</li> </ul>	13.00	The cost of this service is \$2,044,293 which is fully allocated to Service Units.



Human Resource Operations	<ul style="list-style-type: none"> <li>• Recruitment and Selection</li> <li>• Assistance with Grievances and employee Investigations</li> <li>• Training and Development</li> <li>• Performance Review management</li> </ul>	7.00	The cost of this service is \$1,091,680 which is fully allocated to Service Units.
Occupational Safety and Health	<ul style="list-style-type: none"> <li>• Workers compensation</li> <li>• Health and Wellbeing</li> <li>• OSH Safety Management</li> <li>• Operational advice</li> <li>• Serious /significant incident investigation</li> </ul>	5.00	The cost of this service is \$1,282,205, \$1,225,973 which is fully allocated to Service Units.
Human Resource Services	<ul style="list-style-type: none"> <li>• Payroll</li> <li>• HRIMS Management</li> <li>• Superannuation</li> <li>• Leave Reporting</li> </ul>	6.00	The cost of this service is \$861,438 which is fully allocated to Service Units.
Human Resource Culture and Innovation	<ul style="list-style-type: none"> <li>• Internal Communications</li> <li>• Culture Development</li> <li>• Workforce Plan</li> <li>• Strategy Development</li> </ul>	2.00	The cost of this service is \$261,625 which is fully allocated to Service Units.
Fleet Services	<ul style="list-style-type: none"> <li>• Procurement and Disposal of Fleet and Plant</li> <li>• Maintenance and Repairs of Fleet and Plant</li> </ul>	13.00	The cost of this service is \$16,789,681, \$6,429,095 of which is allocated to Service Units.

# Local Planning Strategy

The City's Local Planning Strategy provides a strategic guide for the future of development within the City.

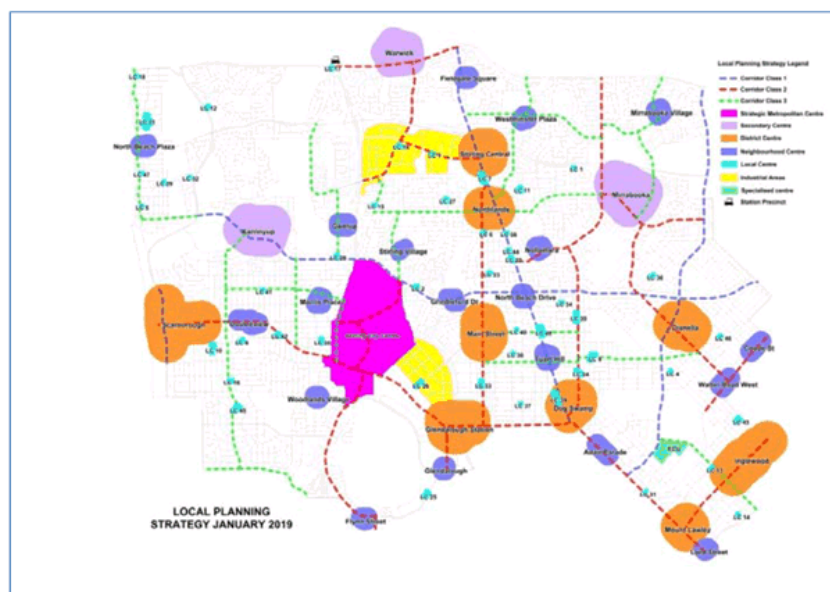
The Local Planning Strategy is intended to provide the strategic basis for the current and future Local Planning Schemes, as well as guide and manage future development in the City. The Local Planning Strategy is a statutory document and provides a link between state and regional strategic planning policies and local interests.

It is a requirement of the Planning and Development Act, and the Local Planning Strategy seeks to respond to the goals/targets identified in various state, regional and local planning documents. The objectives of the Local Planning Strategy and the Corporate Business Plan are aligned. The Local Planning Strategy objectives focus on land use planning, built form and how the City can best represent local community values while planning for growth.

To help achieve these objectives, the Local Planning Strategy focusses on:

- Planning for most population growth to occur along transport corridors and around activity centres
- Making way for the development of the Stirling City Centre, to deliver Perth's second central business district
- Zoning land appropriately to ensure the ongoing economic development of the City
- Facilitating the transition from retail- focussed centres to diverse mixed- use activity centres
- Integrating transport and land use planning within the City
- Promoting choice, sustainability, high-quality design and sense of place within the built environment
- Fostering optimum use and the benefit of existing and future infrastructure
- Protecting the built and cultural heritage of the City.

The Local Planning Strategy Map outlines strategic opportunities for current and future development. The Local Planning Strategy was supported by Council at its meeting on 18 September 2018 and it was forwarded to the Western Australian Planning Commission for endorsement on 3 October 2018. The Western Australian Planning Commission advised the City on 24 January 2019 that it required modifications to the Local Planning Strategy prior to its endorsement. The modifications are nearing completion and it is anticipated that the Local Planning Strategy will be finalised and returned to the Western Australian Planning Commission for endorsement shortly.



# Risk management

In the process of carrying out the responsibilities of a local government in a changing environment, the City faces a broad range of risks from both external and internal sources. The City is committed to embedding risk management practices across the organisation to support the delivery of the City's Strategic Community Plan and Corporate Business Plan.

A key focus for 2018/19 is the City's Strategic Risks Register. These are the risks that affect or are created by the City's business strategy and strategic outcomes. Strategic risks are higher order risks that tend to be long-term in nature and threaten the achievement of the City's Strategic Community Plan and Corporate Business Plan.

The City's approach to risk management is that it is an integral part of the management function in the organisation, and is the responsibility of all employees, with Business Unit Managers having overall responsibility and accountability for assessing and managing risk within the context of their business environments. Business Units are supported in this role through the development, maintenance and continual improvement of an active risk management culture that acknowledges the need for assessment, management, recording and reporting of risks in all functions and processes.

The City has identified a comprehensive and mature Risk Management Framework and is constantly monitoring all areas within the organisation to improve risk management. The City's Risk Management Framework which includes the City's Risk Policy and Management Practice provides the foundations, key principles and processes for managing risk across the City. The Framework is aligned with the AS/NZ ISO 31000. Oversight of the Framework sits with the Corporate Risk Management Group, which reports to the Executive Team, and through the Executive Team to the Audit Committee in respect of the requirements of the Local Government (Audit) Regulations 1996 regulation 17.

The City's Risk Management Plan 2019-2021 focus is on improving and further embedding risk management at the City. This plan includes a review on the City's Strategic Risk Register with the Executive and Leadership Teams and Elected Members.

The review includes but not limited to:

- Identifying significant risks that have the potential to prevent the achievement of the City's strategic objectives and those that may impact the future direction of the City;
- Defining the City's risk appetite and risk appetite statement with the intent of establishing the City's risk tolerance level;
- Updating the City's Risk Management Framework to align with changes made to the AS/NZ ISA 3100 Risk Management in 2018;
- Developing Key Risk Indicators (KRIs) to assist in benchmarking the City's current behaviour against the key risks, facilitating action to align processes (including controls) and behaviours.

# Key stakeholders

## Federal Government Agencies

KEY STAKEHOLDERS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Clean Energy Regulator				●	
Council of Australian Government	●	●	●	●	
Department of Environment and Energy				●	
Department of Health	●				
Department of Human Services	●				
Department of Immigration and Border Protection	●				
Department of Infrastructure, Transport, Cities and Regional Development			●		
Department of Prime Minister and Cabinet					●
Department of Social Services	●				
Department of Treasury					●
Fair Work Commission					
Infrastructure Australia			●		
NBN Co Limited		●			
Safe Work Australia					●
Tourism Australia		●			
Workplace Gender Equality Agency					●

**State Government Agencies**

KEY STAKEHOLDERS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Art Gallery of Western Australia	●				
Department of Biodiversity, Conservation and Attractions				●	
Department of Communities	●				
Department of Education	●				
Department of Finance					●
Department of Health	●				
Department of Fire and Emergency Services	●				
Department of Jobs, Tourism, Science and Innovation		●			
Department of Local Government, Sport and Cultural Industries	●				●
Department of Planning, Lands and Heritage			●		
Department of the Premier and Cabinet					●
Department of Transport			●		
Department of Treasury					●
Department of Water and Environmental Regulation				●	
Equal Opportunity Commission					●
Heritage Council of Western Australia	●		●		
LandCorp			●		
LandGate			●		
Main Roads Western Australia			●		
Metropolitan Redevelopment Authority			●		
Office of the Auditor General					●
Office of Emergency Management	●				
Public Transport Authority			●		
SDERA Educating for Smarter Choices	●				
State Library of Western Australia	●				
Safe Work Australia					●
Waste Authority				●	

Water Corporation				●	
Western Australia Police Force	●				
Western Australian Electoral Commission					●
Western Australian Institute of Sport	●				
Western Australian Museum	●				
Western Australian Planning Commission			●		
Western Australian Tourism Commission		●			

**Local and regional government agencies**

KEY STAKEHOLDERS	Social	Economic	Built Environment	Natural Environment	Governance
	<i>Thriving Local Communities</i>	<i>Prosperous and Vibrant City</i>	<i>Liveable &amp; Accessible City</i>	<i>Sustainable Natural Environment</i>	<i>Making It Happen</i>
Eastern Metropolitan Regional Council				●	
Mindarie Regional Council				●	
Tamala Park Regional Council				●	
Neighbouring Councils		●	●		
Western Metropolitan Regional Council				●	

**Industry Associations**

KEY STAKEHOLDERS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Australian Institute of Building Surveyors			●		
Australian Local Government Association					●
Australian Parking Association	●		●		
Bicycling Western Australia			●		
Housing Industry Association	●		●		
Institute Public Works Engineering Australasia			●		
International Association of Public Participation Australasia	●				
International Council for Local Environment Initiatives				●	
Local Government Planners Association	●				
Master Builders Association			●		
Metropolitan Migrant Resource Centre	●				
Municipal Waste Advisory Council				●	
Museums Australia	●				
National Coalition for Dialogue and Deliberation	●				
Planning Institute of Australia			●		
Property Council Australia			●		
Royal Automobile Club of Western Australia			●		
Smart Cities Council		☐	●		
Parks and Leisure Australia	●				
Tourism Council WA		●			
Volunteering WA	●				
West Australian Local Government Association	●	●	●	●	●
Western Australian Council of Social Service	●				
Western Australian Rangers Association	●				

**Community, local business and regional government agencies**

KEY STAKEHOLDERS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
City of Stirling Community: Residents, ratepayers and local businesses	●	●	●	●	●
Interest Groups Arts, culture, environment, education and sports groups	●			●	
Stirling Business Centre		●			
Stirling Business Association		●			
Scarborough Beach Association		●			



# Key strategies and plans

## Federal Government

STRATEGIES AND PLANS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Advancing Australia as a Digital Economy: An Update to the National Digital Economy Strategy, Department of Communications and the Arts			●		
Australian Government Black Spot Program, Department of Infrastructure and Regional Development			●		
Corporate Plan 2016-20, Department of Communications and the Arts	●	●			
Emissions Reduction Fund, Department of the Environment and Energy Reporting Scheme, Clean Energy Regulator				●	
Fair Work Act 2009					●
National Greenhouse and Energy Reporting Scheme, Clean Energy Regulator				●	
National Sport and Active Recreation Policy Framework, Department of Health	●				
National Television and Computer Recycling Scheme (EPR), Department of the Environment and Energy				●	
National Waste Policy, Department of the Environment and Energy				●	
Renewable Energy Target, Clean Energy Regulator				●	
Smart Cities Plan, Department of the Prime Minister and Cabinet	●		●	●	
Work Health and Safety Regulations 2011					●

**State Government**

STRATEGIES AND PLANS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Active Living for All: A Framework for Physical Activity in WA 2012-2016, Department of Local Government, Sport and Cultural Industries	●				
Affordable Housing Strategy 2010 – 2020 Opening Doors to Affordable Housing, Department of Community Services			●		
An Age-friendly WA: The Seniors Strategic Planning Framework 2012-2017, Department of Local Government, Sport and Cultural Industries	●				
Classification Framework for Public Open Space: Building stronger, healthier, happier and safer communities, Department of Local Government, Sport and Cultural Industries	●		●		
Constable Care Program, Constable Care Child Safety Foundation, WA Police	●				
Count Me In: A Better Future for Everyone, Department of Community Services	●				
Digital WA: State ICT Strategy 2016-2020					●
Digital Services Policy Framework					●
Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon, Department of Planning, Lands and Heritage, Western Australian Planning Commission			●		
Draft Central Sub-Regional Planning Framework Towards Perth and Peel @ 3.5 million May 2015, Department of Planning, Lands and Heritage.			●		
Draft Perth and Peel @ 3.5 million May 2015, Department of Planning, Lands and Heritage, Western Australian Planning Commission			●		
Frontline 2020 Reform Program, WA Police	●				
Implementing the Principles of Multiculturalism Locally - A Planning Guide for Western Australian Local Governments,	●				
Integrated Planning and Reporting Framework and Guidelines	●	●	●	●	●
Interim State Public Health Plan, Department of Health, WA	●				
Keeping the Bush in the City - Bush Forever Volumes 1 and 2, Department of Planning, Lands and Heritage				●	
Local Government Enhanced Speed Enforcement Program, WA Police	●				

Scarborough Master Plan, Metropolitan Redevelopment Authority			●		
SD 6: Strategic Directions for the WA Sport and Recreation Industry 2016-2020, Department of Local Government, Sport and Cultural Industries	●				
Small Business Friendly Local Governments Initiative, Small Business Development Corporation		●			
State Government Strategy for Tourism in Western Australia 2020, Department of Jobs, Tourism, Science and Innovation		●			
State Planning Strategy 2050, Planning for Sustained Growth and Prosperity, Department of Planning, Lands and Heritage, Western Australian Planning Commission			●		
Strategic Directions Framework 2015-2030 for Arts and Culture in WA, Department of Local Government, Sport and Cultural Industries	●				
Towards Zero, Road Safety Strategy to Reduce Road Trauma in Western Australia 2008- 2020, Road Safety Commission	●		●		
Transport @ 3.5 million. Perth & Peel Transport Plan for 3.5 million People and Beyond, Department of Transport			●		
Vital Volunteering 2011-2016, Department of Local Government, Sport and Cultural Industries	●				
WA Container Deposit Scheme, Department of Water and Environmental Regulation				●	
WA Police Tough on Graffiti Strategy 2015-2017, WA Police	●				
Water Forever, Whatever the Weather – Drought-proofing Perth, Water Corporation of Western Australia				●	
Water Forever Towards Climate Resilience, Water Corporation of Western Australia				●	
Waterwise Councils Program, Water Corporation of Western Australia				●	
Western Australian Bicycle Network Plan 2014-2031, Department of Transport	●		●		
Western Australian Health Promotion Strategic Framework 2017-2021, Draft for Consultation September 2016, Department of Health	●				
Western Australian State CCTV Strategy, WA Police	●				
Western Australian Waste Strategy Creating the Right Environment, Waste Authority				●	
Western Australian State Training Plan 2017 - 2020					●
Western Australian Planning and Development Model					●

**Industry Associations**

STRATEGIES AND PLANS	Social <i>Thriving Local Communities</i>	Economic <i>Prosperous and Vibrant City</i>	Built Environment <i>Liveable &amp; Accessible City</i>	Natural Environment <i>Sustainable Natural Environment</i>	Governance <i>Making It Happen</i>
Framework Agreement between State and Local Government for the Provision of Public Library Services in Western Australia, Western Australian Local Government Association	●				
Local Government Biodiversity Planning Guidelines, Councils Caring for their Natural Environment				●	
IAP2 Core Values of Public Participation, International Association of Public Participation Australasia	●				●
Core Principles for Public Engagement 2009, National Coalition for Dialogue and Deliberation	●				
Blessing of the Roads, Roadwise Campaign, Western Australian Local Government Association	●				●
Smart Steps Road Safety Program for Children, SDERA Educating for Smarter Choices	●				

# Resource plans

## Workforce Plan

The City of Stirling's workforce is one of its most valuable resources. The Corporate Business Plan describes the current and future workforce to deliver the planned services over the next four years. The City aims to meet the challenges of the next four years by creating a successful model for large and efficient multifunctional local government, which includes the effective strategic management of the City's workforce.

The City's Workforce Plan 2018 – 2022 outlines how the City of Stirling will further develop its workforce capability to deliver the Corporate Business Plan and progress the long-term priorities of the community set out in the Strategic Community Plan. The City has assessed the challenges and has developed strategies to build the capability of the workforce to continue to deliver high-quality services and meet the community's needs now and into the future. These strategies are detailed in the table below.

Focus areas	Initiatives/actions
<p><b>Conduct informing studies and implement</b></p> <p>There were four areas identified that require more research and understanding from a City-wide point of view. These studies are required as the first step in anticipating the changes to the workforce, and will uncover the additional skills, resources and procedures required to meet the change.</p>	<ul style="list-style-type: none"> <li>• Development of the following studies:</li> <li>• Technology study</li> <li>• Ageing Workforce Study</li> <li>• Skills Study</li> <li>• Service Review and Service Plan.</li> </ul>
<p><b>Customer-service focus</b></p> <p>Based on monthly poll performance, the City has been marginally improving in the area of customer services over the past six months. This improvement needs to be fortified and embedded in the organisation.</p>	<ul style="list-style-type: none"> <li>• Based on population forecasts, examine resource allocation and re-align/ increase to meet demand if necessary</li> <li>• Ensure the City's workforce changes over time to represent the diverse community it serves.</li> </ul>
<p><b>External communications</b></p> <p>Several scenarios require an active external communications strategy to address the upcoming changes.</p>	<ul style="list-style-type: none"> <li>• Establish a lobbying contact to identify and influence decisions at council, state and federal levels.</li> </ul>
<p><b>Recruitment and retention</b></p> <p>To ensure a steady pipeline of talent, the City must improve recruitment strategies, and improve retention where necessary.</p>	<ul style="list-style-type: none"> <li>• Actively manage recruitment drives across the organisation</li> <li>• Identify potential areas for traineeships/secondments/cadetships</li> <li>• Work with tertiary institutions to align courses with the specific needs of local governments</li> <li>• Educate and up-skill managers on the process and requirements for flexible work arrangements</li> <li>• Align with initiatives as they are developed by state and federal government bodies in relation to recruitment and retention.</li> </ul>

<p><b>Leadership and decision making</b></p> <p>The City needs to give its leaders the tools to make the best decisions for the benefit of the City.</p>	<ul style="list-style-type: none"> <li>• Improve data capture and accessibility across key platforms in the organisation</li> <li>• Up-skill managers to make cost-driven, accountable decisions</li> <li>• Educate managers on the procedures required for out-sourcing vs in-housing and up-skill in the areas of contractor negotiations and management</li> <li>• Ensure on-boarding procedures for external resources are standardised and adhered to</li> <li>• Implementation of Culture and Leadership program, including a re-measure.</li> </ul>
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The overall progress of these strategies is monitored throughout the year and reported in the City's Annual Report.

### **Long-Term Financial Plan**

The City of Stirling's Long-Term Financial Plan is an integral component of the mandatory Integrated Planning and Reporting Framework. It provides the financial link between the Annual Report, Strategic Community Plan, Corporate Business Plan, Workforce Plan and Asset Management Plans to ensure the City can deliver its strategic objectives over the next 10 years. The cumulative vision of these plans is that the City of Stirling will be a place where people choose to live, work, visit and invest as a 'City of Choice'.

To date, the City has maintained sustainable financial performance, targeting a balanced budget as a minimum standard to fund operational and project requirements. The 2019/20 – 2028/29 Long-Term Financial Plan ensures this performance can be maintained over the next 10 years, with a balanced budget and modest rate increases underpinning the forecast estimates.

A key assumption in the development of this plan is the continuation of current service offerings over the forecast period. It is expected there will be minimal changes to the City's service offering, and that demand for services will grow in line with the assumed inflation factors underpinning the forecast.

The goal of the Long-Term Financial Plan is to optimise and balance the City's service delivery, service amenity and financial sustainability to provide the best outcomes for the community.

The annual budget and the proposed impact on rates are detailed in the Summarised Rate Setting Statement in page 51.

The City's Long-Term Financial Plan has been reviewed in conjunction with the major review of the Strategic Community Plan and Corporate Business Plan during 2018/19.

**To be updated in published document once the 2019/20 Budget has been adopted by Council**

### **Asset Management Framework**

The City of Stirling delivers more than 200 services to its community, and many of these services rely on City's infrastructure assets. It is imperative that the City manages the full life cycle of these assets in the most cost-effective manner. As a result, the provision and maintenance of infrastructure assets and associated services is at the heart of the City's long-term commitment to its community.

Infrastructure assets such as roads, stormwater drainage, buildings, parks and pathways present particular challenges as they have long lives and high values. Long-term financial forecasts are significant and require planning for peaks and troughs in expenditure to ensure the City has the available funds to renew and replace such assets. The demand for new and improved services from these existing assets adds to the complexity of planning and financial forecasting.

The creation of new assets also presents challenges in terms of the additional funding required for the ongoing operating and replacement costs necessary to provide the required level of service over the assets' full life cycle.

The goal of the City's Asset Management Framework is to address these challenges and provide an appropriate level of service for present and future customers through the development of skills, governance, processes, systems, data, productive use of resources, and the management of assets in the most cost-effective manner.

The City's Asset Management Framework has been prepared under the guidance of the ISO 55000 International Standards for Asset Management, the City's Strategic Community Plan and the Corporate Business Plan. As a result, the framework is well aligned to deliver the City's vision, objectives and strategies in providing cost-effective, transparent, quality and affordable service levels in accordance with community expectations.

The City's Asset Management Policy demonstrates its commitment to aligning asset management with the International Standard ISO 55000. The City's Asset Management Strategy is a 'higher level' enabling document (with a detailed four-year implementation plan) that underpins the Asset Management Policy.

The City has developed Transport, Drainage, Buildings and Parks and Open Space Asset Management Plans that outline the asset activities and programs for each service area and resources applied to provide a defined level of service in the most cost-effective manner.

The City's Asset Management Framework is reviewed in conjunction with the Strategic Community Plan and Corporate Business Plan. In summary, the integrated planning mechanism adopted by the City links all its service delivery options to the Strategic Community Plan's vision and objectives and the Corporate Business Plan.

# City of Stirling 2019/20 Capital Works Program

To be updated in published document once the 2019/20 Budget has been adopted by Council



# City of Stirling summarised rate settling statement

To be updated in published document once the 2019/20 Budget has been adopted by Council

## 13.2 ADOPTION OF 2019/2020 MUNICIPAL FUND BUDGET AND RELEVANT DOCUMENTS

### Report Information

Location:	Not Applicable
Applicant:	Not Applicable
Reporting Officer:	Director Corporate Services
Business Unit:	Finance Services
Ward:	Not Applicable
Suburb:	Not Applicable

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution**

0719/029

Moved Councillor Lagan, seconded Councillor Caddy

1. That Council **ADOPTS** the 2019/2020 Municipal Fund Budget for the City of Stirling which includes the following:-

- Attachment 1 - Statement of Comprehensive Income by Nature and Type showing a net result for the year of \$28,206,580;*
- Attachment 2 - Statement of Comprehensive Income by Program showing a net result for the year of \$28,206,580;*
- Attachment 3 - Rate Setting Statement showing amount to be raised from rates of \$140,728,413;*
- Attachment 4 - Statement of Rating Information;*
- Attachment 5 - Statement of General Purpose Funding;*
- Attachment 6 - Statement of Cash Flows;*
- Attachment 7 - Statement of Non-Operating Expenditures (in summary form); and*
- Attachment 8 - Schedule of Fees and Charges.*

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

2. **General Rate and Minimum Payment:-**

That Council **IMPOSES** the 2019/2020 general rates and minimum payments as follows:-

General Rates	5.0117 cents in the dollar of Gross Rental Valuation
General Minimum Payment	\$853
Lesser Minimum Payment Parkland Villas Retirement Village Apartments less than 36m <sup>2</sup> in area	\$805
Lesser Minimum Payment Strata Titled Storage Units	\$553

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

3. **Payment Options:-**

That Council **ADOPTS** the following payment options for the payment of rates, Emergency Services Levy (ESL), domestic refuse charge, Property Surveillance and Security Service Charge and private swimming pool inspection fee:-

- a. **One Instalment**  
Payment in full by 28 August 2019.

**b. Two Instalments**

The first instalment of 50% of the total current rates, ESL, domestic refuse charge, Property Surveillance and Security Service Charge, private swimming pool inspection fees and instalment charge, plus the total outstanding arrears payable by 28 August 2019.

The second instalment, of 50% of the total current rates, ESL, domestic refuse charge, Property Surveillance and Security Service Charge, private swimming pool inspection fees and instalment charge, payable by 13 November 2019.

**c. Four Instalments**

The first instalment of 25% of the total current rates, ESL, domestic refuse charge, Property Surveillance and Security Service Charge, private swimming pool inspection fees and instalment charge, plus the total outstanding arrears payable by 28 August 2019.

The second, third and fourth instalment, each of 25% of the total current rates, ESL, domestic refuse charge, Property Surveillance and Security Service Charge, private swimming pool inspection fees and instalment charge, payable as follows:-

2nd instalment by 13 November 2019

3rd instalment by 15 January 2020

4th instalment by 18 March 2020

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**4. Instalment Interest Charges**

That Council ADOPTS an interest rate of 3% where the owner has elected to pay rates and service charges through an instalment option.

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**5. Late Payment Penalty Interest**

That Council ADOPTS an interest rate of 7% per annum.

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**6. Special Agreement Option**

That Council ADOPTS an arrangement administration fee of \$30 per assessment for each payment agreement.

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**7. That Council ADOPTS the 2019/2020 Schedule of Fees and Charges.**

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**8. Early Payment Incentive Scheme**

Subject to full payment by 21 August 2019 of all current rates and arrears of rates, ESL, domestic refuse charge, Property Surveillance and Security Service Charge and private swimming pool inspection fees, that Council ADOPTS the following payment incentive scheme for the early payment of rates and charges:-

- Eligibility to enter an early incentive draw for prizes contained in Attachment 9 (*Note – Some prizes were still subject to confirmation at Agenda Close*).

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**9. Reserve Funds – Unspent Grants Reserve**

That Council ENDORSES the establishment and maintenance of an unspent grants Reserve.

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

**10. Material Variance Reporting for 2019/2020**

That Council ADOPTS the level for reporting material variances in monthly financial statements in 2019/2020 as 10% and \$100,000.

The motion was put and declared **CARRIED (11/1)** by an **Absolute Majority**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Sandri, Sargent and Spagnolo.

**Against:** Councillor Re.

**Recommendation**

1. That Council ADOPTS the 2019/2020 Municipal Fund Budget for the City of Stirling which includes the following:-

*Attachment 1 - Statement of Comprehensive Income by Nature and Type showing a net result for the year of \$28,206,580;*

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That Council ENDORSES the establishment and maintenance of an unspent grants Reserve.

NB: ABSOLUTE MAJORITY VOTE REQUIRED

10. Material Variance Reporting for 2019/2020

That Council ADOPTS the level for reporting material variances in monthly financial statements in 2019/2020 as 10% and \$100,000.

## Report Purpose

To consider and adopt the 2019/2020 Municipal Budget and supporting schedules in accordance with section 6.2(1) of the Local Government Act 1995. The report includes the setting of municipal fund rates, adoption of fees and charges and other matters arising from the budget papers.

## Relevant Documents

### Attachments

- Attachment 1 - Statement of Comprehensive Income by Nature Type [↓](#)
- Attachment 2 - Statement of Comprehensive Income by Program [↓](#)
- Attachment 3 - Rate Setting Statement [↓](#)
- Attachment 4 - Statement of Rating Information [↓](#)
- Attachment 5 - Statement of General Purpose Funding [↓](#)
- Attachment 6 - Statement of Cash Flows [↓](#)
- Attachment 7 - Statement of Non-Operating Expenditures [↓](#)
- Attachment 8 - Schedule of Fees and Charges [↓](#)
- Attachment 9 - Early Incentive Prize List [↓](#)

### Available for viewing at meeting

Nil

## Background

The City's 2019/2020 Municipal Budget and related documentation has been formulated by the City's Executive Team and Business Units with consideration and input by Councillors at dedicated workshops held on 25 May 2019 and 10 June 2019.

It is the culmination of six months' work by employees from all Business Units within the City and subsequent review, discussions and input by Councillors through the workshop sessions.

## Comment

The City of Stirling is the largest Local Government in Western Australia based on population, with an overall revenue and expenditure budget in 2019/2020 of \$320.9 million.

In broad terms, the 2019/2020 Budget consists of:-

- \$238.4 million Operating Expenditure
- \$ 82.5 million Capital Expenditure
- \$ 2.5 million Net Transfer from Reserves

In 2019/2020 the City of Stirling will raise \$140.7 million from general rate revenue.



The 2019/2020 rate-in-the-dollar is proposed to be:-

- General Rates 5.0117 cents in the \$ of Gross Rental Valuation.

This represents an average rate increase of 0.9% over 2018/2019. Minimum Payments will also rise 0.9% to \$853 rounded to the nearest dollar. The special minimum for Parkland Villas Retirement Village high care apartments increases to \$805.

Refuse Collection Charges are proposed to be:-

Standard Service	\$ 350
Shared Service (multi-unit dwellings only)	\$ 305
Upgrade from 140L to 240L General Waste bin (Red Top)	\$ 150
Upgrade from 240L to 360L Co-mingled Waste bin (Yellow Top)	\$ 20
Additional Green 240L Garden Waste Bin	\$ 40
Additional Yellow 240L Co-mingled Recycling Bin	\$ 40
Additional Yellow 360L Co-mingled Recycling Bin	\$ 40
Additional Mobile Garbage Bin for Upgrades	\$ 100
New Service Levy - Shared	\$ 100
New Service Levy - Standard	\$ 200

For non-minimum rated properties, the average increase in total charges raised by the City, consisting of rates, rubbish service and security service, will be 1.00% and where the property is minimum rated the overall increase is 1.03%. In both instances the rubbish services will increase by 1.45% due to the increased cost of providing the service.

### Capital Works Program

The Capital Works Program of \$99.4 million (inclusive of \$16.9 million provisional carried forward works) is dissected as follows.

	<b>\$ million</b>
Engineering	28.5
Parks and Sustainability	11.9
Building	41.2
Fleet and Plant	13.5
Information Technology	3.3
Other	1.0
<b>Total</b>	<b>99.4</b>

This year's Budget provides for \$26.7 million of new expenditure on the City's road network. This includes \$12.2 million on road upgrades, construction, street landscaping and resurfacing. \$4.0 million will be spent on drainage, \$2.2 million on traffic management, \$1.6 million on footpath construction and \$4.0 million on rights of way upgrading. Other amounts are allowed for \$0.5 million on street parking, \$0.7 million on street lighting, \$0.4 million on construction works and \$1.1 million on cycle ways.

Parks and Sustainability will benefit from \$9.0 million of new works including \$1.3 million on landscaping and general reserve development, \$0.7 million on recreation and sporting facilities and \$1.6 million on irrigation replacement. Other amounts include \$1.9 million allowed for revegetation, \$0.9 million on lighting and electrical work, \$0.4 million on barrier fences, paths and paving, \$0.1 million on fire breaks and access tracks, \$0.2 million on furniture, \$1.1 million on play facilities and \$0.6 million on signage, erosion control and structures.

The City's new capital building program includes \$35.2 million of new funding towards the City's buildings and major capital works. This includes \$0.2 million towards energy improvement initiatives, \$29.6 million on major capital programs, \$4.5 million on building renewal, \$0.4 million on the functionality programme and \$0.5 million on building services programs.

### Funding

An estimated surplus of \$9.0 million is projected for the 2018/2019 financial year. Any difference between the projected surplus and that realised will be attended to as part of the mid-year budget review.

The 2019/2020 Budget provides sufficient funding to ensure the current levels and number of services provided by the City is maintained. There are continuing upward pressures on the cost of providing all facilities and services, and every effort has been made to keep increases in charges to the minimum.

The City's debt free policy continues with no provision in 2019/2020 to borrow funds for works.

The 2019/2020 Draft Budget is recommended to Council for adoption.

### **Consultation/Communication Implications**

Nil.

### **Policy and Legislative Implications**

Section 6.2 of the *Local Government Act 1995* and Part 3 of the Local Government (Financial Management) Regulations 1996 state that every Local Government is to prepare and adopt an annual budget.

Sections 6.32, 6.34, 6.35, 6.37 and 6.38 of the *Local Government Act 1995* and Regulation 54 of the Local Government (Financial Management) Regulations 1996 provide Council with the power to impose rates and service charges.

Sections 6.45 and 6.50 of the *Local Government Act 1995* and Regulation 64(2) of the Local Government (Financial Management) Regulations 1996 provide Council with the power to adopt options for payments of rates or service charges.

Regulation 68 of the Local Government (Financial Management) Regulations 1996 provides Council with the power to impose interest on payment by instalment.

Sections 6.13 and 6.51 of the *Local Government Act 1995* and Regulation 19(A) and 70 of the Local Government (Financial Management) Regulations 1996 provide Council with the power to impose interest on overdue amounts owing to the City.

Section 6.49 of the *Local Government Act 1995* provides Council with the power to accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.

Section 6.16 of the *Local Government Act 1995* provides Council with the power to impose fees and charges.

Section 6.46 of the *Local Government Act 1995* provides Council with the power to grant a discount or other incentive for the early payment of any rate or service charge.

*Building Act 2011* and Building Regulations 2012, Section 53(2) provides Council with the power to impose a swimming pool inspection fee.

Section 6.11 of the *Local Government Act 1995* and Regulations 17 and 27(h) of the Local Government (Financial Management) Regulations 1996 provide Council with the power to establish and maintain reserve accounts.

Regulation 34(5) of the Local Government (Financial Management) Regulations 1996 and AASB 1031 Materiality require Council to adopt a percentage or value to be used in statements of financial activity for reporting material variances.

### Financial Implications

The annual Budget provides the City with the approval to undertake all of its planned activities in the 2019/2020 financial year.

### Strategic Implications

**Governance:** Making it happen

**Outcome G4:** Sustainable organisation

### Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Adoption of the Budget will enable Council to deliver on a number of environmental programs.	

SOCIAL	
Issue	Comment
Adoption of the Budget will enable Council to deliver a variety of social programs.	

ECONOMIC	
Issue	Comment
Adoption of the Budget will enable Council to deliver a variety of social programs.	

### Conclusion

The report submits the City's 2019/2020 Annual Budget for adoption as required under Section 6.2 of the *Local Government Act 1995*.

**Moved Councillor Re, seconded Councillor Perkov**

**That the Council meeting continue for up to one more hour in accordance with Clause 4.8 of the City of Stirling Meeting Procedures Local Law 2009.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

**Appendix I**

**CITY OF STIRLING BUDGET**  
**FOR THE YEAR ENDING 30 JUNE 2020**  
**STATEMENT OF COMPREHENSIVE INCOME - BY NATURE & TYPE**

	<b>Budget 2019/20</b>	<b>Estimated Actual 2018/19</b>	<b>Budget 2018/19</b>
	\$	\$	\$
<b>OPERATING REVENUE</b>			
General Rates	140,728,413	138,200,173	137,374,048
Underground Power Rates	0	5,372,044	4,917,102
Operating Grants, Subsidies and Contributions	15,098,137	12,549,902	13,330,966
Fees and Charges (Inclusive Registrations, Licences and Perm	22,962,956	20,430,516	22,368,541
Rubbish Service Charge	38,583,128	38,705,522	37,812,038
Security Service Charge	2,972,310	2,999,820	2,980,000
Interest Earnings	4,710,680	5,198,290	4,841,979
Other Revenue	4,831,565	4,740,819	5,413,323
<b>Total Operating Revenue</b>	<b>229,887,189</b>	<b>228,197,086</b>	<b>229,037,997</b>
<b>OPERATING EXPENDITURE</b>			
Employee Costs	(82,985,223)	(77,139,791)	(79,243,579)
Materials & Contracts - Non Current Asset Maintenance	(22,180,668)	(22,550,146)	(22,624,680)
Materials & Contracts Other Works	(75,880,387)	(71,152,178)	(71,114,280)
Underground Power Expenditure	0	(3,314,327)	(5,151,313)
Utilities	(8,187,432)	(8,186,021)	(9,367,984)
Depreciation	(43,766,110)	(44,384,246)	(44,633,903)
Insurance	(1,743,625)	(1,905,657)	(1,622,493)
Other	(3,069,158)	(1,878,014)	(2,361,008)
<b>Total Operating Expenditure</b>	<b>(237,812,603)</b>	<b>(230,510,380)</b>	<b>(236,119,240)</b>
Non-operating Grants, Subsidies and Contributions	34,490,004	5,621,792	8,332,876
Profit on Asset Disposals	2,230,858	385,439	218,658
Loss on Asset Disposals	(588,868)	(1,010,894)	(694,817)
<b>NET RESULT</b>	<b>28,206,580</b>	<b>2,683,043</b>	<b>775,474</b>
Other Comprehensive Income	0	0	0
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>28,206,580</b>	<b>2,683,043</b>	<b>775,474</b>

**APPENDIX II**
**CITY OF STIRLING BUDGET**  
**FOR THE YEAR ENDING 30 JUNE 2020**  
**STATEMENT OF COMPREHENSIVE INCOME - BY PROGRAM**

	Budget 2019/20	Estimated Actual 2018/19	Budget 2018/19
	\$	\$	\$
<b>OPERATING REVENUE</b>			
General Purpose Funding	150,214,038	145,972,023	146,861,008
Governance	1,659,550	1,402,676	1,630,850
Law Order & Public Safety	3,583,197	3,815,755	3,614,650
Health	220,420	223,406	214,120
Education And Welfare	10,824,675	8,072,490	9,540,982
Community Amenities	42,571,451	43,403,489	41,590,898
Recreation & Culture	13,091,806	12,986,676	12,497,050
Transport	3,192,700	2,923,627	2,940,200
Economic Services	2,335,000	7,262,094	7,517,102
Other Property & Services	2,194,352	2,134,850	2,631,137
<b>Total Operating Revenue</b>	<b>229,887,189</b>	<b>228,197,086</b>	<b>229,037,997</b>
<b>OPERATING EXPENDITURE EXCLUDING FINANCE COSTS</b>			
General Purpose Funding	(60,000)	(35,883)	(60,000)
Governance	(14,494,110)	(11,423,575)	(14,002,719)
Law Order & Public Safety	(8,299,087)	(7,296,888)	(8,196,074)
Health	(3,059,953)	(3,000,135)	(3,071,607)
Education And Welfare	(18,962,113)	(17,281,590)	(17,270,950)
Community Amenities	(48,018,113)	(45,656,311)	(45,406,999)
Recreation & Culture	(66,709,643)	(67,585,931)	(68,596,971)
Transport	(57,345,193)	(54,095,184)	(55,088,191)
Economic Services	(5,403,897)	(11,914,118)	(11,423,773)
Other Property & Services	(15,460,494)	(12,220,765)	(13,001,956)
<b>Total Operating Expenditure Excluding Finance Costs</b>	<b>(237,812,603)</b>	<b>(230,510,380)</b>	<b>(236,119,240)</b>
<b>NON-OPERATING GRANTS, SUBSIDIES, CONTRIBUTIONS</b>			
General Purpose Funding	2,202,840	1,009,071	2,140,864
Community Amenities	57,000	0	107,000
Recreation & Culture	301,000	550,000	1,380,000
Transport	3,262,983	3,490,487	3,445,012
Other Property & Services	28,666,181	572,233	1,260,000
<b>Total Non-Operating Grants, Subsidies, Contributions</b>	<b>34,490,004</b>	<b>5,621,792</b>	<b>8,332,876</b>
<b>PROFIT/(LOSS) ON DISPOSAL OF ASSETS</b>			
Governance	0	(11,447)	0
Health	0	(2,654)	0
Recreation & Culture	0	16,346	0
Transport	0	5,999	0
Other Property & Services	1,641,990	(633,699)	(476,159)
<b>Total Profit/(Loss) on Disposal of Assets</b>	<b>1,641,990</b>	<b>(625,455)</b>	<b>(476,159)</b>
<b>NET RESULT</b>	<b>28,206,580</b>	<b>2,683,043</b>	<b>775,474</b>
<b>OTHER COMPREHENSIVE INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>28,206,580</b>	<b>2,683,043</b>	<b>775,474</b>

*Note: All fair value adjustments relating to remeasurement of financial assets at fair value through profit or loss and (if any) changes on revaluation of non-current assets in accordance with the mandating of fair value measurement through Other Comprehensive Income, is impacted upon by external forces and is not able to be reliably estimated at the time of budget adoption.*

APPENDIX III

**CITY OF STIRLING BUDGET  
 FOR THE YEAR ENDING 30 JUNE 2020  
 RATE SETTING STATEMENT - BY PROGRAM**

	NOTE	Budget 2019/20	Estimated Actual 2018/19	Budget 2018/19
		\$		\$
<b>Net current assets at start of financial year - surplus/ (deficit)</b>	17	25,931,854	30,674,051	20,422,341
<b>Revenue from operating activities (excluding rates and non-operating grants, subsidies and contributions)</b>	1,2			
General Purpose Funding		9,485,625	7,794,961	9,556,659
Governance		1,659,550	1,402,676	1,630,850
Law Order & Public Safety		3,583,197	3,815,755	3,614,650
Health		220,420	223,406	214,120
Education And Welfare		10,824,675	8,072,490	9,540,982
Community Amenities		42,571,451	43,403,489	41,590,898
Recreation & Culture		13,091,806	13,003,023	12,497,050
Transport		3,192,700	2,929,626	2,940,200
Economic Services		2,335,000	7,262,094	7,517,102
Other Property & Services		4,425,210	2,483,148	2,849,795
<b>Total Operating Revenue</b>		<b>91,389,634</b>	<b>90,390,668</b>	<b>91,952,306</b>
<b>Expenditure from operating activities</b>	1,2			
General Purpose Funding		(60,000)	(35,883)	(60,000)
Governance		(14,494,110)	(12,854,443)	(14,002,719)
Law Order & Public Safety		(8,299,087)	(7,296,888)	(8,196,074)
Health		(3,059,953)	(3,000,135)	(3,071,607)
Education And Welfare		(18,962,113)	(17,281,590)	(17,270,950)
Community Amenities		(48,018,113)	(45,656,311)	(45,406,999)
Recreation & Culture		(66,709,642)	(67,585,931)	(68,596,971)
Transport		(57,345,193)	(54,095,184)	(55,088,191)
Economic Services		(5,403,897)	(11,914,118)	(11,423,773)
Other Property & Services		(16,049,364)	(11,800,790)	(13,696,773)
<b>Total Operating Expenditure</b>		<b>(238,401,472)</b>	<b>(231,521,273)</b>	<b>(236,814,057)</b>
<b>Operating activities excluded from budget</b>				
ADD (Profit)/Loss on Sale of Assets	9	(1,641,990)	625,455	476,159
ADD Leave Provisions Written Back		0	236,230	0
ADD Depreciation	2(a)	43,766,110	44,384,246	44,633,903
LESS TP Schemes (transfer to/(from) reserves)		827,143	350,000	350,000
<b>NET NON-CASH EXPENDITURE AND REVENUE</b>		<b>42,951,263</b>	<b>45,595,931</b>	<b>45,460,062</b>
<b>INVESTING ACTIVITIES</b>				
Capital Grants and Contributions		34,490,005	5,621,792	8,332,876
Purchase Land & Buildings	8	(8,329,273)	(8,879,597)	(10,155,165)
Infrastructure - Roads	8	(43,165,407)	(17,716,698)	(18,252,650)
Infrastructure - Other	8	(19,509,158)	(17,183,878)	(17,686,354)
Purchase Plant & Equipment	8	(9,447,360)	(8,285,498)	(9,371,034)
Purchase Furniture & Equipment	8	(2,084,019)	(1,614,134)	(1,624,115)
Proceeds from Disposal of Assets	9	4,828,200	2,653,883	2,327,500
Carry Forward Works		(16,931,854)	0	(13,522,341)
<b>Amount attributable to investing activities</b>		<b>(60,148,866)</b>	<b>(45,404,130)</b>	<b>(59,951,283)</b>
<b>FINANCING ACTIVITIES</b>				
Transfer to Cash Backed Reserves	10	(14,441,837)	(6,438,590)	(10,628,884)
Transfer from Cash Backed Reserves	10	11,991,011	4,435,024	12,208,700
<b>Amount attributable to financing activities</b>		<b>(2,450,826)</b>	<b>(2,003,566)</b>	<b>1,579,816</b>
<b>Budgeted deficiency before General Rates</b>		<b>140,728,413</b>	<b>112,268,319</b>	<b>137,350,815</b>
<b>Estimated amount to be raised from General Rates</b>		<b>140,728,413</b>	<b>138,200,173</b>	<b>137,350,815</b>
<b>Net current assets at end of financial year - surplus/ (deficit)</b>	17	<b>0</b>	<b>* 25,931,854</b>	<b>0</b>

*This statement is to be read in conjunction with the accompanying notes.*

*The 2018/19 comparatives for carry forward works and net current assets at the start of the year include the final carry forward works.*

*\* The closing funds include the provisional Carried Forward Works of \$16,931,854*

*The City has elected to retrospectively apply the cumulative effect of applying AASB 1058 Income of Not-for-Profit Entities at the date of initial application of the standard, being 1 July 2019. The impact of applying the standard was to recognise unspent grants and contributions for construction of recognisable non-financial assets controlled by the City as a liability. The opening budgeted surplus/deficit on 1 July 2019 has been amended accordingly from the estimated actual closing surplus/deficit.*

## Appendix IV

**CITY OF STIRLING BUDGET  
 FOR THE YEAR ENDING 30 JUNE 2020  
 STATEMENT OF RATING INFORMATION**

	NON-MINIMUMS				MINIMUMS				TOTAL
	Rateable Value	Property Numbers	GRV rate-in- \$ (cents)	Rate Yield \$	Rateable Value	Minimums No.	Minimum Payment	Minimum Yield \$	
Normal	2,230,794,809	66,887	5.0117	111,800,743	473,195,652	32,826	853	28,000,578	139,801,321
Special					309,920	21	805	16,905	16,905
Interim Rates				910,187					910,187
	<b>2,230,794,809</b>	<b>66,887</b>		<b>112,710,930</b>	<b>473,505,572</b>	<b>32,847</b>		<b>28,017,483</b>	<b>140,728,413</b>
								<b>TOTAL GENERAL RATES \$</b>	<b>140,728,413</b>



**Appendix V**

**CITY OF STIRLING BUDGET  
FOR THE YEAR ENDING 30 JUNE 2020  
STATEMENT OF GENERAL PURPOSE FUNDING**

	Budget 2019/20	Estimated Actual 2018/19	Budget 2018/19
	\$	\$	\$
<b>General Rates</b>			
GRV rate-in-the-\$: 5.0117 cents	111,800,743	109,181,329	107,701,637
<b>Minimum Payment</b>			
GRV - 32,826 assessments @ \$853 each	28,000,578	27,745,105	27,853,735
GRV - 21 assessments @ \$805 each	16,905	23,110	16,758
<b>Interim and Back Rates</b>	910,187	1,250,629	1,778,685
<b>Total Ordinary Rates Levied</b>	<b>140,728,413</b>	<b>138,200,173</b>	<b>137,350,815</b>
<b>Specified Area Rates</b>			
<b>Mirrabooka Trades Area</b>	0	23,110	23,233
<b>Total Amount made up from Rates</b>	<b>140,728,413</b>	<b>138,223,283</b>	<b>137,374,048</b>
<b>General Purpose Grant</b>			
General Untied Grant	4,556,445	2,191,340	4,429,981
<b>Sub Total</b>	<b>4,556,445</b>	<b>2,191,340</b>	<b>4,429,981</b>
<b>Other General Purpose Revenue</b>			
Instalment charges	30,000	30,960	25,000
Instalment interest	330,000	363,352	296,637
Late payment penalty interest	330,000	481,616	280,000
Pensioner Deferred Rates Interest Grant	50,000	0	50,000
Interest Received	4,039,180	4,362,248	4,255,342
Other Revenue	150,000	319,224	150,000
	<b>4,929,180</b>	<b>5,557,400</b>	<b>5,056,979</b>
<b>General Purpose Funding Shown on Income Statement</b>	<b>150,214,038</b>	<b>145,972,023</b>	<b>146,861,008</b>

**Appendix VI**

**CITY OF STIRLING BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2020**  
**STATEMENT OF CASH FLOWS**

	Note	Estimated		
		Budget 2019/20	Actual 2018/19	Budget 2018/19
		\$	\$	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
<b>Receipts</b>				
Rates		141,388,413	139,045,141	137,950,685
Fees and Charges		5,726,820	4,854,767	6,173,020
Service Charges		57,603,897	57,133,726	56,516,644
Interest Earned		4,050,680	4,353,323	4,288,575
Other Grants and Contributions		1,631,371	1,184,248	1,110,106
Other Revenue		3,067,373	3,634,950	3,773,168
		<b>213,468,554</b>	<b>210,206,155</b>	<b>209,812,198</b>
<b>Payments</b>				
Employee Costs		(106,579,997)	(96,585,857)	(102,574,904)
Materials and Contracts		(74,466,282)	(75,284,837)	(75,558,948)
Utility Expenses		(8,187,432)	(8,830,763)	(9,367,984)
Insurance Expenses		(1,743,625)	(1,905,657)	(1,622,493)
Other Expenditure		(3,069,157)	(1,878,014)	(2,361,008)
		<b>(194,046,493)</b>	<b>(184,485,128)</b>	<b>(191,485,337)</b>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	3(b)	<b>19,422,061</b>	<b>25,721,027</b>	<b>18,326,861</b>
<b>CASH FLOWS USED IN INVESTING ACTIVITIES</b>				
New and Redevelopment of Community Infrastructure		(62,454,565)	(31,878,896)	(35,939,003)
Payments for Purchases of Property, Plant and Equipment		(19,660,652)	(20,898,286)	(21,150,315)
Proceeds from Sale of Property, Plant and Equipment		4,828,200	2,620,855	2,327,500
Capital Grants and Contributions (Govt & Non Govt)		33,439,004	3,830,845	7,532,876
Government Grants (Operating)		12,331,940	9,688,706	11,015,855
Capital Expenditure - Specific Government Grants		851,000	1,790,947	750,000
		<b>(30,665,073)</b>	<b>(34,845,829)</b>	<b>(35,463,087)</b>
<b>NET CASH FLOWS FROM INVESTING</b>		<b>(30,665,073)</b>	<b>(34,845,829)</b>	<b>(35,463,087)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Repayment of Debentures		0	0	0
Proceeds from self supporting loans		0	0	0
Proceeds from New Debentures		0	0	0
		<b>0</b>	<b>0</b>	<b>0</b>
<b>NET CASH PROVIDED BY /(USED IN) FINANCING ACTIVITIES</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>NET INCREASE/(DECREASE) IN CASH HELD</b>		<b>(11,243,012)</b>	<b>(9,124,802)</b>	<b>(17,136,226)</b>
<b>CASH AT THE BEGINNING OF THE YEAR</b>		<b>95,086,867</b>	<b>104,211,669</b>	<b>92,423,577</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	3(a)	<b>83,843,855</b>	<b>95,086,867</b>	<b>75,287,351</b>

Appendix VII

**CITY OF STIRLING BUDGET  
 FOR THE YEAR ENDING 30 JUNE 2020  
 STATEMENT OF NON OPERATING EXPENDITURES**

<b>Capital Expenditure 2019/20 Budget</b>	82,535,217	
<b>Add Carry Forward Works from 2018/19</b>	16,931,854	Provisional amount
<b>Total Capital Works in Budget</b>	<u>\$ 99,467,071</u>	

<b>Type</b>	<b>Budget 2019/20</b>	<b>Estimated Actual 2018/19</b>	<b>Budget 2018/19</b>
	\$	\$	\$
<b>Engineering</b>	28,498,917	26,623,214	30,710,345
<b>Parks and Sustainability</b>	11,869,312	7,923,825	11,490,772
<b>Building</b>	41,169,783	9,632,544	14,614,065
<b>Fleet and Plant</b>	13,491,270	6,164,213	8,602,850
<b>Information Technology</b>	3,391,022	2,115,312	3,613,923
<b>Other</b>	1,046,767	1,220,697	1,579,703
<b>TOTAL</b>	<u><b>99,467,071</b></u>	<u><b>53,679,805</b></u>	<u><b>70,611,658</b></u>



City of Stirling

**All Fees & Charges  
Schedule  
2019/20**

## Index

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### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
<b>Finance Services</b>									
Finance Services Charges	"Letter of Comfort"		Per property	Exempt	30.00	30.00	0.00	0%	To reflect cost of arranging a "Letter of Comfort" following issue of summons
Finance Services Charges	Account Enquiry		Per property	Exempt	25.00	25.00	0.00	0%	Charge for a printed Statement of Rates supplied to Settlement Agents when a property is about to change ownership
Finance Services Charges	Arrangement payment charge		Per property	Exempt	30.00	30.00	0.00	0%	Administration charge levied under the provisions of section 6.49 of the Local Government Act 1995 for ratepayers who elect to pay rates by a payment arrangement
Finance Services Charges	Notice of Discontinuance		Per property	Exempt	30.00	30.00	0.00	0%	Recoup cost for work required by Court to issue Notice of Discontinuance
Finance Services Charges	Property Information searches (Land Purchase Inquiries)		Per property	Exempt	80.00	80.00	0.00	0%	Charge for a printed extract of the City's records
Finance Services Charges	Rate Book Searches		Per property	Exempt	10.00	10.00	0.00	0%	Charge for a printed extract of the City's records
Finance Services Charges	Statement of Rates - from a prior year		Per year, per property	Exempt	20.00	20.00	0.00	0%	To recoup the costs associated with providing the property owner, on request, information from archived rates records
Finance Service Charges	Bank charges for direct debit		Administrative cost	Exempt	0.00	0.00	0.00	0%	NEW CHARGE - Fee will be implemented during 2019/20 and a will reflect the cost to the City
Finance Service Charges	Administration charges for direct debit		Administrative cost	Exempt	0.00	0.00	0.00	0%	NEW CHARGE - Fee will be implemented during 2019/20 and a will reflect the cost to the City
ROW Contribution Payment Plan Fee	\$1 to \$5,000 (3 instalments)		Per Development	Exempt	75.00	75.00	0.00	0%	One-off admin handling fee paid upfront; equivalent to \$25 per instalment (for 3 instalments)
ROW Contribution Payment Plan Fee	\$5,001 to \$10,000 (6 instalments)		Per Development	Exempt	150.00	150.00	0.00	0%	One-off admin handling fee paid upfront; equivalent to \$25 per instalment (for 6 instalments)
ROW Contribution Payment Plan Fee	\$10,001 to \$15,000 (9 instalments)		Per Development	Exempt	225.00	225.00	0.00	0%	One-off admin handling fee paid upfront; equivalent to \$25 per instalment (for 9 instalments)
ROW Contribution Payment Plan Fee	\$15,001 and upwards (12 instalments)		Per Development	Exempt	300.00	300.00	0.00	0%	One-off admin handling fee paid upfront; equivalent to \$25 per instalment (for 12 instalments)
<b>Planning and Development Administration</b>									
Environmental Protection (Noise) Regulations	Regulation 18 Application for non complying event		Per application	Exempt	1,000.00	1,000.00	0.00	0%	Application fee - statutory
Food Business High Risk food business inspection fee	Inspection fee high risk food business		3 inspections per year	Exempt	300.00	300.00	0.00	0%	Inspection fee introduced under the new Food Act
Food Business Low risk food business inspection fee	Inspection fee low risk food business		1 inspections per year	Exempt	100.00	100.00	0.00	0%	Inspection fee introduced under the new Food Act
Food Business Medium risk food business inspection fee	Inspection fee medium risk food business		2 inspections per year	Exempt	200.00	200.00	0.00	0%	Inspection fee introduced under the new Food Act
Food Business settlement enquiry report	Report and inspection fee		Administrative cost	Exempt	100.00	100.00	0.00	0%	Inspection of premises and provision of report at request agent/owner during change of ownership
Food Business Transfer of ownership	Transfer fee		Administrative cost	Exempt	50.00	50.00	0.00	0%	
Notification of food business	Notification fee		Administrative cost	Exempt	50.00	50.00	0.00	0%	Fee a result of the introduction of the Food Act and associated legislation
Offensive Trades	Fish Processing Establishments in which whole fish are cleaned and prepared		Annual	Exempt	298.00	298.00	0.00	0%	Fee determined by Department of Health
Offensive Trades	Laundries, Dry Cleaning Establishments		Annual	Exempt	147.00	147.00	0.00	0%	Fee determined by Department of Health
Offensive Trades	Poultry Processing Establishments		Annual	Exempt	298.00	298.00	0.00	0%	Fee determined by Department of Health
Other	Application to construct or install an apparatus for the treatment of sewage		Once only	Exempt	118.00	118.00	0.00	0%	Fee determined by Department of Health
Other	Caravan Park		Annual	Exempt	200.00	200.00	0.00	0%	Minimum Charge
Other	Cattery licence		Annual	Exempt	45.00	45.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Other	Fee under the Cat Regulations 2012 for application for grant or renewal of approval to breed cats		Per breeding cat (male or female)	Exempt	100.00	100.00	0.00	0%	
Other	Gaming Permit Extended (Section 55)		5 Years	Exempt	100.00	100.00	0.00	0%	
Other	Gaming Permit Occasional (Section 55)		Once only	Exempt	20.00	20.00	0.00	0%	
Other	Grant of a permit to use an apparatus		Once only	Exempt	118.00	118.00	0.00	0%	Fee determined by Department of Health
Other	Kennel Licence		Annual	Exempt	50.00	50.00	0.00	0%	
Other	Liquor Licence Application (Section 39 & 40)		Once only	Exempt	100.00	100.00	0.00	0%	
Other	Lodging House		Annual	Exempt	60.00	60.00	0.00	0%	
Other	Morgue licence		Annual	Exempt	60.00	60.00	0.00	0%	
Other	Public Swimming Pool Sampling Fees		Monthly	Exempt	50.00	50.00	0.00	0%	This is a monthly charge. The Aquatic Facilities regulations require all public swimming pools to be sampled on a monthly basis by an Environmental Health Officer whilst the pool is open
Outdoor Eating Area Licences	Application Fee		Per application	Exempt	100.00	100.00	0.00	0%	
Permit	Traders permit (Food)		Per annum City property	Exempt	600.00	600.00	0.00	0%	
Permit	Traders permit (Food)		Per annum Private property	Exempt	300.00	300.00	0.00	0%	
Permit	Traders permit (Food)		Daily	Exempt	15.00	15.00	0.00	0%	
Permit	Traders permit (Food)		Weekly	Exempt	50.00	50.00	0.00	0%	
Permit	Traders permit (Food)		Monthly	Exempt	100.00	100.00	0.00	0%	
Permit	Trading permit (Food)		Per annum Itinerant	Exempt	200.00	200.00	0.00	0%	For persons trading in multiple locations. To encourage small business in line with the local business survey 2016
<b>City Planning</b>									
Local Development Plan	Local Development Plan		Per application	Exempt	0.00	0.00	0.00	0%	
Plans & Maps	A0 size Scheme Map (colour)		Per copy	Exempt	54.55	54.55	0.00	0%	
Plans & Maps	Black & white up to A0		Per copy	Exempt	11.36	11.36	0.00	0%	
Plans & Maps	Other colour maps (up to A1 size)		Per copy	Exempt	22.73	22.73	0.00	0%	
Plans & Maps	Provision / Collation Non Standard Information	Minimum	\$110 per hour (minimum \$55)	Exempt	55.00	55.00	0.00	0%	
Publications	Colour pages (excluding cover)		Per page	Exempt	1.36	1.36	0.00	0%	
Publications	Misc. Photocopies		Per page	Exempt	1.36	1.36	0.00	0%	
Publications	Reports < 10 pages		Per copy	Exempt	5.91	5.91	0.00	0%	
Publications	Reports >100 pages		Per copy	Exempt	36.36	36.36	0.00	0%	
Publications	Reports 10-50 pages		Per copy	Exempt	11.82	11.82	0.00	0%	
Publications	Reports 51-100 pages		Per copy	Exempt	23.64	23.64	0.00	0%	
Publications	Scheme Text		Per copy	Exempt	27.27	27.27	0.00	0%	
Scheme Amendments	Local Planning Scheme No 3 – Scheme Amendments		See comment	Exempt	0.00	0.00	0.00	0%	Quote in accordance with Planning and Development Regulations 2015
Scheme Other	Change of Street Number application		Per application	Exempt	113.64	113.64	0.00	0%	
Structure Plan	Structure Plan		Per application	Exempt	0.00	0.00	0.00	0%	Quote in accordance with Planning and Development Regulations 2015

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
<b>Development Services</b>									
Bond	Verge bond development above \$20,000		once only	Exempt	0.00	1,500.00	1,500.00	100%	NEW CHARGE - Verge security bond used to undertake remedial work to damaged City assets for development above \$20,000
Bond	Verge bond development below \$20,000		once only	Exempt	0.00	1,000.00	1,000.00	100%	NEW CHARGE - Verge security bond used to undertake remedial work to damaged City assets for development below \$20,000
Other	Building Reg.51(2) and (3) requires local government to approve an alternative swimming pool safety barrier to those in AS1926.1. This fee relates to the inspection and evidential review of the alternative barrier	Min 3 hours	\$150 per hour - Min 3 hours	Exempt	0.00	450.00	450.00	100%	NEW CHARGE - Building Reg.51(2) and (3) requires local government to approve an alternative swimming pool safety barrier to those in AS1926.1. This fee relates to the inspection and evidential review of the alternative barrier
Building Fees	Application as defined in regulation 31 (for each building standard in respect of which a declaration is sought)		Minimum per application	Exempt	0.00	2,160.15	2,160.15	100%	NEW CHARGE
Building Fees	Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51(3))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - 0.38% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than \$97.70
Building Fees	Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application for a demolition permit in respect of a Class 1 or Class 10 building or incidental structure (s. 16(1))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application for a demolition permit in respect of a Class 2 or Class 9 building		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - The fee is \$97.70 for each storey of the building.
Building Fees	Application for a replacement occupancy permit for permanent change of the building's use, classification (s. 49)		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application for a temporary occupancy permit for an incomplete building (s. 47)		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - Occupancy Permit
Building Fees	Application for an occupancy permit for a building in respect of which unauthorised work has been done (s. 51(2))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - New Building or alternations: Fee is 0.18% of estimated construction value
Building Fees	Application for an occupancy permit for a completed building (s. 46)		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - Occupancy Permit
Building Fees	Application for an occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision (s. 50(1) and (2))		Minimum per application	Exempt	0.00	107.70	107.70	100%	NEW CHARGE - \$107.70 or \$10.80 per strata unit whichever is greater
Building Fees	Application for approval of battery powered smoke alarms (regulation 61)		Minimum per application	Exempt	0.00	179.40	179.40	100%	NEW CHARGE
Building Fees	Application for modification of an occupancy permit for additional use of a building on a temporary basis (s. 48)		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application to extend the time during which a building or demolition permit has effect (s. 32(3)(f))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Application to replace an occupancy permit for an existing building (s. 52(1))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE
Building Fees	Certified application for a building permit. For building work for a Class 1 or Class 10 Building or incidental structure (s.16(1))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - For building work for a Class 1 or Class 10 Building or incidental structure the fee is 0.19% of the estimated value of the building work

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Building Fees	Certified application for a building permit. For building work for a Class 2 or Class 9 Building or incidental structure		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - For building work for a Class 2 to Class 9 building or incidental structure the fee is 0.09% of the estimated value of the building work
Building Fees	Change of Street Address		Minimum per application	Exempt	0.00	125.00	125.00	100%	NEW CHARGE - Change of Street Address
Building Fees	Uncertified application for a building permit (s.16(1))		Minimum per application	Exempt	0.00	97.70	97.70	100%	NEW CHARGE - The fee is 0.32% of the estimated value of the building work
Crossovers	Post-construction inspection fee for crossovers		Once Only	Exempt	100.00	100.00	0.00	0%	Previously from Engineering Operations. Post-inspection fees for Crossover construction
Crossovers	Pre-construction inspection fee for crossovers		Once Only	Exempt	100.00	100.00	0.00	0%	Previously from Engineering Operations. Pre-inspection fees for Crossover construction. Includes \$1,500 bond against damage in the road reserve
Development	Amended Plans		Per application	Exempt	297.00	297.00	0.00	0%	\$297 or the original application fee, whichever is the lesser to a minimum of \$147
Development	Determination of development application for an extractive industry		Per application	Exempt	739.00	739.00	0.00	0%	If the development has commenced or been carried out, an additional amount, by way of penalty, twice that fee
Development Applications	(a) New application - value up to \$50,000			Exempt	147.00	147.00	0.00	0%	
Development Applications	(b) New application - value \$50,001 - \$500,000		0.32 % of the estimated cost of development	Exempt	0.00	0.00	0.00	0%	0.32 % of the estimated cost of development
Development Applications	(c) New application - value \$500,001 - \$2.5M		Base Fee + 0.257% for every \$1 in excess of \$500,000	Exempt	1,700.00	1,700.00	0.00	0%	Base Fee + 0.257% for every \$1 in excess of \$500,000
Development Applications	(d) New application - value over \$2.5M - \$5M		Base Fee + 0.206 % for every \$1 in excess of \$2.5M	Exempt	7,161.00	7,161.00	0.00	0%	Base Fee + 0.206% for every \$1 in excess of \$2.5M
Development Applications	(e) New application - value over \$5M - \$21.5M		Base Fee + 0.123% for every \$1 in excess of \$5M	Exempt	12,633.00	12,633.00	0.00	0%	Base Fee + 0.123% for every \$1 in excess of \$5M
Development Applications	(f) New application - value over \$21.5M			Exempt	34,196.00	34,196.00	0.00	0%	
Development Applications	Change of Use or for alternation or extension or change of a non conforming use to which determination of development application does not apply, where the change of the alteration, extension or change has commenced or been carried out		Per application	Exempt	0.00	0.00	0.00	0%	Three times the standard fee
Development Applications	Change of Use or for alternation or extension or change of a non conforming use to which determination of development application does not apply		Per application	Exempt	297.00	297.00	0.00	0%	If the change of use or the alteration or extension or change of the non-conforming use has commenced, an additional amount by way of penalty, twice that fee
Development Applications	Penalty : Determining a development application (other than for an extractive industry) where the development has commenced or been carried out		Penalty	Exempt	0.00	0.00	0.00	0%	If the development has commenced or been carried out, an additional amount, by way of penalty, that is twice the amount of the maximum fee payable for determination of the application under Planning & Development Regulation 2009 paragraph (a),(b),(c),(d),(e) or (f)
Development Applications	Retrospective planning fee		Per application	Exempt	0.00	0.00	0.00	0%	Three times the standard fee, proportional to cost of retrospective development works
Development Applications	Valuation Fees		Charged on full cost recovery basis	Exempt	0.00	0.00	0.00	0%	Cash in lieu of public parking spaces
Form 24 - (Built/Vacant Strata)	Certificate for Approval for a strata plan, plan or re-subdivision or consolidation		First 5 lots: base fee \$656 plus \$65 per lot	Exempt	656.00	656.00	0.00	0%	Base fee shown in the charge column and additional fees per lot shown in 'basis of charge' column
Form 24 - (Built/Vacant Strata)	Certificate for Approval for a strata plan, plan or re-subdivision or consolidation		6 to 100 lots: base fee \$981 plus \$43.50 per lot in excess of 5 lots	Exempt	981.00	981.00	0.00	0%	Base fee shown in the charge column and additional fees per lot shown in 'basis of charge' column

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Form 24 - (Built/Vacant Strata)	Certificate for Approval for a strata plan, plan or re-subdivision or consolidation		More than 100 lots: capped at 100 lots maximum fee payable \$5,113.50	Exempt	5,113.50	5,113.50	0.00	0%	
Form 24 - (Built/Vacant Strata)	Certificate for Approval for a strata plan, plan or re-subdivision or consolidation		Per inspection	Exempt	50.00	50.00	0.00	0%	Inspection fee for Built Strata Clearance
Local Development Plan	Local Development Plan		Per application	Exempt	0.00	0.00	0.00	0%	
Other	Change of Street Address		Per application	Including	125.00	125.00	0.00	0%	
Other	Copy of Commercial Development Plans		Per application	Including	120.00	120.00	0.00	0%	
Other	Copy of Commercial Plans		Minimum per application	Exempt	0.00	120.00	120.00	100%	NEW CHARGE - Includes Copy of Plans search fee
Other	Copy of Development Approval		Per application	Including	80.00	80.00	0.00	0%	
Other	Copy of House Plans		Per application	Including	80.00	80.00	0.00	0%	House Plan for 3 or more strata title per lot is \$120
Other	Copy of House Plans		Minimum per application	Exempt	0.00	80.00	80.00	100%	NEW CHARGE - House Plan for 3 or more strata title per lot is \$120. Includes Copy of Plans search fee.
Other	Copy of Plans Administration fee		Minimum per application	Exempt	0.00	0.00	0.00	0%	NEW CHARGE - Administration search fee
Other	Home Occupation - application		Per application	Exempt	222.00	222.00	0.00	0%	Per application
Other	Home Occupation - penalty		Penalty	Exempt	0.00	666.00	666.00	100%	If the home occupation has commenced, a penalty will be charged which is the fee from the Home Occupation - application, plus twice that fee.
Other	Home Occupation - penalty expiry		Penalty	Exempt	0.00	0.00	0.00	0%	Determining an application for the renewal of an approval of home occupation, where the application is made after the approval expires, an additional amount by way of penalty, twice that fee
Other	Home Occupation - renewal		Per application per year	Exempt	73.00	73.00	0.00	0%	Renewal
Other	Inspection fee development below \$20,000		Once only	Exempt	200.00	200.00	0.00	0%	Charge relates to one pre approval verge inspection and one post completion verge inspection for development below \$20,000 (bond \$1,000)
Other	Inspection fee development over \$20,000		Once only	Exempt	200.00	200.00	0.00	0%	Charge relates to one pre approval verge inspection and one post completion verge inspection for development over \$20,000 (bond \$1,500)
Other	Inspection for development above and below \$20,000 inclusive of a crossover		Once only	Exempt	100.00	100.00	0.00	0%	Charge relates to additional inspection for crossover prior to construction
Other	Inspection of Private Swimming Pool Enclosure		Per request	Exempt	72.00	72.00	0.00	0%	Inspection at request of owner in Land Transfer
Other	Issue of Zoning Certificate		Per lot	Exempt	73.00	73.00	0.00	0%	
Other	Issue of written planning advice		Per application	Including	73.00	73.00	0.00	0%	
Other	Local Government Report Fee		Once only	Exempt	95.00	95.00	0.00	0%	Fee determined by Department of Health
Other	Private Swimming Pool Inspection Fees		Per property	Exempt	30.00	30.00	0.00	0%	For each property where there is located a private swimming pool
Other	Reply to a property settlement questionnaire		Per application	Exempt	73.00	73.00	0.00	0%	
Plans/Maps	Photocopies A0		Per copy	Exempt	4.95	4.95	0.00	0%	
Plans/Maps	Photocopies A1		Per copy	Exempt	3.85	3.85	0.00	0%	
Plans/Maps	Photocopies A2		Per copy	Exempt	3.30	3.30	0.00	0%	
Plans/Maps	Photocopies A3		Per copy	Exempt	1.10	1.10	0.00	0%	
Plans/Maps	Photocopies A4		Per copy	Exempt	0.55	0.55	0.00	0%	
Structure Plan	Assessment of Structure Plan Applications		Per application	Exempt	3,500.00	3,500.00	0.00	0%	
Subdivision	Valuation Fees		Charged on full cost recovery basis	Exempt	0.00	0.00	0.00	0%	Cash in lieu of public open space
Subdivision Clearance	Subdivision (Inc. Strata) Clearance		Price per lot	Exempt	35.00	35.00	0.00	0%	6 lots - 195 lots
Subdivision Clearance	Subdivision (Inc. Strata) Clearance		Price per lot	Exempt	73.00	73.00	0.00	0%	First 5 Lots
Subdivision Clearance	Subdivision (Inc. Strata) Clearance		Flat fee	Exempt	7,393.00	7,393.00	0.00	0%	More than 195 lots
<b>Facilities, Projects and Assets</b>									
Road Closure	Road closure applications, Section 58 of LAA 1997		Administration fee	Exempt	825.00	825.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
<b>Engineering Operations</b>									
Crossovers	Charge per square metre for construction of grey concrete crossover - non residential		Per square metre	Including	78.10	78.10	0.00	0%	Charge per sqm for laying non-residential Crossovers (>15 sqm) - 150mm thick grey concrete, reinforced with steel mesh, as per City's contract rates incl Traffic Management allowance. Used to determine eligible crossover subsidy and/or any repair/reinstatement works required through a Verge Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Crossovers	Charge per square metre for construction of grey concrete crossover - non residential		Per square metre	Exempt	71.00	71.00	0.00	0%	Charge per sqm for laying non-residential Crossovers (>15 sqm) - 150mm thick grey concrete, reinforced with steel mesh, as per City's contract rates incl Traffic Management allowance. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond which relates to enforcement action for non-compliance and only the City or its contractors are permitted to do the works.
Crossovers	Charge per square metre for construction of grey concrete crossover - residential		Per square metre	Including	67.10	67.10	0.00	0%	Charge per sqm for laying residential Crossovers (>15 sqm) - 100mm thick grey concrete, reinforced with steel mesh, as per City's contract rates incl Traffic Management allowance. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Crossovers	Charge per square metre for construction of grey concrete crossover - residential		Per square metre	Exempt	61.00	61.00	0.00	0%	Charge per sqm for laying residential Crossovers (>15 sqm) - 100mm thick grey concrete, reinforced with steel mesh, as per City's contract rates incl Traffic Management allowance. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond which relates to enforcement action for non-compliance and only the City or its contractors are permitted to do the works.
Crossovers	Minimum charge for Reconstruction/Repair/Reinstatement of grey concrete crossover - non residential		Minimum Charge	Including	1,650.00	1,650.00	0.00	0%	Minimum Charge for laying concrete less than or equal to 15m2 laying grey concrete non residential crossover as per the City's contract rates. Including Traffic management. Used to determine eligible crossover subsidy and/or any repair/reinstatement works required through a Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Crossovers	Minimum charge for Reconstruction/Repair/Reinstatement of grey concrete crossover - non residential		Minimum Charge	Exempt	1,500.00	1,500.00	0.00	0%	Minimum Charge for concrete laying less than or equal to 15sqm laying of grey concrete for a non residential crossover as per the City's contract rates, including Traffic management. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond which relates to enforcement action for non-compliance and only the City or its contractors are permitted to do the works.
Crossovers	Minimum charge for Reconstruction/Repair/Reinstatement of grey concrete crossover - residential		Minimum Charge	Including	1,650.00	1,650.00	0.00	0%	Minimum Charge for concrete less than or equal to 15m2 laying grey concrete residential crossover as per the City's contract rates. Including Traffic management. Used to determine eligible crossover subsidy and/or any repair/reinstatement works required through a Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Crossovers	Minimum charge for Reconstruction/Repair/Reinstatement of grey concrete crossover - residential		Minimum Charge	Exempt	1,500.00	1,500.00	0.00	0%	Minimum Charge for laying concrete less than or equal to 15m2 laying of grey concrete for non residential crossover as per the City's contract rates, including Traffic management. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond which relates to enforcement action for non-compliance and only the City or its contractors are permitted to do the works.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Crossovers	Relocate street sign		One off	Exempt	190.00	190.00	0.00	0%	To accommodate the construction of a proposed new crossover.
Drainage	Convert grated gully to be trafficable safety wave grate		One off	Exempt	2,250.00	2,313.00	63.00	3%	To permit vehicular movement over existing gully in the alignment of proposed new crossover. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Drainage	Convert manhole and grated gully to be trafficable		One off	Exempt	3,100.00	3,187.00	87.00	3%	To permit vehicular movement over existing non trafficable manhole and gully in the alignment of proposed new crossover. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Drainage	Convert manhole to be trafficable		One off	Exempt	1,820.00	1,871.00	51.00	3%	To permit vehicular movement over existing non trafficable manhole in the alignment of proposed new crossover. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Drainage	Relocate side entry pit		One off	Exempt	7,032.00	7,228.00	196.00	3%	To accommodate the construction of a proposed new crossover that conflicts with the side entry pit. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Footpath	Reconstruction/Repair/Reinstatement of grey concrete footpath - Minimum charge (residential & non-residential)		Minimum Charge	Exempt	1,500.00	1,500.00	0.00	0%	Minimum Charge for concrete laying less than or equal to 15sqm laying of grey concrete for a non residential crossover as per the City's contract rates, including Traffic management. Used to determine eligible crossover subsidy and/or any repair/reinstatement work required through a Verge Bond which relates to enforcement action for non-compliance and only the City or its contractors are permitted to do the works.
Footpath	Reconstruction/Repair/Reinstatement of grey concrete footpath - residential		Per square metre	Exempt	60.00	60.00	0.00	0%	Charge per square metre for laying grey concrete footpath residential (greater than 15 sq. m's) as per the City's contract rates. Including Traffic management. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Footpath	Reconstruction/Repair/Reinstatement of grey concrete footpath - residential		Per square metre	Including	66.00	66.00	0.00	0%	Charge per sqm for laying grey concrete footpath residential (>15 sqm) - as per the City's contract rates incl Traffic Management allowance. Any repair/reinstatement work required through a Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Footpath	Reconstruction/Repair/Reinstatement of grey concrete footpath - non residential		Per square metre	Exempt	69.00	69.00	0.00	0%	Charge per square metre for laying grey concrete footpath non residential (greater than 15 sq. m's) as per the City's contract rates. Including Traffic management. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Footpath	Reconstruction/Repair/Reinstatement of grey concrete footpath non-residential		Per square metre	Including	75.90	75.90	0.00	0%	Charge per sqm for laying grey concrete footpath non-residential (>15 sqm) - as per the City's contract rates incl Traffic Management allowance. Any repair/reinstatement work required through a Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Inspection	Inspection fee related to permit for excavations		Once only	Exempt	220.00	220.00	0.00	0%	Inspecting City's Infrastructure within the road reserve in relation to work undertaken during excavation in the road reserve

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Kerbing	Reconstruction /Repair/reinstatement of Kerbing (residential & non residential)		Per Linear Metre	Exempt	180.00	180.00	0.00	0%	Charge per linear metre for laying kerbing as per the City's contract rates. This rate is up to 10m Including Traffic management. GST exemption only applies where the City has allowed the bond holder to carry out rectification works that is then deemed to be non-compliant. Where situation occurs the City carries out the work which is GST Exempt.
Kerbing	Reconstruction /Repair/reinstatement of Kerbing (residential & non residential)		Per Linear Metre	Including	198.00	198.00	0.00	0%	Charge per Linear metre for laying kerbing (up to 10m) - as per the City's contract rates incl Traffic Management allowance. Any repair/reinstatement work required through a Bond or agreed works where the City is engaged to do private works in competition with outside suppliers.
Road reserve	Bond associated with permit for excavation in the road reserve		Refundable Minimum Charge	Exempt	5,000.00	5,000.00	0.00	0%	Bond to protect the City's assets within the road reserve from adjoining major civil works / service works
Subdivision	Subdivision Supervision Fee		Statutory Charge - 1.5% of the cost of development	Exempt	0.00	0.00	0.00	0%	Planning and Development Act 2005 enables the City to charge a fee to supervise the construction of roads, drainage or artificial waterways which are established as a result of a subdivision. The cost is to be 1.5% of the cost of construction and drainage where a consulting engineer and clerk of works is engaged
<b><u>Parks and Sustainability</u></b>									
Bond - extended period	Extended period		Variable	Exempt	0.00	0.00	0.00	0%	
Commercial Vehicle access of POS	Extended period - non refundable		Variable	Exempt	0.00	0.00	0.00	0%	Major - Ongoing Works works/ access conditions and charges to be separately negotiated
Commercial Vehicle access of POS - Bond 3 to 5 tonne truck	Per day - refundable			Exempt	1,500.00	1,500.00	0.00	0%	
Commercial Vehicle access of POS - Bond car, van or utility with or without trailer	Per day - refundable			Exempt	500.00	500.00	0.00	0%	
Commercial Vehicle access of POS - Bond truck over 5 tonne	Per day - refundable			Exempt	2,000.00	2,000.00	0.00	0%	
Commercial Vehicle access of POS - Fee - 3 to 5 tonne truck	Per day - non refundable			Exempt	250.00	250.00	0.00	0%	
Commercial Vehicle access of POS - Fee - car, van or utility with or without trailer	Per day - non refundable			Including	120.00	120.00	0.00	0%	
Commercial Vehicle access of POS - Fee - truck over 5 tonne	Per day - non refundable			Including	500.00	500.00	0.00	0%	
Cycle Training	Participation in bicycle maintenance course		Per Day	Including	15.00	15.00	0.00	0%	
Cycle Training	Participation in cycle training course – City of Stirling resident		Per Day	Including	15.00	15.00	0.00	0%	
Fee - 3 to 5 tonne truck	Per day - non refundable			Including	200.00	200.00	0.00	0%	
Parks/Reserve Restoration Bond -Min \$250	Refundable Performance Bond	Minimum		Exempt	250.00	250.00	0.00	0%	
Private Vehicle access - Bond - 3 to 5 tonne truck	Per day - refundable			Exempt	1,500.00	1,500.00	0.00	0%	
Private Vehicle access - Bond - car, van or utility with or without trailer	Per day - refundable			Exempt	250.00	250.00	0.00	0%	
Private Vehicle access of POS - Fee - 3 to 5 tonne truck	Extended period		Variable	Exempt	0.00	0.00	0.00	0%	
Private Vehicle access of POS - Fee - 3 to 5 tonne truck	Per day cost - non refundable			Including	200.00	200.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Private Vehicle access of POS - Fee - car, van or utility with or without trailer	Per day cost- non refundable			Including	120.00	120.00	0.00	0%	
Street and Reserve Trees	Damaged tree or tree removed without authorisation.		Per Tree	Exempt	0.00	0.00	0.00	0%	Charge will be in line with contracted rates & tree valuation. There will be requirement to pay for associated tree pruning costs (as per City tender contracted rates) or the sum of the tree removal cost (per City tender contracted rates) & the Helliwell amenity valuation (per Tree Asset Audit) if the tree requires to be removed or if the tree has already been removed without authorisation. For an existing street/reserve tree, Tree Bond/Verge Bond (enhanced) will be applied to protect the asset.
Street and Reserve Trees	Tree (semi-advanced - 90 litre container). Fee chargeable to a developer for tree if one does not exist. Fee is for a 90L tree stock, planted, mulched and watered for two(2) subsequent summers.		Per Tree	Exempt	860.00	860.00	0.00	0%	Accounting for the real cost of street tree delivery including tree watering and maintenance over two (2) years. This is as per the City's Street and Reserve Trees Policy. Applicable where conditions of development require payment for a 90 litre advanced tree in line with Scheme Amendment 9 and Local Planning Policy 6.11.
Street and Reserve Trees	Tree planting. Fee is for a 35L tree stock, planted, staked and mulched. Included is maintenance and watering for two (2) subsequent summers.		Per Tree	Exempt	655.00	655.00	0.00	0%	Accounting for the real cost of street tree delivery including tree watering over 2 years. This is as per the City's Street and Reserve Trees Policy.
Street and Reserve Trees	Tree Pruning (GST Exempt where requested by resident/ratepayer/developer, & City approved)		Per Tree	Exempt	0.00	0.00	0.00	0%	There will be requirement to pay for associated tree pruning costs (as per City tender contracted rates) for tree pruning as deemed required by the City. 90% costs if a Condition of development. 100% costs if not associated with a Condition of development. For an existing street/reserve tree, a Tree Bond/Verge Bond (enhanced) will be applied to protect City street tree and reserve tree assets.
Street and Reserve Trees	Tree Removal		Per Tree	Exempt	0.00	0.00	0.00	0%	There will be requirement to pay the sum of the tree removal cost (as per City tender contracted rates) and the Helliwell amenity valuation (as per Tree Asset Audit) of the tree removed as well as the reinstatement tree costs (if applicable). 90% costs if a Condition of development. 100% costs if not associated with a Condition of development.
Tree bond	Refundable performance bond		Per event/occasion	Exempt	0.00	0.00	0.00	0%	Bond used to remove/replace and or repair/ rehabilitate (including technical assessments) of tree assets and elements damaged. Bond used to remove/replace and or repair/ rehabilitate (including technical assessments) of tree assets and elements damaged.
Tree Inspections - Multiple Trees (same site)	Inspections of Tree Assets on Street Verges or Public Property or private property in response to Development Assessments or other private works		Per inspection, multiple trees (fee is per tree), per site	Exempt	140.00	140.00	0.00	0%	This charge is to cover costs associated with site inspections relating to Street Tree issues from development / works. For an existing street tree, a Verge Bond (enhanced) will be applied to protect City street tree assets.
Tree Inspections - Single Tree	Inspections of Tree Assets on Street Verges or Public Property or private property in response to Development Assessments or other private works		Per inspection, single tree, per site	Exempt	250.00	250.00	0.00	0%	This charge is to cover costs associated with site inspections relating to Street Tree issues from development / works. For an existing street tree, a Verge Bond (enhanced) will be applied to protect City street tree assets.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
<b>Waste and Fleet</b>									
Commercial Services	Bulk Bin provision		Charge per bin	Exempt	195.00	150.00	-45.00	-23%	Delivery and removal by crane truck - invoiced
Commercial Services	City 1.5 m3 standard		Per lift-invoiced	Exempt	80.00	65.00	-15.00	-19%	Emptied weekly, fortnightly or monthly - Invoiced monthly
Commercial Services	City 1.5 m3 standard, Extra service		Fee per lift	Exempt	90.00	75.00	-15.00	-17%	Extra service lift for City provided 1.5 m3 bin on weekly, fortnightly or monthly collection plan
Commercial Services	City 1.5 m3 standard, On Demand service		Fee per lift	Exempt	105.00	90.00	-15.00	-14%	On demand lift for City provided 1.5 m3 bin
Commercial Services	City 1100 m3 General Waste Annual Charge		Per lift-invoiced	Exempt	0.00	2,050.00	2,050.00	100%	New Charge 1100 Rear bin Lift Mixed Waste Annual
Commercial Services	City 1100 m3 General Waste Quarterly Charge		Per lift-invoiced	Exempt	0.00	525.00	525.00	100%	New Charge 1100 Rear bin Lift Mixed Waste Quarterly
Commercial Services	City 1100 m3 General Waste, Extra service		Fee per lift	Exempt	0.00	50.00	50.00	100%	New Charge 1100 Rear bin Lift Mixed Waste
Commercial Services	City 1100 m3 General Waste, On Demand service		Fee per lift	Exempt	0.00	60.00	60.00	100%	New Charge 1100 Rear bin Lift Mixed Waste
Commercial Services	City 1100 m3 Recycle Annual Charge		Fee per lift	Exempt	0.00	800.00	800.00	100%	New Charge 1100 Rear bin Lift Mixed Waste Annual
Commercial Services	City 1100 m3 Recycle Quarterly Charge		Fee per lift	Exempt	0.00	212.50	212.50	100%	New Charge 1100 Rear bin Lift Mixed Waste Quarterly
Commercial Services	City 1100 m3 Recycle, Extra service		Fee per lift	Exempt	0.00	50.00	50.00	100%	New Charge 1100 Rear bin Lift Mixed Waste
Commercial Services	City 1100 m3 Recycle, On Demand service		Fee per lift	Exempt	0.00	60.00	60.00	100%	New Charge 1100 Rear bin Lift Mixed Waste
Commercial Services	City 3.0 m3 standard		Per lift-invoiced	Exempt	115.00	85.00	-30.00	-26%	Emptied weekly, fortnightly or monthly - Invoiced monthly
Commercial Services	City 3.0 m3 standard, Extra service		Fee per lift	Exempt	120.00	95.00	-25.00	-21%	Extra service lift for City provided 3.0 m3 bin on weekly, fortnightly or monthly collection plan
Commercial Services	City 3.0 m3 standard, On Demand service		Fee per lift	Exempt	135.00	110.00	-25.00	-19%	On demand lift for City provided 3.0 m3 bin
Commercial Services	City 4.5 m3 bin standard		Per lift-invoiced	Exempt	160.00	105.00	-55.00	-34%	Emptied weekly, fortnightly or monthly - Invoiced monthly
Commercial Services	City 4.5 m3 standard, Extra service		Fee per lift	Exempt	170.00	115.00	-55.00	-32%	Extra service lift for City provided 4.5 m3 bin on weekly, fortnightly or monthly collection plan
Commercial Services	City 4.5 m3 standard, On Demand service		Fee per lift	Exempt	195.00	140.00	-55.00	-28%	On demand lift for City provided 4.5 m3 bin
Commercial Services	City 660 m3 General Waste Annual Charge		Per lift-invoiced	Exempt	0.00	1,330.00	1,330.00	100%	New Charge 660 Rear bin Lift Mixed Waste Annual
Commercial Services	City 660 m3 General Waste Quarterly Charge		Per lift-invoiced	Exempt	0.00	345.00	345.00	100%	New Charge 660 Rear bin Lift Mixed Waste Quarterly
Commercial Services	City 660 m3 General Waste, Extra service		Fee per lift	Exempt	0.00	35.00	35.00	100%	New Charge 660 Rear bin Lift Mixed Waste
Commercial Services	City 660 m3 General Waste, On Demand service		Fee per lift	Exempt	0.00	45.00	45.00	100%	New Charge 660 Rear bin Lift Mixed Waste
Commercial Services	City 660 m3 Recycle Annual Charge		Per lift-invoiced	Exempt	0.00	550.00	550.00	100%	New Charge 660 Rear bin Lift Mixed Waste Annual
Commercial Services	City 660 m3 Recycle Quarterly Charge		Per lift-invoiced	Exempt	0.00	150.00	150.00	100%	New Charge 660 Rear bin Lift Mixed Waste Quarterly
Commercial Services	City 660 m3 Recycle, Extra service		Fee per lift	Exempt	0.00	35.00	35.00	100%	New Charge 660 Rear bin Lift Mixed Waste
Commercial Services	City 660 m3 Recycle, On Demand service		Fee per lift	Exempt	0.00	45.00	45.00	100%	New Charge 660 Rear bin Lift Mixed Waste
Commercial Services	New Service levy - Shared		Fee per tenement	Exempt	100.00	100.00	0.00	0%	Provision of General waste (Red) and Co-mingled Recycling (Yellow) bins for Shared service. Garden (Green) Waste Bin if ordered
Commercial Services	On demand 240L MGB		Per lift on demand-invoiced	Exempt	20.00	20.00	0.00	0%	Per lift on demand-invoiced
Commercial Services	Quarterly a/c 240L MGB			Exempt	855.00	855.00	0.00	0%	For a once per week collection per MGB (paid quarterly)
Commercial Services	Supply and fit padlock			Exempt	110.00	110.00	0.00	0%	Fee per padlock.
Commercial Services	Trade Waste 240L MGB			Exempt	665.00	665.00	0.00	0%	For a once per week collection per MGB (prepaid rate)
Commercial Services	Trade Waste Greens 240L MGB			Exempt	225.00	225.00	0.00	0%	For a once per fortnight collection per MGB (prepaid rate)
Commercial Services	Trade Waste Yellow Co-mingled 240L MGB			Exempt	275.00	275.00	0.00	0%	For a once per fortnight collection per MGB (prepaid rate)
Commercial Services	Upgrade Yellow. Bin volume increase, 240L to 360L Co-mingled Waste bin			Exempt	325.00	325.00	0.00	0%	For a once per fortnight collection per MGB (prepaid rate)
Domestic Collections	Additional Green 240L Garden Waste Bin.		Fee per tenement	Exempt	40.00	40.00	0.00	0%	Additional - Green. Provision of an additional Garden waste (green) bin. Additional fee on Standard service
Domestic Collections	Additional Mobile Garbage Bin for Upgrades.		Fee per Bin	Exempt	100.00	100.00	0.00	0%	Provision of General waste (Red) or Co-mingled Recycling (Yellow) or Garden (Green) bin
Domestic Collections	Additional Yellow 240L Co-mingled Recycling Bin.		Fee per tenement	Exempt	40.00	40.00	0.00	0%	Additional - Yellow. Provision of additional Comingled Recycling (yellow) waste bin. Additional fee on (Standard service + Upgrade - Yellow)
Domestic Collections	Additional Yellow 360L Co-mingled Recycling Bin.		Fee per tenement	Exempt	40.00	40.00	0.00	0%	Additional - Yellow. Provision of additional Comingled Recycling (yellow) waste bin. Additional fee on (Standard service + Upgrade - Yellow)

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Domestic Collections	Mobile Garbage Bin extra collection.		Fee per Bin	Exempt	75.00	75.00	0.00	0%	Emptying of any domestic bin on demand or due to non compliance
Domestic Collections	New Service levy - Shared		Fee per tenement	Exempt	100.00	100.00	0.00	0%	Provision of General waste (Red) and Co-mingled Recycling (Yellow) bins for Shared service. Garden (Green) Waste Bin if ordered
Domestic Collections	New Service levy - Standard		Fee per tenement	Exempt	200.00	200.00	0.00	0%	Provision of General waste (Red) and Co-mingled Recycling (Yellow) bins for Standard service. Garden (Green) Waste Bin if >400 m2 or ordered
Domestic Collections	Shared service, (>=6 multi unit dwellings only).		Fee per tenement	Exempt	295.00	305.00	10.00	3%	Provision of waste services for multi unit dwellings only
Domestic Collections	Skip Bin - additional bin.		Fee per unit	Exempt	85.00	85.00	0.00	0%	Provision of an additional Skip Bin for Household Bulk Junk
Domestic Collections	Standard service		Fee per tenement	Exempt	345.00	350.00	5.00	1%	Provision of waste services for households or multi unit dwellings
Domestic Collections	Upgrade Red. Bin volume increase, 140L to 240L General Waste bin.		Fee per tenement	Exempt	150.00	150.00	0.00	0%	Upgrade - Red. Provision of increase in general waste (red bin) capacity. Swap 140L for 240L. Upgrade fee on Standard service
Domestic Collections	Upgrade Yellow. Bin volume increase, 240L to 360L Co-mingled Waste bin.		Fee per tenement	Exempt	20.00	20.00	0.00	0%	Upgrade - Yellow. Provision of increase in Co-mingled (yellow bin) recycling capacity. Swap 240L for 360L. Upgrade fee on Standard service
Function Bin Fees	240L Function Bin		Fee per unit	Including	40.00	40.00	0.00	0%	Fee to deliver, empty and remove 240L Function Bin
Function Bin Fees	240L Function Bin, additional lift.		Fee per lift	Including	10.00	10.00	0.00	0%	Function Bin additional lift
Recycling Centre Balcatta	Car minimum Fee, Green Waste		Green	Including	20.00	20.00	0.00	0%	Minimum Fee per car, Green Waste recycling
Recycling Centre Balcatta	Car minimum Fee, Inert Waste		Inert (construction)	Including	35.00	35.00	0.00	0%	Minimum Fee per car, Inert Waste recycling
Recycling Centre Balcatta	Car minimum Fee, Mixed Waste		Mixed	Including	45.00	45.00	0.00	0%	Minimum Fee per car, General Mixed Waste disposal
Recycling Centre Balcatta	Car tyres (Per tyre)		Cost per tyre for disposal at RCB	Including	20.00	20.00	0.00	0%	Fee per tyre
Recycling Centre Balcatta	Dog waste bin - Large		Fee per unit	Including	15.00	15.00	0.00	0%	Fee to provide a large (240L) dog waste bin
Recycling Centre Balcatta	Dog waste bin - Small		Fee per unit	Including	10.00	10.00	0.00	0%	Fee to provide a small (120L) dog waste bin
Recycling Centre Balcatta	Mattress disposal		Inner spring mattress (Per mattress)	Including	35.00	35.00	0.00	0%	Fee per mattress or base
Recycling Centre Balcatta	Refrigerator disposal		Fee per unit	Including	30.00	30.00	0.00	0%	Fee for degassing and recycling of refrigerator
Recycling Centre Balcatta	Tipping fee, Greenwaste (for Local Governments Only)		Per Tonne	Including	0.00	75.00	75.00	100%	New Charge for local government mixed Greenwaste to be tipped off at RCB
Recycling Centre Balcatta	Tipping fee, Inert waste (for Local Governments Only)		Per Tonne	Including	0.00	100.00	100.00	100%	New Charge for local government Inert to be tipped off at RCB
Recycling Centre Balcatta	Tipping fee, Mattress Disposal (for Local Governments Only)		Inner spring mattress (Per mattress)	Including	0.00	30.80	30.80	100%	New Charge for local government mattress disposal to be tipped off at RCB
Recycling Centre Balcatta	Tipping fee, mixed waste (for Local Governments Only)		Per Tonne	Including	220.00	220.00	0.00	0%	Charge for local government mixed waste to be tipped off at RCB
Recycling Centre Balcatta	Weighbridge Charge (vehicles only)		Per Vehicle	Including	27.50	27.50	0.00	0%	This is a charge for people and organisations who wish to weigh their vehicle only
Recycling Centre Balcatta	Weighbridge rate, mixed Commercial use	Min \$185/ Max \$270	Mixed - Commercial use (IE 5,000T>15,000T)	Including	0.00	185.00	185.00	100%	NEW CHARGE - mixed Commercial use (5,000T>15,000T)
Recycling Centre Balcatta	Weighbridge rate/tonne		Mixed	Including	265.00	265.00	0.00	0%	Fee per tonne for General Mixed Waste disposal
Recycling Centre Balcatta	Weighbridge rate/tonne		Green	Including	85.00	85.00	0.00	0%	Fee per tonne for Green Waste recycling
Recycling Centre Balcatta	Weighbridge rate/tonne		Inert (construction)	Including	125.00	125.00	0.00	0%	Fee per tonne for Inert Waste recycling

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
<b>Community Services</b>									
Balga Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	300.00	305.00	5.00	2%	
Balga Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	420.00	425.00	5.00	1%	
Balga Community Centre - Hire	Main Hall Hire - Balga Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Balga Autumn Club and Balga/Nollamara Pensioner's Social Club only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Balga Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Balga Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
Balga Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Balga Community Centre - Hire	Meeting/Craft Room Hire - Balga Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Balga Autumn Club and Balga/Nollamara Pensioner's Social Club only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours. Fee applicable to Activity Room only.
Balga Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Activity and Podiatry Rooms.
Balga Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Activity and Podiatry Rooms.
Balga Community Centre - Hire	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	25.00	0.00	0%	
Bob Daniel Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	300.00	305.00	5.00	2%	
Bob Daniel Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	420.00	425.00	5.00	1%	
Bob Daniel Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Bob Daniel Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
Bob Daniel Community Centre - Hire	Main Hall Hire - Inglewood Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Inglewood Senior Citizen's Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Bob Daniel Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Bob Daniel Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Activity, Meeting, Lounge and Podiatry Rooms.
Bob Daniel Community Centre - Hire	Meeting/Craft Room Hire - Inglewood Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Inglewood Senior Citizen's Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours. Fee applicable to Lounge Room only.
Bob Daniel Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Activity, Meeting, Lounge and Podiatry Rooms.
Bob Daniel Community Centre - Hire	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	25.50	0.50	2%	
Bonds	Community Centre Casual High Risk Group		Per Occasion	Including	5,000.00	5,000.00	0.00	0%	High risk includes high numbers, security required and/or alcohol provided
Bonds	Community Centre Casual Hirer - Community Rate		Per Occasion	Including	500.00	500.00	0.00	0%	Formalising the bond rates applied by the City for programs and functions
Bonds	Community Centre Casual Hirer - Standard Rate		Per Occasion	Including	1,000.00	1,000.00	0.00	0%	Formalising the bond rates applied by the City for programs and functions
Bonds	Community Centre Casual Hirer - Standard Rate with Alcohol		Per Occasion	Exempt	0.00	2,000.00	2,000.00	100%	NEW CHARGE
Bonds	Community Centre Regular Hirer - Community Rate		Per Occasion	Including	100.00	100.00	0.00	0%	Formalising the bond rates applied by the City for programs and functions
Bonds	Community Centre Regular Hirer - Standard Rate		Per Occasion	Including	500.00	500.00	0.00	0%	Formalising the bond rates applied by the City for programs and functions
Bus Hire	Hire Rate - Non Profit Groups		Per Hire	Including	120.00	120.00	0.00	0%	
Bus Hire	Hire Rate - Other Groups		Per Hire	Including	180.00	180.00	0.00	0%	
Bus Hire	Kilometre Rate - Non Profit Groups		Per Kilometre	Including	0.75	0.75	0.00	0%	
Bus Hire	Kilometre Rate - Other Groups		Per Kilometre	Including	0.95	0.95	0.00	0%	
Children's Services	Administration Fee Charge		Per Child	Exempt	10.50	10.50	0.00	0%	Per Child, charged once per year
Children's Services	After School Care Cancellation Fee		Per Session	Exempt	33.00	34.00	1.00	3%	Full session cost for cancellations that occur outside of the requirement for adequate notice in order to offer the position to another child
Children's Services	Before School Care fee		Per session	Exempt	24.00	24.00	0.00	0%	Comparison with other centres, taking into account the government subsidy for families
Children's Services	Half Day Transition		Per Session	Exempt	48.00	48.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Children's Services	Late Collection Fee		Per Child	Exempt	10.50	10.50	0.00	0%	\$10.50 charge at 6.01pm and \$1 per minute there after
Children's Services	Late Payment Fee		Per Child	Exempt	50.00	50.00	0.00	0%	Penalty fee for families who regularly pay their accounts late
Children's Services	On The Bus Program Cancellation Fees		Per Day	Exempt	77.00	78.00	1.00	1%	Full day rate for cancellations that occur outside of the requirement for adequate notice in order to offer the position to another child
Children's Services	Per Session After School Care		Per Session	Including	33.00	34.00	1.00	3%	Comparison with other agencies taking into account government subsidy for families
Children's Services	Per Session On The Bus Program		Per Day	Including	77.00	78.00	1.00	1%	Additional cost of excursion transport, comparison with other agencies - Government subsidy for families
Children's Services	Per Session Vacation Care		Per Day	Including	77.00	78.00	1.00	1%	Comparison with other agencies taking into account government subsidy for families
Children's Services	Vacation Care Cancellation Fee		Per Day	Exempt	77.00	78.00	1.00	1%	Full day rate for cancellations that occur outside of the requirement for adequate notice in order to offer the position to another child
Community Centre - Hire	Storage		Per Week	Including	10.00	10.00	0.00	0%	Generic fee across all Community Services Community Centres for hire of storage areas including rooms, cages, cupboards, etc.
Community Day Clubs	Meal fee at centre		Per Day	Exempt	11.00	11.00	0.00	0%	
Community Food Services	2 Course Meal Charge per meal - City of Stirling		Per Meal	Exempt	11.00	11.00	0.00	0%	
Community Food Services	2 Course Meal Charge per meal - Contracted Outside Supply		Per Meal	Exempt	12.10	12.10	0.00	0%	
Community Food Services	Additional food item/s (e.g. soup or snack) with meal		Per Item	Exempt	5.50	5.50	0.00	0%	
Community Food Services	Outside Supply with Ext. Council Subsidy		Per Meal	Exempt	11.00	11.00	0.00	0%	
Dianella Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	185.00	190.00	5.00	3%	
Dianella Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	250.00	255.00	5.00	2%	
Dianella Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Dianella Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
Dianella Community Centre - Hire	Main Hall Hire - Dianella Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Dianella Autumn Club and Retirees WA Inc. only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Dianella Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Dianella Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Lounge and Podiatry Rooms.
Dianella Community Centre - Hire	Meeting/Craft Room Hire - Dianella Autumn Club Rate		Per Hour	Including	0.00	50.00	50.00	100%	Applicable to Dianella Autumn Club and Retirees WA Inc. only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours. Applicable to Lounge Room only.
Dianella Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Lounge and Podiatry Rooms.
Dianella Community Centre - Hire	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	25.50	0.50	2%	
Home Care	Administration Fee - Home Care Package Customers		25% of Home Care Package annual amount	Exempt	0.00	0.00	0.00	0%	
Home Care	Administration Fee - Private Customers	Minimum	Per Day	Including	5.00	5.00	0.00	0%	
Home Care	Administration Fee - Private Customers	Maximum	Per Day	Including	37.50	37.50	0.00	0%	
Home Care	Basic Daily Fee		Per Day	Exempt	10.17	10.17	0.00	0%	The basic daily fee is equivalent to 17.5% of the aged care pension and is the customer's contribution towards the services they receive. It is set by the Commonwealth Government and is reviewed bi-annually. We have no discretion on the amount of this fee. If the Commonwealth Government increases the fee, we will also increase the fee. This fee is not applicable to private customers.
Home Care	Case Management - Additional - Home Care Package customers	Minimum	Per Hour	Exempt	65.00	65.00	0.00	0%	
Home Care	Case Management - Additional - Home Care Package customers	Maximum	Per Hour	Exempt	80.00	80.00	0.00	0%	
Home Care	Case Management - Additional - Private customers	Minimum	Per Hour	Including	71.50	71.50	0.00	0%	
Home Care	Case Management - Additional - Private customers	Maximum	Per Hour	Including	88.00	88.00	0.00	0%	
Home Care	Case Management Fee - Home Care Package Customers	Minimum	Per Day	Exempt	2.10	2.10	0.00	0%	
Home Care	Case Management Fee - Home Care Package Customers	Maximum	Per Day	Exempt	10.55	10.55	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Home Care	Case Management Fee - Private Customers	Minimum	Per Day	Including	2.35	2.35	0.00	0%	
Home Care	Case Management Fee - Private Customers	Maximum	Per Day	Including	11.55	11.55	0.00	0%	
Home Care	Day Club – in centre - Home Care Package Customers	Minimum	Per Day	Exempt	140.00	140.00	0.00	0%	Day rate = 5 hours attendance plus transport from/to home. Meals not included.
Home Care	Day Club – in centre - Home Care Package Customers	Minimum	Per Hour	Exempt	35.00	35.00	0.00	0%	Attendance fee.
Home Care	Day Club – in centre - Home Care Package Customers	Maximum	Per Day	Exempt	165.00	165.00	0.00	0%	Day rate = 5 hours attendance plus transport from/to home. Meals not included.
Home Care	Day Club – in centre - Home Care Package Customers	Maximum	Per Hour	Exempt	50.00	50.00	0.00	0%	Attendance fee.
Home Care	Day Club – in centre - Private Customers	Minimum	Per Day	Including	154.00	154.00	0.00	0%	Private Customers - Day rate = 5 hours attendance plus transport from/to home. Meals not included.
Home Care	Day Club – in centre - Private Customers	Minimum	Per Day	Including	181.50	181.50	0.00	0%	Private Customers - Day rate = 5 hours attendance plus transport from/to home. Meals not included.
Home Care	Day Club – in centre - Private Customers	Minimum	Per Hour	Including	38.50	38.50	0.00	0%	Private Customers - Attendance fee.
Home Care	Day Club – in centre - Private Customers	Maximum	Per Hour	Including	55.00	55.00	0.00	0%	Private Customers - Attendance fee.
Home Care	Day Club – travelling - Home Care Package Customers	Minimum	Per Day	Exempt	140.00	140.00	0.00	0%	Includes transport from/to home. Meals not included.
Home Care	Day Club – travelling - Home Care Package Customers	Maximum	Per Day	Exempt	165.00	165.00	0.00	0%	Includes transport from/to home. Meals not included.
Home Care	Day Club – travelling - Private Customers	Minimum	Per Day	Including	154.00	154.00	0.00	0%	Private Customers - Includes transport from/to home. Meals not included.
Home Care	Day Club – travelling - Private Customers	Maximum	Per Day	Including	181.50	181.50	0.00	0%	Private Customers - Includes transport from/to home. Meals not included.
Home Care	Establishment Fee - Home Care Package Customers	Minimum		Exempt	210.00	210.00	0.00	0%	Covers the initial cost of meeting with the customer, developing the care plan, setting customer up in the system and putting services in place.
Home Care	Establishment Fee - Home Care Package Customers	Maximum		Exempt	420.00	420.00	0.00	0%	Covers the initial cost of meeting with the customer, developing the care plan, setting customer up in the system and putting services in place.
Home Care	Establishment Fee - Private Customers	Minimum		Including	231.00	231.00	0.00	0%	Private Customers - Covers the initial cost of meeting with the customer, developing the care plan, setting customer up in the system and putting services in place.
Home Care	Establishment Fee - Private Customers	Maximum		Including	462.00	462.00	0.00	0%	Private Customers - Covers the initial cost of meeting with the customer, developing the care plan, setting customer up in the system and putting services in place.
Home Care	Flexible Respite - CHSP customers	Minimum	Per Hour	Exempt	9.50	9.50	0.00	0%	
Home Care	Flexible Respite - CHSP customers	Maximum	Per Hour	Exempt	12.00	12.00	0.00	0%	
Home Care	Group Shopping Bus - Home Care Package Customers	Minimum	Return trip	Exempt	20.00	20.00	0.00	0%	Transport fee (return trip).
Home Care	Group Shopping Bus - Home Care Package Customers	Maximum	Return trip	Exempt	35.00	35.00	0.00	0%	Transport fee (return trip).
Home Care	Group Shopping Bus - Private Customers	Minimum	Return trip	Including	22.00	22.00	0.00	0%	Private Customers - Transport fee (return trip).
Home Care	Group Shopping Bus - Private Customers	Maximum	Return trip	Including	38.50	38.50	0.00	0%	Private Customers - Transport fee (return trip).
Home Care	Help at Home for Home Care Package Customers	Minimum	Per Hour	Exempt	50.00	50.00	0.00	0%	Includes (but not limited to) domestic assistance, meal preparation.
Home Care	Help at Home for Home Care Package Customers	Maximum	Per Hour	Exempt	65.00	65.00	0.00	0%	Includes (but not limited to) domestic assistance, meal preparation.
Home Care	Help at Home for Private Customers	Minimum	Per Hour	Including	55.00	55.00	0.00	0%	Includes (but not limited to) domestic assistance, meal preparation.
Home Care	Help at Home for Private Customers	Maximum	Per Hour	Including	71.50	71.50	0.00	0%	Includes (but not limited to) domestic assistance, meal preparation.
Home Care	Help at Home Transport - Home Care Package Customers		Per Km	Exempt	1.00	1.00	0.00	0%	\$1.00 per km. For transport provided by a Support Worker. Includes transporting the customer and undertaking unaccompanied activities for the customer (e.g. shopping by list).
Home Care	Help at Home Transport - Private Customers		Per Km	Including	1.10	1.10	0.00	0%	Private Customers - \$1.10 per km. For transport provided by a Support Worker. Includes transporting the customer and undertaking unaccompanied activities for the customer (e.g. shopping by list).
Home Care	Home Delivered Meals - Ingredients - Home Care Package Customers		Variable	Exempt	0.00	0.00	0.00	0%	
Home Care	Home Delivered Meals - Private Customers		Variable	Including	0.00	0.00	0.00	0%	
Home Care	Home Delivered Meals - Production and Delivery - Home Care Package Customers		Variable	Exempt	0.00	0.00	0.00	0%	
Home Care	Home Help - CHSP customers	Minimum	Per Hour	Exempt	7.50	7.50	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Home Care	Home Help - CHSP customers	Maximum	Per Hour	Exempt	10.00	10.00	0.00	0%	
Home Care	Income Tested Fees		Varies By Individual	Exempt	0.00	0.00	0.00	0%	This fee is determined by the Commonwealth Government and depends on each care recipients individual financial circumstances. This fee is not applicable to private customers.
Home Care	Maximum Exit Fee - Home Care Package Customers	Maximum		Exempt	250.00	250.00	0.00	0%	This is the maximum amount charged to reconcile accounts and close services for a customer who is leaving the City's services.
Home Care	Maximum Exit Fee - Private Customers	Maximum		Including	275.00	275.00	0.00	0%	Private Customers - This is the maximum amount charged to reconcile accounts and close services for a customer who is leaving the City's services.
Home Care	Medical Transport For Home Care Package Customers	Minimum	Each Way	Exempt	15.00	15.00	0.00	0%	Dependent on distance travelled. Minimum charge \$15 each way. Previous description "Medical Transport" and now "Medical Transport For Home Care Package Customers".
Home Care	Medical Transport For Home Care Package Customers	Maximum	Each Way	Exempt	55.00	55.00	0.00	0%	Dependent on distance travelled. Previous description "Medical Transport" and now "Medical Transport For Home Care Package Customers".
Home Care	Medical Transport For Private Customers	Minimum	Each Way	Including	16.50	16.50	0.00	0%	Dependent on distance travelled. Minimum charge \$16.50 each way.
Home Care	Medical Transport For Private Customers	Maximum	Each Way	Including	60.50	60.50	0.00	0%	Dependent on distance travelled.
Home Care	Medication Support/Assistance for Home Care Package Customers	Minimum	Per Hour	Exempt	50.00	50.00	0.00	0%	
Home Care	Medication Support/Assistance for Home Care Package Customers	Maximum	Per Hour	Exempt	65.00	65.00	0.00	0%	
Home Care	Medication Support/Assistance for Private Customers	Minimum	Per Hour	Including	55.00	55.00	0.00	0%	
Home Care	Medication Support/Assistance for Private Customers	Maximum	Per Hour	Including	71.50	71.50	0.00	0%	
Home Care	Other Food Services - CHSP customers	Minimum	Per Hour	Exempt	7.50	7.50	0.00	0%	
Home Care	Other Food Services - CHSP customers	Maximum	Per Hour	Exempt	10.00	10.00	0.00	0%	
Home Care	Personal Care	Minimum	Per Hour	Exempt	50.00	50.00	0.00	0%	Includes (but not limited to) showering, toileting, grooming. Note – GST exempt.
Home Care	Personal Care	Maximum	Per Hour	Exempt	65.00	65.00	0.00	0%	Includes (but not limited to) showering, toileting, grooming. Note – GST exempt.
Home Care	Personal Care - CHSP customers	Minimum	Per Hour	Exempt	7.75	7.75	0.00	0%	
Home Care	Personal Care - CHSP customers	Maximum	Per Hour	Exempt	10.00	10.00	0.00	0%	
Home Care	Respite for Home Care Package Customers	Minimum	Per Hour	Exempt	50.00	50.00	0.00	0%	
Home Care	Respite for Home Care Package Customers	Maximum	Per Hour	Exempt	65.00	65.00	0.00	0%	
Home Care	Respite for Private Customers	Minimum	Per Hour	Including	55.00	55.00	0.00	0%	
Home Care	Respite for Private Customers	Maximum	Per Hour	Including	71.50	71.50	0.00	0%	
Home Care	Service Cancellation Fee - Home Care Package Customers		Full service fee	Exempt	0.00	0.00	0.00	0%	If less than 24 hours notice provided.
Home Care	Service Cancellation Fee - Home Care Package Customers		No fee	Exempt	0.00	0.00	0.00	0%	If more than 24 hours notice provided.
Home Care	Service Cancellation Fee - Private Customers		Full service fee	Including	0.00	0.00	0.00	0%	Private Customers - If less than 24 hours notice provided.
Home Care	Service Cancellation Fee - Private Customers		No fee	Including	0.00	0.00	0.00	0%	Private Customers - If more than 24 hours notice provided.
Home Care	Social Support - Group - CHSP customers	Minimum	Per Occasion	Exempt	7.50	7.50	0.00	0%	
Home Care	Social Support - Group - CHSP customers	Maximum	Per Occasion	Exempt	10.00	10.00	0.00	0%	
Home Care	Social Support - Home Care Package Customers	Minimum	Per Hour	Exempt	50.00	50.00	0.00	0%	Includes (but not limited to) help with shopping and other related activities, help to access support groups and recreational activities, companionship at home.
Home Care	Social Support - Home Care Package Customers	Maximum	Per Hour	Exempt	65.00	65.00	0.00	0%	Includes (but not limited to) help with shopping and other related activities, help to access support groups and recreational activities, companionship at home.
Home Care	Social Support - Individual - CHSP customers	Minimum	Per Hour	Exempt	7.50	7.50	0.00	0%	
Home Care	Social Support - Individual - CHSP customers	Maximum	Per Hour	Exempt	10.00	10.00	0.00	0%	
Home Care	Social Support - Private Customers	Minimum	Per Hour	Including	55.00	55.00	0.00	0%	Private Customers - Includes (but not limited to) help with shopping and other related activities, help to access support groups and recreational activities, companionship at home.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Home Care	Social Support - Private Customers	Maximum	Per Hour	Including	71.50	71.50	0.00	0%	Private Customers - Includes (but not limited to) help with shopping and other related activities, help to access support groups and recreational activities, companionship at home.
Home Care	Social Transport - Home Care Package Customers	Minimum	Each Way	Exempt	15.00	15.00	0.00	0%	Dependent on distance travelled.
Home Care	Social Transport - Home Care Package Customers	Maximum	Each Way	Exempt	55.00	55.00	0.00	0%	Dependent on distance travelled.
Home Care	Social Transport - Private Customers	Minimum	Each Way	Including	16.50	16.50	0.00	0%	Private Customers - Dependent on distance travelled. Minimum charge \$16.50 each way.
Home Care	Social Transport - Private Customers	Maximum	Each Way	Including	60.50	60.50	0.00	0%	Private Customers - Dependent on distance travelled.
Home Care	Surcharges - Evenings - Home Care Package Customers		25% of standard hourly/daily fee	Exempt	0.00	0.00	0.00	0%	After 6pm, applicable to Home Help, Transport and Day Clubs.
Home Care	Surcharges - Evenings - Private Customers		25% of standard hourly/daily fee	Including	0.00	0.00	0.00	0%	Private Customers - After 6pm, applicable to Home Help, Transport and Day Clubs.
Home Care	Surcharges - Public Holidays - Home Care Package Customers		100% standard hourly/daily fee	Exempt	0.00	0.00	0.00	0%	9am – 6pm, by request only, subject to availability, applicable to Home Help.
Home Care	Surcharges - Public Holidays - Private Customers		100% standard hourly/daily fee	Including	0.00	0.00	0.00	0%	Private Customers - 9am – 6pm, by request only, subject to availability, applicable to Home Help.
Home Care	Surcharges - Saturdays - Home Care Package Customers		25% standard hourly/daily fee	Exempt	0.00	0.00	0.00	0%	9am – 6pm, applicable to Home Help and Day Clubs.
Home Care	Surcharges - Saturdays - Private Customers		25% standard hourly/daily fee	Including	0.00	0.00	0.00	0%	Private Customers - 9am – 6pm, applicable to Home Help and Day Clubs.
Home Care	Surcharges -Sundays - Home Care Package Customers		50% standard hourly/daily fee	Exempt	0.00	0.00	0.00	0%	9am – 6pm, by request only, subject to availability, applicable to Home Help.
Home Care	Surcharges -Sundays - Private Customers		50% standard hourly/daily fee	Including	0.00	0.00	0.00	0%	Private Customers - 9am – 6pm, by request only, subject to availability, applicable to Home Help.
Home Care	Transport - 11kms-30kms - CHSP customers	Minimum	Per one way trip	Exempt	8.00	8.00	0.00	0%	
Home Care	Transport - 11kms-30kms - CHSP customers	Maximum	Per one way trip	Exempt	10.00	10.00	0.00	0%	
Home Care	Transport - 31kms-60kms - CHSP customers	Minimum	Per one way trip	Exempt	10.00	10.00	0.00	0%	
Home Care	Transport - 31kms-60kms - CHSP customers	Maximum	Per one way trip	Exempt	12.00	12.00	0.00	0%	
Home Care	Transport - 61kms-99kms - CHSP customers	Minimum	Per one way trip	Exempt	15.00	15.00	0.00	0%	
Home Care	Transport - 61kms-99kms - CHSP customers	Maximum	Per one way trip	Exempt	17.50	17.50	0.00	0%	
Home Care	Transport - Centre Based Day Care - CHSP customers	Minimum	Per one way trip	Exempt	2.50	2.50	0.00	0%	
Home Care	Transport - Centre Based Day Care - CHSP customers	Maximum	Per one way trip	Exempt	5.00	5.00	0.00	0%	
Home Care	Transport - Up to 10kms - CHSP customers	Minimum	Per one way trip	Exempt	5.00	5.00	0.00	0%	
Home Care	Transport - Up to 10kms - CHSP customers	Maximum	Per one way trip	Exempt	7.50	7.50	0.00	0%	
Home Care	Wellbeing Check Call Out Fee - Home Care Package Customers		Per Hour	Exempt	55.00	55.00	0.00	0%	Minimum charge = ¼ hour. To ensure the wellbeing and safety of customers should they not be home for a scheduled service, or if they are ill or have an emergency situation that requires liaising with Emergency contacts and/or engagement of Emergency services on their behalf
Home Care	Wellbeing Check Call Out Fee - Private Customers		Per Hour	Including	60.50	60.50	0.00	0%	Private Customers - Minimum charge = ¼ hour. To ensure the wellbeing and safety of customers should they not be home for a scheduled service, or if they are ill or have an emergency situation that requires liaising with Emergency contacts and/or engagement of Emergency services on their behalf
In Home Support Services	Annual fee for non-responsive client follow-up for private (non-HACC) clients	Maximum	Per year	Exempt	50.00	50.00	0.00	0%	Annual fee for non-responsive client follow-up for private (non-HACC) clients
In Home Support Services	Call-out fee for non-urgent non-responsive client follow-up (e.g. client has forgotten to advise that they are going on holiday)		Per Occasion	Exempt	20.00	20.00	0.00	0%	Call-out fee for non-urgent non-responsive client follow-up
Inglewood Children's Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	16.00	16.50	0.50	3%	
Inglewood Children's Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	28.00	28.50	0.50	2%	
Kevin Smith Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.00	0.00	0%	Applicable to Meeting Room for City of Stirling bookings only.
Libraries Activity Room Hire	Inglewood, Mirrabooka, Scarborough		Community rate per hour or part thereof	Including	25.00	25.50	0.50	2%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Libraries Activity Room Hire	Inglewood, Mirrabooka, Scarborough		Commercial rate per hour or part thereof	Including	42.00	42.50	0.50	1%	
Libraries Book Sales	"Along the plank road"			Including	11.00	11.00	0.00	0%	
Libraries Book Sales	"As it used to be"			Including	11.00	11.00	0.00	0%	
Libraries Book Sales	"Diversity's Challenge" hardback			Including	22.00	22.00	0.00	0%	
Libraries Book Sales	"Diversity's Challenge" paperback			Including	15.00	15.00	0.00	0%	
Libraries Facility Hire - Mirrabooka Innovations Lab	Commercial rate		Per hour or part thereof	Including	165.00	165.50	0.50	0%	
Libraries Facility Hire - Mirrabooka Innovations Lab	Community rate including non-profit organisations		Per hour or part thereof	Including	50.00	50.50	0.50	1%	
Libraries Facsimile	\$4.40 to Interstate. Cover sheet & one page - each additional page \$0.75	Minimum		Including	4.40	4.40	0.00	0%	
Libraries Facsimile	\$4.40 to Non Metro WA (08). Cover sheet & one page - each additional page \$0.75	Minimum		Including	4.40	4.40	0.00	0%	
Libraries Facsimile	\$8.80 to International. Cover sheet & one page - each additional page \$1.10	Minimum		Including	8.80	8.80	0.00	0%	
Libraries Facsimile	Fax received from anywhere. Cover sheet & up to 5 pages \$3.30 - each additional page \$0.55	Minimum		Including	3.30	3.30	0.00	0%	
Libraries Facsimile	Min charge \$4.40 Perth Metro. Cover sheet & one page - each additional page \$0.55	Minimum		Including	4.40	4.40	0.00	0%	
Libraries Fines	Overdue library loans		\$0.25 per item per day, with a maximum of \$5 per item	Exempt	0.25	0.25	0.00	0%	
Libraries Inter Library Loans I	Replacement of lost or damaged ILLS, WA Libraries (minimum charge)	Minimum	Adult Fiction (AF and Junior)	Exempt	49.50	49.50	0.00	0%	
Libraries Inter Library Loans II	Inter Library Loans II		Adult Non Fiction (ANF)	Exempt	85.50	85.50	0.00	0%	
Libraries Inter Library Loans III	Inter Library Loans III		Junior (J)	Exempt	49.50	49.50	0.00	0%	
Libraries Inter Library Loans IV	ILLs - external to SLWA		All Stock	Exempt	300.00	300.00	0.00	0%	
Libraries Inter Library Loans V	ILLs - external to SLWA overdue fee			Including	180.00	180.00	0.00	0%	
Libraries Interlibrary Loans - External ILLS fee	Any interlibrary loan sourced within Australia (excluding WA).		Service fee per item.	Including	16.50	16.50	0.00	0%	
Libraries Laminating Service	A3 pouch (Mirrabooka only)			Including	5.30	5.30	0.00	0%	
Libraries Laminating Service	A4 pouch			Including	3.00	3.00	0.00	0%	
Libraries Laminating Service	Per metre (Dianella only)			Including	15.50	15.50	0.00	0%	
Libraries Laminating Service	Small pouch			Including	1.70	1.70	0.00	0%	
Libraries Lost Barcode Replacement	Lost Barcode Replacement			Exempt	8.20	8.50	0.30	4%	
Libraries Lost Library Card Replacement	Lost Library Card Replacement			Exempt	6.40	6.50	0.10	2%	
Libraries Office Equipment	USB flash drive 8 GB		Per USB	Including	10.00	10.00	0.00	0%	
Libraries Photocopying	Colour (coin box)		Per sheet	Including	1.00	1.00	0.00	0%	
Libraries Photocopying	Monochrome (coin box)		Per sheet	Including	0.20	0.20	0.00	0%	
Libraries Printing - 3D printing	Printing 3D models.		Base fee for four hours. Additional fee per hour or part thereof.	Including	11.00	11.00	0.00	0%	
Libraries Printing - Internet/Personal Computer	Internet/Personal Computer		Per sheet	Including	0.20	0.20	0.00	0%	
Libraries Printing - Internet/Personal Computer	Internet/Personal Computer (colour)		Per sheet	Including	2.00	2.00	0.00	0%	
Libraries Printing - Laser Cutter	Printing via laser cutter		Printing fee per minute.	Including	2.50	2.50	0.00	0%	
Libraries Printing - Laser Cutter	Printing via laser cutter		Printing fee per minute.	Including	1.10	1.10	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Libraries Programs - Admission Fees	Guest author talks, workshops, seminars, and miscellaneous events		Per person	Including	6.60	6.60	0.00	0%	
Libraries Promotional Items	Ear buds		Per item	Including	1.60	1.60	0.00	0%	
Libraries Promotional Items	Library Bags		Per bag	Including	1.50	1.50	0.00	0%	
Libraries Reservations	Uncollected reservations		Per item	Exempt	1.95	1.95	0.00	0%	
Libraries Reservations - Postage (as per current Australia Post postage rate)			Per reservation, fee as per current Australia Post postage rate.	Including	1.50	1.50	0.00	0%	
Libraries Service Charge - Administration Fee - Debt Collection	Admin fee debt collection services		Per person	Exempt	15.00	15.00	0.00	0%	
Libraries Service Charge - Administration Fee - Lost/Damaged Item Payment	Admin fee for payment of lost/damaged items			Exempt	8.10	8.10	0.00	0%	
Libraries Temporary Membership	Temporary membership fee per individual		Per person	Exempt	45.00	45.00	0.00	0%	
Museum Facility Hire - Mount Flora Museum Meeting Room	Commercial groups and private functions		Per hour or part thereof	Including	58.00	58.50	0.50	1%	
Museum Facility Hire - Mount Flora Museum Meeting Room	Community rate including non-profit organisations		Per hour or part thereof	Including	35.00	35.50	0.50	1%	
Museum Facility Hire - Service Fee - Marriage Ceremony	Service fee - marriage ceremonies Mt Flora Water Tower.			Including	110.00	110.50	0.50	0%	
Museum Local History Photographs	Local History Photographs (commercial via disc)		Admin Fee per photograph	Including	40.00	40.00	0.00	0%	
Museum Local History Photographs	Local History Photographs (commercial via email)		Admin fee per photograph	Including	35.00	35.00	0.00	0%	
Museum Local History Photographs	Local History Photographs (personal use on disc)		Admin fee per photograph	Including	30.00	30.00	0.00	0%	
Museum Local History Photographs	Local History Photographs (personal use via email)		Admin fee per photograph	Including	25.00	25.00	0.00	0%	
Museum Research Fee - Local History	Research Fee (local history)		Per hour or part thereof	Including	30.00	30.00	0.00	0%	
Nollamara Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	185.00	190.00	5.00	3%	
Nollamara Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	250.00	255.00	5.00	2%	
Nollamara Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Nollamara Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
Nollamara Community Centre - Hire	Main Hall Hire - Nollamara Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Nollamara Autumn Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Nollamara Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Nollamara Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Lounge and Podiatry Rooms.
Nollamara Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Lounge and Podiatry Rooms.
Nollamara Community Centre - Hire	Meeting/Craft Room Hire - Nollamara Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Nollamara Autumn Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours. Applicable to Activity Room only.
Nollamara Community Centre - Hire	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	25.50	0.50	2%	
North Beach Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	185.00	190.00	5.00	3%	
North Beach Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	250.00	255.00	5.00	2%	
North Beach Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
North Beach Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
North Beach Community Centre - Hire	Main Hall Hire - North Beach Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to North Beach Senior's Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours.
North Beach Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
North Beach Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Library.
North Beach Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Library.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
North Beach Community Centre - Hire	Meeting/Craft Room Hire - North Beach Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to North Beach Senior's Club only for their agreed hours of use; club is to be charged the minimum Community Rate of hire for bookings outside agreed hours. Applicable to Library.
Osborne Park Community Centre	Craft Room Hire - Community Rate		Per Hour	Including	23.50	20.00	-3.50	-15%	Reduced for consistency in comparison to other activity rooms
Osborne Park Community Centre	Craft Room Hire - Standard Rate		Per Hour	Including	41.00	30.00	-11.00	-27%	Reduced for consistency in comparison to other activity rooms
Osborne Park Community Centre	Function Rate - Community		Per Function	Including	465.00	470.00	5.00	1%	
Osborne Park Community Centre	Function Rate - Standard Rate		Per Function	Including	660.00	670.00	10.00	2%	
Osborne Park Community Centre	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Osborne Park Community Centre	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	33.50	34.00	0.50	1%	
Osborne Park Community Centre	Main Hall Hire - Osborne Autumn Club Rate		Per Hour	Including	0.00	5.75	5.75	100%	Applicable to Osborne Autumn Club and Retirees - Tuart Hill Branch only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Osborne Park Community Centre	Main Hall Hire - Standard Rate		Per Hour	Including	55.00	55.50	0.50	1%	
Osborne Park Community Centre	Meeting Room Hire - Community Rate		Per Hour	Including	29.00	30.00	1.00	3%	
Osborne Park Community Centre	Meeting Room Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Osborne Park Community Centre	Podiatry Room - Community Rate		Per Hour	Including	15.00	0.00	-15.00	-100%	No longer operating
Osborne Park Community Centre	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	0.00	-25.00	-100%	No longer operating
Osborne Park Community Centre	Podiatry Room - Standard Rate		Per Hour	Including	21.00	0.00	-21.00	-100%	No longer operating
Osborne Park Community Centre	Weddings		Per Function	Including	840.00	850.00	10.00	1%	
Scarborough Community Centre - Hire	Function Hire - Community Rate		Per Function	Including	295.00	300.00	5.00	2%	
Scarborough Community Centre - Hire	Function Hire - Standard Rate		Per Function	Including	420.00	425.00	5.00	1%	
Scarborough Community Centre - Hire	Main Hall Hire - Community Rate	Minimum	Per Hour	Including	5.70	5.75	0.05	1%	
Scarborough Community Centre - Hire	Main Hall Hire - Community Rate	Maximum	Per Hour	Including	30.00	30.50	0.50	2%	
Scarborough Community Centre - Hire	Main Hall Hire - Scarborough Autumn Club Rate		Per Hour	Including	0.00	0.00	0.00	0%	Applicable to Scarborough Autumn Club and Scarborough Pensioner's Club only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours.
Scarborough Community Centre - Hire	Main Hall Hire - Standard Rate		Per Hour	Including	49.00	50.00	1.00	2%	
Scarborough Community Centre - Hire	Meeting Room 2 Hire - Community Rate		Per Hour	Including	18.00	18.50	0.50	3%	
Scarborough Community Centre - Hire	Meeting Room 2 Hire - Scarborough Autumn Club Rate		Per Hour	Including	0.00	0.00	0.00	0%	Applicable to Scarborough Autumn Club and Scarborough Pensioner's Club only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours. Applicable to Meeting Room 2 only.
Scarborough Community Centre - Hire	Meeting Room 2 Hire - Standard Rate		Per Hour	Including	25.00	25.50	0.50	2%	
Scarborough Community Centre - Hire	Meeting/Craft Room Hire - Community Rate		Per Hour	Including	15.00	15.50	0.50	3%	Applicable to Activity Room, Meeting Room 1 and Podiatry Room.
Scarborough Community Centre - Hire	Meeting/Craft Room Hire - Scarborough Autumn Club Rate		Per Hour	Including	0.00	0.00	0.00	0%	Applicable to Scarborough Autumn Club and Scarborough Pensioner's Club only for their agreed hours of use; clubs are to be charged the minimum Community Rate of hire for bookings outside agreed hours. Applicable to Activity Room only.
Scarborough Community Centre - Hire	Meeting/Craft Room Hire - Standard Rate		Per Hour	Including	21.00	21.50	0.50	2%	Applicable to Activity Room, Meeting Room 1 and Podiatry Room.
Scarborough Community Centre - Hire	Podiatry Room - Hire Agreement Rate		Per Day	Including	25.00	25.50	0.50	2%	
Stirling Community Care	Administration Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Administration Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Basic Daily Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding level and in response to ongoing aged care reforms
Stirling Community Care	Call-out Fee for non-urgent, non-responsive customer follow-up (eg customer has forgotten to advise they will not be home).		Per occasion	Exempt	0.00	30.00	30.00	100%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Call-out Fee for non-urgent, non-responsive customer follow-up (eg customer has forgotten to advise they will not be home).		Per occasion	Including	0.00	33.00	33.00	100%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Case Management Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Stirling Community Care	Case Management Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Exit Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Help at Home In-Service Transport fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Help at Home In-Service Transport fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Help at Home service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Help at Home service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Medication Support/Assistance service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Medication Support/Assistance service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Other Food Services service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Other Food Services service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Personal Care service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Personal Care service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Social Support service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Social Support service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Unaccompanied Shopping service fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Care Services - Unaccompanied Shopping service fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Day Clubs - Meal Fee at Centre		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Day Clubs - Transport		Variable	Exempt	0.00	0.00	0.00	0%	NEW. Fee varies based on funding type and level, club/program being attended, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Day Clubs - Transport		Variable	Including	0.00	0.00	0.00	0%	NEW. Fee varies based on funding type and level, club/program being attended, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Day Clubs Attendance Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, club/program being attended, duration of visit and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Day Clubs Attendance Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, club/program being attended, duration of visit and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Food Services - 1 Course Meal, charge per meal		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, residence location, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Food Services - 2 Course Meal, charge per meal		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, residence location, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Food Services - Additional Food Items with Meal		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, residence location, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Food Services - Home Delivered Meals - Ingredients		Variable	Including	0.00	0.00	0.00	0%	Home Care Package customers, Fee varies based on meal size and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Food Services - Meal Production and Delivery fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Stirling Community Care	Community Food Services - Meal Production and Delivery fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Group Shopping Bus		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Group Shopping Bus		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Medical Transport		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Medical Transport		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Social Transport		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Community Transport Services - Social Transport		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Connect2 Attendance Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care reforms
Stirling Community Care	Connect2 Attendance Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care reforms
Stirling Community Care	Establishment Fee		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care reforms
Stirling Community Care	Establishment Fee		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care reforms
Stirling Community Care	Income Tested Care Fees		Variable	Exempt	0.00	0.00	0.00	0%	Varies by individual, Fee is determined by the Commonwealth Government depending on individual's financial circumstances
Stirling Community Care	Outings - Individually charged based on outing		Variable	Exempt	0.00	0.00	0.00	0%	
Stirling Community Care	Outside Supply with Ext. Council Subsidy - Delivery		Per Meal	Including	2.75	2.75	0.00	0%	
Stirling Community Care	Package Management Fee		Variable	Exempt	0.00	0.00	0.00	0%	NEW. Applicable to Home Care Packages. Fee varies based on funding level and in response to ongoing aged care reforms
Stirling Community Care	Respite - Flexible, Community or Home Based		Variable	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Respite - Flexible, Community or Home Based		Variable	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Service cancellation fee - Less than 24 hours notice of cancellation		Full service fee	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Service cancellation fee - Less than 24 hours notice of cancellation		Full service fee	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Service cancellation fee - More than 24 hours notice of cancellation		No service fee	Exempt	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Service cancellation fee - More than 24 hours notice of cancellation		No service fee	Including	0.00	0.00	0.00	0%	Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Evenings		25% of standard service fee	Exempt	0.00	0.00	0.00	0%	After 6pm on week nights, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Evenings		25% of standard service fee	Including	0.00	0.00	0.00	0%	After 6pm on week nights, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Public Holidays		100% of standard service fee	Exempt	0.00	0.00	0.00	0%	9am-6pm, by request only, subject to availability, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Public Holidays		100% of standard service fee	Including	0.00	0.00	0.00	0%	9am-6pm, by request only, subject to availability, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Saturdays		25% of standard service fee	Exempt	0.00	0.00	0.00	0%	9am-6pm, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Saturdays		25% of standard service fee	Including	0.00	0.00	0.00	0%	9am-6pm, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Stirling Community Care	Surcharges - Sundays		50% of standard service fee	Exempt	0.00	0.00	0.00	0%	9am-6pm, by request only, subject to availability, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Surcharges - Sundays		50% of standard service fee	Including	0.00	0.00	0.00	0%	9am-6pm, by request only, subject to availability, Fee varies based on funding type and level, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Wellbeing Check Call Out Fee		Variable	Exempt	0.00	0.00	0.00	0%	Minimum charge 1/4 hour, Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Care	Wellbeing Check Call Out Fee		Variable	Including	0.00	0.00	0.00	0%	Minimum charge 1/4 hour, Fee varies based on funding type and level, distance travelled, and in response to ongoing aged care and disability services reforms
Stirling Community Men's Shed	Membership fee per annum		Per Person Per Annum	Exempt	55.00	60.00	5.00	9%	Annual fee per member
Stirling Community Men's Shed	Computer Room Hire - Community Full Day		Per Session	Including	110.00	110.00	0.00	0%	
Stirling Community Men's Shed	Computer Room Hire - Community Half Day		Per Session	Including	65.00	65.00	0.00	0%	
Stirling Community Men's Shed	Computer Room Hire - Standard Full Day		Per Session	Including	310.00	310.00	0.00	0%	
Stirling Community Men's Shed	Computer Room Hire - Standard Half Day		Per Session	Including	210.00	210.00	0.00	0%	
Volunteer Reimbursements	Volunteer Driver for Use of Volunteer Vehicle		Per Kilometre	Exempt	0.68	0.68	0.00	0%	
Volunteer Reimbursements	Volunteer Meal and Drink for All Day Outings	Minimum	Per Meal	Exempt	13.00	13.00	0.00	0%	
Volunteer Reimbursements	Volunteer Meal and Drink for All Day Outings	Maximum	Per Meal	Exempt	25.00	25.00	0.00	0%	Charge to cover special events
<b>Recreation &amp; Leisure Services</b>									
Aqua Card Entry Fees	Adult - 10 visit	Minimum		Including	53.10	53.10	0.00	0%	Adult - 10 visit
Aqua Card Entry Fees	Adult - 10 visit	Maximum		Including	66.00	67.50	1.50	2%	Adult - 10 visit
Aqua Card Entry Fees	Adult - 20 visit	Minimum		Including	100.30	100.30	0.00	0%	Adult - 20 visit
Aqua Card Entry Fees	Adult - 20 visit	Maximum		Including	125.00	127.50	2.50	2%	Adult - 20 visit
Aqua Card Entry Fees	Adult - Swim Plus - 10 visit	Minimum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	97.20	97.20	0.00	0%	Adult - Swim Plus - 10 visit
Aqua Card Entry Fees	Adult - Swim Plus - 10 visit	Maximum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	113.00	117.00	4.00	4%	Adult - Swim Plus - 10 visit
Aqua Card Entry Fees	Child - 10 visit	Minimum		Including	36.00	36.00	0.00	0%	Child - 10 visit
Aqua Card Entry Fees	Child - 10 visit	Maximum		Including	42.00	42.50	0.50	1%	Child - 10 visit
Aqua Card Entry Fees	Child - 20 visit	Minimum		Including	68.00	68.00	0.00	0%	Child - 20 visit
Aqua Card Entry Fees	Child - 20 visit	Maximum		Including	80.00	81.00	1.00	1%	Child - 20 visit
Aqua Card Entry Fees	Concession - Swim Plus - 10 visit	Minimum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	72.90	72.90	0.00	0%	Concession - Swim Plus - 10 visit
Aqua Card Entry Fees	Concession - Swim Plus - 10 visit	Maximum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	85.00	88.20	3.20	4%	Concession - Swim Plus - 10 visit
Aqua Card Entry Fees	Concession Swim - 20 visit	Minimum		Including	68.00	68.00	0.00	0%	Concession Swim - 20 visit
Aqua Card Entry Fees	Concession Swim - 20 visit	Maximum		Including	84.00	88.20	4.20	5%	Concession Swim - 20 visit
Aqua Card Entry Fees	Concession Swim - 10 Visit	Minimum		Including	36.00	36.00	0.00	0%	Concession Swim - 10 Visit
Aqua Card Entry Fees	Concession Swim - 10 Visit	Maximum		Including	44.50	46.80	2.30	5%	Concession Swim - 10 Visit
Aqua Card Entry Fees	Spectator - 10 entry	Minimum		Including	0.00	0.00	0.00	0%	Spectator - 10 entry
Aqua Card Entry Fees	Spectator - 10 entry	Maximum		Including	20.00	20.00	0.00	0%	Spectator - 10 entry
Aqua Equipment Hire	Buoyancy Vest			Including	4.00	4.00	0.00	0%	Standard charge across Leisure Centres
Aqua Equipment Hire	Kickboards or Noodles or Water Dumbbells			Including	3.60	4.00	0.40	11%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Aquatic Centre Casual Entry Fees	Adults (16 yrs. above)	Minimum		Including	4.00	4.00	0.00	0%	Adults (16 yrs. above)
Aquatic Centre Casual Entry Fees	Adults (16 yrs. above)	Maximum		Including	7.60	7.80	0.20	3%	Adults (16 yrs. above)
Aquatic Centre Casual Entry Fees	Child 2 - 15 years	Minimum		Including	3.00	3.00	0.00	0%	Child 2 - 15 years
Aquatic Centre Casual Entry Fees	Child 2 - 15 years	Maximum		Including	4.60	4.70	0.10	2%	Child 2 - 15 years
Aquatic Centre Casual Entry Fees	Concession Swim	Minimum		Including	3.00	3.00	0.00	0%	Concession Swim
Aquatic Centre Casual Entry Fees	Concession Swim	Maximum		Including	4.90	5.20	0.30	6%	Concession Swim
Aquatic Centre Casual Entry Fees	Family Pass	Minimum		Including	10.00	10.00	0.00	0%	Family Pass
Aquatic Centre Casual Entry Fees	Family Pass	Maximum		Including	19.20	20.00	0.80	4%	Family Pass
Aquatic Centre Casual Entry Fees	Group Entry Rate - Adults	Minimum		Including	4.00	4.00	0.00	0%	Group Entry Rate - Adults
Aquatic Centre Casual Entry Fees	Group Entry Rate - Adults	Maximum		Including	6.30	6.60	0.30	5%	Group Entry Rate - Adults
Aquatic Centre Casual Entry Fees	Group Entry Rate - Children	Minimum		Including	3.00	3.00	0.00	0%	Group Entry Rate - Children
Aquatic Centre Casual Entry Fees	Group Entry Rate - Children	Maximum		Including	4.00	4.10	0.10	3%	Group Entry Rate - Children
Aquatic Centre Casual Entry Fees	Spectator	Minimum		Including	0.00	0.00	0.00	0%	Spectator
Aquatic Centre Casual Entry Fees	Spectator	Maximum		Including	2.30	2.30	0.00	0%	Spectator
Aquatic Centre Casual Entry Fees	Swim Plus	Minimum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	10.80	10.80	0.00	0%	Swim Plus
Aquatic Centre Casual Entry Fees	Swim Plus	Maximum	Includes TTAC - Swim/Spa/Sauna LPB - Swim/Hydro	Including	12.50	13.00	0.50	4%	Swim Plus
Aquatic Centre Casual Entry Fees	Swim Plus Concession	Minimum		Including	8.10	8.10	0.00	0%	Swim Plus Concession
Aquatic Centre Casual Entry Fees	Swim Plus Concession	Maximum		Including	9.40	9.80	0.40	4%	Swim Plus Concession
Beach Services	Learn To Surf School Permit		Annual Fee	Including	3,500.00	3,500.00	0.00	0%	Learn To Surf School Permit
Casual Entry	Casual Sports Hall Entry		Up To Three Hours	Including	5.00	5.00	0.00	0%	
Cleaning fee - Herb Graham Mirabooka	Main Arena High Risk Function	Per Item		Including	3,000.00	2,000.00	-1,000.00	-33%	Cleaning previously conducted by external contractor
Cleaning fee - Herb Graham Mirabooka	Main Arena Low Risk Function	Per Item		Including	1,100.00	1,100.00	0.00	0%	
Cleaning fee - Herb Graham Mirabooka	Main Arena Medium Risk Function	Per Item		Including	2,000.00	1,500.00	-500.00	-25%	Cleaning previously conducted by external contractor
Cleaning fee - Herb Graham Mirabooka	Minor Arena Low Risk Function	Per Item		Including	525.00	525.00	0.00	0%	
Cleaning fee - Herb Graham Mirabooka	Minor Stadium High Risk Function	Per Item		Including	840.00	840.00	0.00	0%	
Club Development - Administration	Additional Key - outside of Club allocated 2 keys (club fee only)	Per Key		Including	20.00	20.00	0.00	0%	To assist with the management of key distribution to Clubs
Club Development - Administration	Administration - Booking Cancellation Fee	Once Off		Including	20.00	20.00	0.00	0%	
Club Development - Administration	Floodlight Key - for additional keys outside Clubs allocated 1 per reserve	Per Key		Including	75.00	75.00	0.00	0%	To assist with the management of key distribution to Clubs
Club Development - Administration	Key bond - Short term use	Per Key		Including	100.00	100.00	0.00	0%	To assist with the management of key distribution to Clubs
Club Development - Administration	Key bond - Short term use	Per Key		Exempt	100.00	100.00	0.00	0%	To assist with the management of key distribution to Clubs
Club Development - Administration	Late payment	Per overdue tax invoice		Including	50.00	50.00	0.00	0%	
Club Development - Administration	Late Reserve Booking Fee	Per Booking		Including	50.00	50.00	0.00	0%	
Club Development - Administration	Unauthorised use	Per Use		Including	250.00	250.00	0.00	0%	
Club Development - Casual Reserve Hire	General Booking - Commercial	Per Hour		Including	59.00	59.00	0.00	0%	Consolidated weddings, social gathering, Christmas Function and wedding photographs
Club Development - Casual Reserve Hire	General Booking - Commercial	Per Day		Including	230.00	230.00	0.00	0%	Consolidated weddings, social gathering, Christmas Function and wedding photographs
Club Development - Casual Reserve Hire	General Booking - Community	Per Hour		Including	30.00	30.00	0.00	0%	Consolidated weddings, social gathering, Christmas Function and wedding photographs
Club Development - Casual Reserve Hire	General Booking - Community	Per Day (5 hours)		Including	210.00	210.00	0.00	0%	Consolidated weddings, social gathering, Christmas Function and wedding photographs
Club Development - Casual Reserve Hire	General Booking - Community/Commercial - High Risk	Bond		Exempt	550.00	550.00	0.00	0%	Bond for all events less than 100 people. Consolidated Weddings, Social Gathering, Christmas Function, Commercial. Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - Casual Reserve Hire	General Booking - Community/Commercial - High Risk	Bond		Including	550.00	550.00	0.00	0%	Bond for all events less than 100 people. Consolidated Weddings, Social Gathering, Christmas Function, Commercial. Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - Casual Reserve Hire	Schools - Full Day (over 3 hours)	Per Day		Including	67.00	67.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Club Development - Casual Reserve Hire	Schools - Half day (up to 3 hours)		Half Day - up to 3 hours	Including	33.50	33.50	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - 11-25 clients		Per Session	Including	20.00	20.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - 11-25 clients		Winter (Apr-Sept)	Including	1,100.00	1,100.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - 11-25 clients		Summer (Oct-Mar)	Including	1,300.00	1,300.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - 11-25 clients		12 Months	Including	2,200.00	2,200.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 10 clients		Winter (Apr-Sept)	Including	550.00	550.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 10 clients		Summer (Oct-Mar)	Including	750.00	750.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 10 clients		12 Months	Including	1,100.00	1,100.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 4 clients		Winter (Apr-Sept)	Including	225.00	225.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 4 clients		Summer (Oct-Mar)	Including	425.00	425.00	0.00	0%	
Club Development - Commercial Hire	Commercial hire - Personal Training - Up to 4 clients		12 Months	Including	550.00	550.00	0.00	0%	
Club Development - Commercial Hire	commercial hire - Personal Training -Up to 10 clients		Per Session	Including	10.00	10.00	0.00	0%	
Club Development - Commercial Hire	commercial hire - Personal Training -Up to 4 clients		Per Session	Including	5.00	5.00	0.00	0%	
Club Development - Commercial Hire	Personal Training - signage replacement		Per Sign	Including	100.00	100.00	0.00	0%	
Club Development - events - over 100	Events on reserves - High Risk		Bond	Exempt	5,000.00	5,000.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Events on reserves - High Risk		Bond	Including	5,000.00	5,000.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Events on reserves - Low Risk		Bond	Exempt	1,000.00	1,000.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Events on reserves - Low Risk		Bond	Including	1,000.00	1,000.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Events on reserves - Medium Risk		Bond	Exempt	2,500.00	2,500.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Events on reserves - Medium Risk		Bond	Including	2,500.00	2,500.00	0.00	0%	Bond is for the repair and restoration of parks/facilities assets and landscapes.
Club Development - events - over 100	Reserve Overflow Parking - Commercial		Per Day	Including	800.00	800.00	0.00	0%	
Club Development - events - over 100	Reserve Overflow Parking - Community		Per Day	Including	200.00	200.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Alcohol		Per Function	Exempt	1,000.00	1,000.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 5 facility - Commercial/profit use		Per Function	Including	735.00	735.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 1 facility - Commercial/profit use		Per Function	Including	380.00	380.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 4 facility - Commercial/profit use		Per Function	Including	645.00	645.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Function Bond		Per Function	Exempt	500.00	500.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - High Risk Function bond (18 and 21st)		Per Function	Exempt	5,000.00	5,000.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Key Bond		Per User	Exempt	100.00	100.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 1 facility - Commercial		Per Hour	Including	19.00	19.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 1 facility - Community		Per Function	Including	222.00	222.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 1 facility - Community		Per Hour	Including	11.90	11.90	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 2 facility - Commercial		Per Hour	Including	29.75	29.75	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 2 facility - Commercial/profit use		Per Function	Including	470.00	470.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 2 facility - Community		Per Function	Including	265.00	265.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 2 facility - Community		Per Hour	Including	16.75	16.75	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 3 facility - Commercial		Per Hour	Including	40.25	40.25	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 3 facility - Commercial/profit use		Per Function	Including	560.00	560.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 3 facility - Community		Per Function	Including	310.00	310.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 3 facility - Community		Per Hour	Including	21.50	21.50	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 4 facility - Commercial		Per Hour	Including	51.00	51.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 4 facility - Community		Per Function	Including	355.00	355.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 4 facility - Community		Per Hour	Including	26.25	26.25	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Club Development - Oncharging	Lease or Licence Holder - Level 5 facility - Commercial		Per Hour	Including	61.50	61.50	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 5 facility - Community		Per Function	Including	397.00	397.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 5 facility - Community		Per Hour	Including	31.25	31.25	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 6 facility - Commercial		Per Hour	Including	72.00	72.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 6 facility - Commercial		Per Function	Including	820.00	820.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 6 facility - Community		Per Function	Including	445.00	445.00	0.00	0%	
Club Development - Oncharging	Lease or Licence Holder - Level 6 facility - Community		Per Hour	Including	36.00	36.00	0.00	0%	
Club Development - Oncharging	Turf Cricket Wickets - only for limited clubs/associations		Per wicket	Including	165.00	165.00	0.00	0%	
Club Development - Sporting Clubs	Athletics - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	44.50	44.50	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Athletics - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	22.25	22.25	0.00	0%	
Club Development - Sporting Clubs	Baseball - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	460.00	460.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Baseball - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	230.00	230.00	0.00	0%	
Club Development - Sporting Clubs	City of Stirling Sporting Clubs - non fixtured carnivals, events and tournaments		Per Day	Including	165.00	165.00	0.00	0%	
Club Development - Sporting Clubs	Cricket - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	545.00	545.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Cricket - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	272.50	272.50	0.00	0%	
Club Development - Sporting Clubs	Dog Obedience Training - Over 100 clients - per season - per club		Per season - per club	Including	340.00	340.00	0.00	0%	
Club Development - Sporting Clubs	Dog Obedience Training - Up to 100 clients - per season - per club		Per season - per club	Including	272.50	272.50	0.00	0%	
Club Development - Sporting Clubs	Dog Obedience Training - Up to 25 clients - per season - per club		Per season - per club	Including	230.00	230.00	0.00	0%	
Club Development - Sporting Clubs	Floodlight use - Applicable to all users of floodlights (both junior and senior)		Per pole/per hour/per week for new floodlights	Including	5.50	5.50	0.00	0%	
Club Development - Sporting Clubs	Football - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	1,000.00	1,000.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Football - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	500.00	500.00	0.00	0%	
Club Development - Sporting Clubs	Gaelic Football - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	695.00	695.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Gaelic Football - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	347.50	347.50	0.00	0%	
Club Development - Sporting Clubs	Grid Iron - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	505.00	505.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Grid Iron - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	252.50	252.50	0.00	0%	
Club Development - Sporting Clubs	Hockey - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	545.00	545.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Hockey - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	272.50	272.50	0.00	0%	
Club Development - Sporting Clubs	Hurling - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	695.00	695.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Hurling - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	347.50	347.50	0.00	0%	
Club Development - Sporting Clubs	Lacrosse - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	320.00	320.00	0.00	0%	
Club Development - Sporting Clubs	Lacrosse - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	640.00	640.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Club Development - Sporting Clubs	Out of Season Training		10% of senior reserve usage charge for training or matchplay per season.	Including	0.00	0.00	0.00	0%	
Club Development - Sporting Clubs	Recreation Model aircraft		Sporting Season	Including	460.00	460.00	0.00	0%	
Club Development - Sporting Clubs	Recreation Model boats		Sporting Season	Including	264.00	264.00	0.00	0%	
Club Development - Sporting Clubs	Rugby League - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	775.00	775.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Rugby League - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	387.50	387.50	0.00	0%	
Club Development - Sporting Clubs	Rugby Union - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	1,000.00	1,000.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Rugby Union - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	500.00	500.00	0.00	0%	
Club Development - Sporting Clubs	Scratch matches outside of season, casual booking		Per Match	Including	165.00	165.00	0.00	0%	BASIS CHANGE - Previously 2 Matches
Club Development - Sporting Clubs	Soccer - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	545.00	545.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Soccer - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	272.50	272.50	0.00	0%	
Club Development - Sporting Clubs	Softball - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	460.00	460.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Softball - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	230.00	230.00	0.00	0%	
Club Development - Sporting Clubs	Sports Association and non City of Stirling Clubs booking		Per Day	Including	272.50	165.00	-107.50	-39%	Reduced based on feedback from the Associations as well Industry Analysis
Club Development - Sporting Clubs	Touch Football - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	460.00	460.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Touch Football - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	230.00	230.00	0.00	0%	
Club Development - Sporting Clubs	Ultimate Frisbee - Senior Reserve Usage Charges - Training AND Matchplay		Association Fixtured Season	Including	460.00	460.00	0.00	0%	This charge is inclusive of the regular season and finals in line with the Club Information Kit guidelines
Club Development - Sporting Clubs	Ultimate Frisbee - Senior Reserve Usage Charges - Training OR Matchplay		Association Fixtured Season	Including	230.00	230.00	0.00	0%	
Club Development - Tennis Court Hire	Commercial Usage - After 6pm		Per Hour	Including	0.00	29.50	29.50	100%	NEW CHARGE - Consolidate separate location into two commercial tennis court charges
Club Development - Tennis Court Hire	Commercial Use - Before 6pm		Per Hour	Including	0.00	25.00	25.00	100%	NEW CHARGE - Consolidate separate location into two commercial tennis court charges
Club Development - Tennis Court Hire	Community Usage - After 6pm		Per Hour	Including	0.00	15.00	15.00	100%	NEW CHARGE - Consolidate separate location into two public tennis court charges
Club Development - Tennis Court Hire	Community Usage - Before 6pm		Per Hour	Including	0.00	10.50	10.50	100%	NEW CHARGE - Consolidate separate location into two public tennis court charges
Crèche	Non Members - 1 child	Minimum		Including	5.00	5.00	0.00	0%	Non Members - 1 child
Crèche	Non Members - 1 child	Maximum		Including	6.00	6.20	0.20	3%	Non Members - 1 child
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Bain Marie		Per Item	Including	52.00	53.00	1.00	2%	
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Barbeque		Per Item	Including	74.00	74.00	0.00	0%	
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Projector Hire		Per Item	Including	15.00	20.00	5.00	33%	
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Stage		Per Item	Including	260.00	260.00	0.00	0%	
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Stage set up		per set up	Including	0.00	150.00	150.00	100%	NEW CHARGE
Equipment Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Tablecloths		Per Item	Including	12.00	12.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire	Bond - High Risk		Per Booking	Exempt	2,000.00	2,000.00	0.00	0%	
Facility Hire	Bond - Low Risk		Per Booking	Exempt	100.00	100.00	0.00	0%	
Facility Hire	Bond - Major Risk		Per Booking	Exempt	5,000.00	5,000.00	0.00	0%	
Facility Hire	Bond - Moderate Risk		Per Booking	Exempt	1,000.00	1,000.00	0.00	0%	
Facility Hire	Bond - No Risk		Per Booking	Exempt	50.00	50.00	0.00	0%	
Facility Hire	Bond - Normal Risk		Per Booking	Exempt	500.00	500.00	0.00	0%	
Facility Hire	Cancellation Fee - Community Event		Per Booking	Including	100.00	100.00	0.00	0%	
Facility Hire	Cancellation Fee - Major Event		Per Booking	Including	1,000.00	1,000.00	0.00	0%	
Facility Hire	Cancellation Fee - Medium Event		Per Booking	Including	500.00	500.00	0.00	0%	
Facility Hire	Cancellation Fee - Minor Event		Per Booking	Including	200.00	200.00	0.00	0%	
Facility Hire	Cancellation Fee (Community Rate)		Per Rental	Including	25.00	25.00	0.00	0%	To be used when a booking is cancelled with five (5) or more business days' notice until the booking date. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling. Applicable to all Stirling Leisure and Community Centres.
Facility Hire	Cancellation Fee (Standard Rate)		Per Rental	Including	50.00	50.00	0.00	0%	To be used when a booking is cancelled with five (5) or more business days' notice until the booking date. Applicable to all Stirling Leisure and Community Centres.
Facility Hire	Late Payment Fee		Per Tax Invoice Per Month	Including	50.00	50.00	0.00	0%	Late payment fee applicable to any tax invoice that has not been paid within one month after the due date on the invoice. Late payment fee is applied monthly for each month the invoice remains unpaid. Applicable to all Stirling Leisure and Community Centres.
Facility Hire	Rental Amendment Fee		Per Amendment	Including	25.00	25.00	0.00	0%	Rental amendment fee applicable to any rental amendments with less than two (2) business days' notice before requested booking date. Applicable to all Stirling Leisure and Community Centres.
Facility Hire	Senior's Discount		Per Hour	Including	0.00	0.00	0.00	0%	
Facility Hire	Storage	Minimum	Per Booking	Including	5.00	2.00	-3.00	-60%	Smaller storage options now available
Facility Hire	Storage	Maximum	Per Booking	Including	20.00	30.00	10.00	50%	Larger storage options now available
Facility Hire - Beach Services	Amphitheatre Booking Fee (per day)	Minimum	Per Day	Including	300.00	300.00	0.00	0%	
Facility Hire - Beach Services	Beach Booking Fee (per hour)		Per Hour	Including	20.00	20.00	0.00	0%	
Facility Hire - Beach Services	Beach Booking Fee (per day)		Per Day	Including	100.00	100.00	0.00	0%	
Facility Hire - Beach Services	Commercial Event (3 - 5 days of hire)		Per Event	Including	0.00	15,000.00	15,000.00	100%	NEW CHARGE - Applicable to all Commercial ticketed/licensed events that are selling food and/or beverages. Fee is charged for min. of hire three (3) days, max. of hire five (5) days per area/facility and applies to set up/pack down time. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Commercial Event (per day)		Per Day	Including	0.00	5,000.00	5,000.00	100%	NEW CHARGE - Applicable to all Commercial ticketed/licensed events that are selling food and/or beverages. Fee is charged per area/facility per day and applies to set up/pack down time. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Commercial Seasonal Event (per season)		Per Season	Including	0.00	10,000.00	10,000.00	100%	NEW CHARGE - Applicable to all commercial events. Fee is inclusive of set up/pack down time, valid for bookings with five or more events that occur in a regular pattern within the summer season from October to June, approx. eight (8) months. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Community Event (3 - 5 days of hire) - High Impact		Per Event	Including	0.00	3,000.00	3,000.00	100%	NEW CHARGE - Applicable to all events that are not-for-profit where one or more of the following apply; ticketed, liquor licence or selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for-profit has been verified by the City of Stirling. Fee is charged for min. of hire three (3) days, max. of hire five (5) days per area/facility and applies to set up/pack down time. - Consolidation of various beach locations charges

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Beach Services	Community Event (3 - 5 days of hire) - Low Impact		Per Event	Including	0.00	1,500.00	1,500.00	100%	NEW CHARGE - Applicable to all that are events not-for-profit, unticketed, do not require a liquor licence and are not selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for profit has been verified by the City of Stirling. Fee is charged for min. of hire three (3) days, max. of hire five (5) days per area/facility and applies to set up/pack down time. Consolidation of various beach locations charges
Facility Hire - Beach Services	Community Event (per day) - Christmas Carols		Per Day	Including	0.00	400.00	400.00	100%	NEW CHARGE - Applicable to specific event of December Christmas Carols. This is a not-for-profit where one or more of the following apply; ticketed, liquor licence or selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for-profit has been verified by the City of Stirling. Fee is charged per area/facility per day and applies to set up/pack down time. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Community Event (per day) - High Impact		Per Day	Including	0.00	1,000.00	1,000.00	100%	NEW CHARGE - Applicable to all events that are not-for-profit where one or more of the following apply; ticketed, liquor licence or selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for profit has been verified by the City of Stirling. Fee is charged per area/facility per day and applies to set up/pack down time. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Community Event (per day) - Low Impact		Per Day	Including	0.00	500.00	500.00	100%	NEW CHARGE - Applicable to all events that are not for profit, unticketed, do not require a liquor licence and are not selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not for profit has been verified by the City of Stirling. Fee is charged per area/facility per day and applies to set up/pack down time. - Consolidation of various beach locations charges
Facility Hire - Beach Services	Community Seasonal Event (per season) - High Impact		Per Season	Including	0.00	5,000.00	5,000.00	100%	NEW CHARGE - Applicable to all events that are not-for-profit where one or more of the following apply; ticketed, liquor licence or selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for profit has been verified by the City of Stirling. Fee is inclusive of set up/pack down time, valid for bookings with five or more events that occur in a regular pattern within the summer season from October to June, approx. eight (8) months. Consolidation of various beach locations charges.
Facility Hire - Beach Services	Community Seasonal Event (per season) - Low Impact		Per Season	Including	0.00	2,500.00	2,500.00	100%	NEW CHARGE - Applicable to all that are events not-for-profit, unticketed, do not require a liquor licence and are not selling food and/or beverage. This fee is only applicable whereby a certificate of incorporation and/or statutory declaration stating that the event is not-for profit has been verified by the City of Stirling. Fee is inclusive of set up/pack down time, valid for bookings with five or more events that occur in a regular pattern within the summer season from October to June, approx. eight (8) months. Consolidation of various beach locations charges.
Facility Hire - Beach Services	Media Activation and Promotion Event (per event)		Per Event	Including	0.00	180.00	180.00	100%	NEW CHARGE - Applicable to all media and promotional activation, photography and filming bookings. Fee is inclusive of set up/pack down time and is valid for a max. three (3) hours; access of more than three (3) hours will be charged the Community Event (per day) - Low Impact charge. - Consolidation of various beach locations charges

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Direct Managed Facilities	DMF Function Rate - Weddings and Events		Per Day	Including	1,100.00	1,100.00	0.00	0%	Applicable to all Direct Managed Facilities' main/community/function halls. Entitles the hirer to 'all day' access; booking start times vary between facilities and are subject to availability. Supersedes the Function Rate.
Facility Hire - Scarborough Multifunction Space	Scarborough Multifunction Space - Community Rate		Per Hour	Including	36.00	32.00	-4.00	-11%	Equals 50% of Scarborough Multifunction Space - Standard Rate fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling. Decrease in fee to align with other Premier Facilities
Facility Hire - Scarborough Multifunction Space	Scarborough Multifunction Space - Function Rate		Per Day	Including	860.00	855.00	-5.00	-1%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Scarborough Multifunction Space	Scarborough Multifunction Space - Standard Rate		Per Hour	Including	72.00	64.00	-8.00	-11%	Based on age of facility (<20 years), maximum accommodation (140 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Activity Room (Community Rate)		Per Hour	Including	18.00	18.50	0.50	3%	Equals 50% of SCC - Jim Satchell - Activity Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Activity Room (Standard Rate)		Per Hour	Including	36.00	37.00	1.00	3%	Based on age of facility (<20 years as refurbished in 2014/15), maximum accommodation (40 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Combined Activity and Meeting Rooms (Community Rate)		Per Hour	Including	30.50	31.00	0.50	2%	Equals 50% of SCC - Jim Satchell - Combined Activity and Meeting Rooms (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Combined Activity and Meeting Rooms (Standard Rate)		Per Hour	Including	61.00	62.00	1.00	2%	Based on age of facility (<20 years as refurbished in 2014/15), maximum accommodation (96 people) and is comparable to other Direct Managed Facilities
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Main Hall - Day Function Rate		Per Day	Including	360.00	360.00	0.00	0%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Main Hall - Function Rate (Community Rate)		Per Day	Including	430.00	430.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Main Hall - Function Rate (Standard Rate)		Per Day	Including	855.00	855.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Main Hall (Community Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Equals 50% of SCC - Jim Satchell - Main Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Main Hall (Standard Rate)		Per Hour	Including	72.00	72.00	0.00	0%	Based on age of facility (<20 years as refurbished in 2014/15), maximum accommodation (400 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Meeting Room (Community Rate)		Per Hour	Including	20.50	20.50	0.00	0%	Equals 50% of SCC - Jim Satchell - Meeting Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Jim Satchell - Dianella	SCC - Jim Satchell - Meeting Room (Standard Rate)		Per Hour	Including	41.00	41.00	0.00	0%	Based on age of facility (<20 years as refurbished in 2014/15), maximum accommodation (60 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Karrynup	SCC - Karrynup - Main Hall - Day Function Rate (Standard Rate)		Per Day	Including	295.00	300.00	5.00	2%	For function bookings that occur outside the set function time of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Karrynup	SCC - Karrynup - Main Hall - Function Rate (Community Rate)		Per Day	Including	325.00	325.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Karrynup	SCC - Karrynup - Main Hall - Function Rate (Standard Rate)		Per Day	Including	655.00	655.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Community Centres - Karrynup	SCC - Karrynup - Main Hall (Community Rate)		Per Hour	Including	30.00	30.50	0.50	2%	Equals 50% of SCC - Karrynup - Main Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Community Centres - Karrinyup	SCC - Karrinyup - Main Hall (Standard Rate)		Per Hour	Including	60.00	61.00	1.00	2%	Based on age of facility (>20 years), maximum accommodation (250 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Karrinyup	SCC - Karrinyup - Meeting Room (Community Rate)		Per Hour	Including	18.50	19.00	0.50	3%	Equals 50% of SCC - Karrinyup - Meeting Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Karrinyup	SCC - Karrinyup - Meeting Room (Standard Rate)		Per Hour	Including	37.00	38.00	1.00	3%	Based on age of facility (>20 years), maximum accommodation (70 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Karrinyup	SCC - Karrinyup - Office		Per Hour	Including	0.00	0.00	0.00	0%	To be applied for Stall Holder's hire of chairs and tables which are stored in the office. Stall Holders conduct monthly fundraising stalls for charities.
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Activity Room (Community Rate)		Per Hour	Including	18.50	18.50	0.00	0%	Equals 50% of SCC - Mirrabooka - Activity Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Activity Room (Hire Agreement Rate)		Per Week	Including	300.00	300.00	0.00	0%	Fee applicable to rental contracts with a minimum hire term of three months and multiple bookings during the week.
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Activity Room (Standard Rate)		Per Hour	Including	37.00	37.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (50 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Dryandra Craft Club Rate		Per Hour	Including	0.00	0.00	0.00	0%	NEW CHARGE - New fee applicable to Dryandra Craft Club only for their agreed hours of use; club is to be charged the Community Rate of hire for booking outside agreed hours. - New fee applicable to Dryandra Craft Club
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Main Hall (Community Rate)		Per Hour	Including	28.50	28.50	0.00	0%	Equals 50% of SCC - Mirrabooka - Main Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Mirrabooka	SCC - Mirrabooka - Main Hall (Standard Rate)		Per Hour	Including	57.00	57.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (120 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Combined Social Area 2 and 3 (Community Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Equals 50% of SCC - North Beach - Combined Social Area 2 and 3 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Combined Social Area 2 and 3 (Hire Agreement Rate)		Per Season	Including	500.00	500.00	0.00	0%	Based on Level 4 Licence fee and is applicable to North Beach Amateur Football Club, North Beach Junior Football Club and North Beach Cricket Club for hire of 'clubrooms' until clubs move onto an official licence. Fee is per club, per season (where a season is usually 26 weeks).
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Combined Social Area 2 and 3 (Standard Rate)		Per Hour	Including	72.00	72.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (170 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Commercial Kitchen (Community Rate)		Per Day	Including	0.00	0.00	0.00	0%	Fee to be applied when Commercial Kitchen is hired in conjunction with a room.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Commercial Kitchen (Standard Rate)		Per Hour	Including	51.50	51.50	0.00	0%	Fee to be applied when Commercial Kitchen is hired on its own (without an accompanying room booking).
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Function Space - Function Rate		Per Day	Including	1,120.00	1,120.00	0.00	0%	Equals the SCC - North Beach - Social Area 1 - Function Rate fee plus the SCC - North Beach - Combined Social Area 2 and 3 (Standard Rate) fee multiplied by approximately 3.5 hours. Function Rate applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays utilising Social Areas 1, 2 and 3.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Function Space (Community Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Equals 50% of SCC - North Beach - Function Space (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling. Includes Social Areas 1, 2 & 3.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Function Space (Standard Rate)		Per Hour	Including	72.00	72.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (350 people) and is comparable to other Direct Managed Facilities. Includes Social Areas 1, 2 & 3.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Meeting Room (Community Rate)		Per Hour	Including	20.50	20.50	0.00	0%	Equals 50% of SCC - North Beach - Meeting Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Meeting Room (Standard Rate)		Per Hour	Including	41.00	41.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (40 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 1 - Day Function Rate		Per Day	Including	370.00	360.00	-10.00	-3%	For function bookings that occur outside the set function time of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 1 - Function Rate (Community Rate)		Per Day	Including	430.00	430.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 1 - Function Rate (Standard Rate)		Per Day	Including	855.00	855.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 1 (Community Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Equals 50% of SCC - North Beach - Social Area 1 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 1 (Standard Rate)		Per Hour	Including	72.00	72.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (250 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 2 (Community Rate)		Per Hour	Including	30.50	30.50	0.00	0%	Equals 50% of SCC - North Beach - Social Area 2 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 2 (Standard Rate)		Per Hour	Including	61.00	61.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (120 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 3 (Community Rate)		Per Hour	Including	20.50	20.50	0.00	0%	Equals 50% of SCC - North Beach - Social Area 3 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Social Area 3 (Standard Rate)		Per Hour	Including	41.00	41.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (50 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - North Beach	SCC - North Beach - Toy Library (Hire Agreement Rate)		Per Year	Including	500.00	500.00	0.00	0%	Based on Level 4 Licence fee and is applicable to Sandgropers Toy Library for hire of Toy Library room until they move to an official licence.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Commercial Kitchen (Community Rate)		Per Hour	Including	0.00	0.00	0.00	0%	Fee to be applied when Commercial Kitchen is hired in conjunction with a room.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Commercial Kitchen (Standard Rate)		Per Hour	Including	51.50	51.50	0.00	0%	Fee to be applied when Commercial Kitchen is hired on its own (without an accompanying room booking).
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Function Space - Day Function Rate		Per Day	Including	370.00	360.00	-10.00	-3%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Function Space - Function Rate (Community Rate)		Per Day	Including	420.00	430.00	10.00	2%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling. Decrease in fee to align with other Premier Facilities.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Function Space - Function Rate (Standard Rate)		Per Day	Including	855.00	855.00	0.00	0%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. Decrease in fee to align with other Premier Facilities.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Function Space (Community Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Equals 50% of SCC - Tuart Hill - Function Space (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling. Decrease in fee to align with other Premier Facilities.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Function Space (Standard Rate)		Per Hour	Including	72.00	72.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (190 people) and is comparable to other Direct Managed Facilities. Decrease in fee to align with other Premier Facilities.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Meeting Room 1 (Community Rate)		Per Hour	Including	21.50	21.50	0.00	0%	Equals 50% of SCC - Tuart Hill - Meeting Room 1 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Meeting Room 1 (Standard Rate)		Per Hour	Including	43.00	43.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (50 people) and is comparable to other Direct Managed Facilities.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Meeting Room 2 (Community Rate)		Per Hour	Including	16.00	16.00	0.00	0%	Equals 50% of SCC - Tuart Hill - Meeting Room 2 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Meeting Room 2 (Standard Rate)		Per Hour	Including	32.00	32.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (30 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Social Room - Day Function Rate		Per Day	Including	320.00	320.00	0.00	0%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Social Room (Community Rate)		Per Hour	Including	32.00	32.00	0.00	0%	Equals 50% of SCC - Tuart Hill - Social Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Tuart Hill	SCC - Tuart Hill - Social Room (Standard Rate)		Per Hour	Including	64.00	64.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (140 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - WK Moir - Balcatta	SCC - WK Moir - M5 Dance Studio (Community Rate)		Per Hour	Including	20.00	20.00	0.00	0%	Has Reached the commensurate rate of hire so no change required to hourly rate of hire for this financial year.
Facility Hire - Stirling Community Centres - WK Moir - Balcatta	SCC - WK Moir - M5 Dance Studio (Standard Rate)		Per Hour	Including	33.00	33.00	0.00	0%	As per Council Resolution 0912/011 "fees increase by \$2 per year...until the fees are commensurate with those charged at a comparable City managed facility".
Facility Hire - Stirling Community Centres - WK Moir - Balcatta	SCC - WK Moir - Sports Hall (Community Rate)		Per Hour	Including	23.50	23.50	0.00	0%	As per Council Resolution 0912/011 "fees increase by \$2 per year...until the fees are commensurate with those charged at a comparable City managed facility." As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - WK Moir - Balcatta	SCC - WK Moir - Sports Hall (Standard Rate)		Per Hour	Including	39.00	39.00	0.00	0%	As per Council Resolution 0912/011 "fees increase by \$2 per year...until the fees are commensurate with those charged at a comparable City managed facility".
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Activity Room (Community Rate)		Per Hour	Including	13.50	14.00	0.50	4%	Equals 50% of SCC - Yokine - Activity Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Activity Room (Standard Rate)		Per Hour	Including	27.00	28.00	1.00	4%	Based on age of facility (>20 years), maximum accommodation (25 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Craft Room - Day Function Rate		Per Day	Including	170.00	172.50	2.50	1%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Craft Room (Community Rate)		Per Hour	Including	17.00	17.50	0.50	3%	Equals 50% of SCC - Yokine - Craft Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Craft Room (Standard Rate)		Per Hour	Including	34.00	34.50	0.50	1%	Based on age of facility (>20 years) and maximum accommodation (120 people).
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Main Hall - Day Function Rate		Per Day	Including	170.00	172.50	2.50	1%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Main Hall (Community Rate)		Per Hour	Including	17.00	17.50	0.50	3%	Equals 50% of SCC - Yokine - Main Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Main Hall (Standard Rate)		Per Hour	Including	34.00	34.50	0.50	1%	Based on age of facility (>20 years) and maximum accommodation (220 people).
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Meeting Room (Community Rate)		Per Hour	Including	13.50	14.00	0.50	4%	Equals 50% of SCC - Yokine - Meeting Room (Standard Rate). As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Community Centres - Yokine	SCC - Yokine - Meeting Room (Standard Rate)		Per Hour	Including	27.00	28.00	1.00	4%	Based on age of facility (>20 years) and maximum accommodation (50 people).
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Activity Centre (Community Rate)		Per Hour	Including	18.00	18.50	0.50	3%	
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Activity Centre (Standard Rate)		Per Hour	Including	36.00	37.00	1.00	3%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall - Day Function Rate		Per Day	Including	260.00	267.80	7.80	3%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall - Function Rate (Community Rate)		Per Day	Including	300.00	309.00	9.00	3%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall - Function Rate (Standard Rate)		Per Day	Including	600.00	618.00	18.00	3%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall - Hamersley Autumn Club Rate		Per Hour	Including	0.00	0.00	0.00	0%	Council agreed fee applicable to Hamersley Autumn Club's bookings in the Community Hall only. Club is to be charged the Community Rate of hire for any other bookings.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall - Hamersley Springtime Club Rate		Per Hour	Including	7.00	7.00	0.00	0%	Council agreed fee applicable to Hamersley Springtime Club's bookings in the Community Hall only. Club is to be charged the Community Rate of hire for any other bookings.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall (Community Rate)		Per Hour	Including	26.00	28.50	2.50	10%	Equals 50% of SLC - Hamersley - Community Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Community Hall (Standard Rate)		Per Hour	Including	52.00	53.50	1.50	3%	Based on age of facility (>20 years), maximum accommodation (200 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Office 1 (Hire Agreement Rate)		Per Week	Including	130.00	140.00	10.00	8%	Office fees 1 and 2 aligned. Applicable to rental contracts with a minimum hire term of three months and multiple bookings during the week.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Office 2 (Hire Agreement Rate)		Per Week	Including	155.00	140.00	-15.00	-10%	Office fees 1 and 2 aligned. Applicable to rental contracts with a minimum hire term of three months and multiple bookings during the week.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 1 - Day Function Rate		Per Day	Including	180.00	180.00	0.00	0%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 1 (Community Rate)		Per Hour	Including	18.00	18.00	0.00	0%	Equals 50% of SLC - Hamersley - Play Room 1 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 1 (Standard Rate)		Per Hour	Including	36.00	36.00	0.00	0%	Based on age of facility (>20 years), maximum accommodation (60 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 2 - Day Function Rate		Per Day	Including	130.00	130.00	0.00	0%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 2 - Hamersley Scrabble Club		Per Hour	Including	5.00	5.00	0.00	0%	Agreed fee applicable to Hamersley Scrabble Club's bookings in Play Room 2 only. Club is to be charged the Community Rate of hire for any other bookings.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 2 (Community Rate)		Per Hour	Including	13.00	13.00	0.00	0%	Equals 50% of SLC - Hamersley - Play Room 2 (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Play Room 2 (Standard Rate)		Per Hour	Including	26.00	26.00	0.00	0%	Based on age of facility (>20 years), maximum accommodation (30 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Sports Hall - Day Function Rate		Per Day	Including	260.00	268.00	8.00	3%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Sports Hall (Community Rate)		Per Hour	Including	26.00	26.80	0.80	3%	Equals 50% of SLC - Hamersley - Sports Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Sports Hall (Standard Rate)		Per Hour	Including	52.00	53.50	1.50	3%	Based on age of facility (>20 years), maximum accommodation (250 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Hamersley	SLC - Hamersley - Sports Hall Change Rooms		Per Hour	Including	12.00	12.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Billabong Room - Function Rate - High Risk		Per Day	Including	1,620.00	1,640.00	20.00	1%	SLC - Herb Graham - Billabong Room - Function Rate - High Risk fee based on maximum accommodation (200 people) and is comparable to other Direct Managed Facilities. Function Rate - High Risk applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays where security presence is deemed 'required' by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Billabong Room - Function Rate (Community Rate)		Per Day	Including	480.00	500.00	20.00	4%	SLC - Herb Graham - Billabong Room - Function Rate (Community Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Billabong Room - Function Rate (Standard Rate)		Per Day	Including	930.00	935.00	5.00	1%	SLC - Herb Graham - Billabong Room - Function Rate (Standard Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Billabong Room (Community Rate)		Per Hour	Including	42.50	43.00	0.50	1%	SLC - Herb Graham - Billabong Room (Community Rate) fee equals 50% of SLC - Herb Graham - Billabong Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Billabong Room (Standard Rate)		Per Hour	Including	86.00	86.00	0.00	0%	SLC - Herb Graham - Billabong Room (Standard Rate) fee based on age of facility (<20 years), maximum accommodation (200 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Board Room (Community Rate)		Per Hour	Including	16.50	17.00	0.50	3%	As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Board Room (Standard Rate)		Per Hour	Including	33.00	34.00	1.00	3%	SLC - Herb Graham - Board Room (Standard Rate) fee based on age of facility (<20 years), maximum accommodation (15 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Futsal Court - With Lighting (Community Rate)		Per Hour	Including	39.50	40.00	0.50	1%	SLC - Herb Graham - Futsal Court - With Lighting (Community Rate) fee equals 50% of the SLC - Herb Graham - Futsal Court - With Lighting (Standard Rate). Applicable to hire after 6.00pm. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Futsal Court - With Lighting (Standard Rate)		Per Hour	Including	78.50	80.00	1.50	2%	SLC - Herb Graham - Futsal Court - With Lighting (Standard Rate) applicable to hire after 6.00pm.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Futsal Court (Community Rate)		Per Hour	Including	31.00	31.50	0.50	2%	SLC - Herb Graham - Futsal Court (Community Rate) fee equals 50% of the SLC - Herb Graham - Futsal Court (Standard Rate). Applicable to hire before 6.00pm. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Futsal Court (Standard Rate)		Per Hour	Including	62.00	63.00	1.00	2%	SLC - Herb Graham - Futsal Court (Standard Rate) applicable to hire before 6.00pm.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Kookaburra Room - Day Function Rate (Community Rate)		Per Day	Including	132.00	133.00	1.00	1%	SLC - Herb Graham - Kookaburra Room - Day Function Rate (Community Rate) fee valid for function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Includes both rooms. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Kookaburra Room - Day Function Rate (Standard Rate)		Per Day	Including	264.00	265.00	1.00	0%	SLC - Herb Graham - Kookaburra Room - Day Function Rate (Standard Rate) fee valid for function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Includes both rooms.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Kookaburra Room (Community Rate)		Per Hour	Including	26.50	26.75	0.25	1%	SLC - Herb Graham - Kookaburra Room (Community Rate) fee equals 50% of SLC - Herb Graham - Kookaburra Room (Standard Rate) fee. Includes both rooms. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Kookaburra Room (Standard Rate)		Per Hour	Including	53.00	54.00	1.00	2%	SLC - Herb Graham - Kookaburra Room (Standard Rate) fee based on age of facility (<20 years), maximum accommodation (60 people) and is comparable to other Direct Managed Facilities. Includes both rooms.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Function Rate - High Risk		Per Day	Including	5,200.00	5,250.00	50.00	1%	SLC - Herb Graham - Main Sports Hall - Function Rate - High Risk fee based on maximum accommodation (1000+ people) and is comparable to other Direct Managed Facilities. Function Rate - High Risk applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays where security presence is deemed 'required' by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Function Rate (Community Rate)		Per Day	Including	1,400.00	1,450.00	50.00	4%	SLC - Herb Graham - Main Sports Hall - Function Rate (Community Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Function Rate (Standard Rate)		Per Day	Including	2,600.00	2,650.00	50.00	2%	SLC - Herb Graham - Main Sports Hall - Function Rate (Standard Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Individual Court (Community Rate)		Per Hour	Including	41.50	42.50	1.00	2%	SLC - Herb Graham - Main Sports Hall - Individual Court (Community Rate) fee equals 50% of SLC - Herb Graham - Main Sports Hall - Individual Court (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Individual Court (School Rate)		Per Hour	Including	28.00	28.50	0.50	2%	Currently a school fee for Main Arena for all 3 courts a new fee would be appropriated for one court to use for schools who don't need to use the whole arena and just one court
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall - Individual Court (Standard Rate)		Per Hour	Including	83.00	84.00	1.00	1%	SLC - Herb Graham - Main Sports Hall - Individual Court (Standard Rate) fee based on age of facility (>20 years), maximum accommodation (350 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall (Community Rate)		Per Hour	Including	122.00	124.00	2.00	2%	SLC - Herb Graham - Main Sports Hall (Community Rate) fee equals 50% of SLC - Herb Graham - Main Sports Hall (Standard Rate) fee. Main Sports Hall comprises of 3 individual courts. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall (School Rate)		Per Hour	Including	91.00	92.00	1.00	1%	SLC - Herb Graham - Main Sports Hall (School Rate) fee applicable to primary and secondary schools.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Main Sports Hall (Standard Rate)		Per Hour	Including	242.00	244.00	2.00	1%	SLC - Herb Graham - Main Sports Hall (Standard Rate) fee equals SLC - Herb Graham - Main Sports Hall - Individual Court (Standard Rate) fee multiplied by 3. Main Sports Hall comprises of 3 individual courts.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall - Function Rate - High Risk		Per Day	Including	2,150.00	2,200.00	50.00	2%	SLC - Herb Graham - Minor Sports Hall - Function Rate - High Risk fee based on maximum accommodation (400 people) and is comparable to other Direct Managed Facilities. Function Rate - High Risk applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays where security presence is deemed 'required' by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall - Function Rate (Community Rate)		Per Day	Including	465.00	470.00	5.00	1%	SLC - Herb Graham - Minor Sports Hall - Function Rate (Community Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall - Function Rate (Standard Rate)		Per Day	Including	925.00	930.00	5.00	1%	SLC - Herb Graham - Minor Sports Hall - Function Rate (Standard Rate) fee applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall (Community Rate)		Per Hour	Including	42.00	42.50	0.50	1%	

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall (School Rate)		Per Hour	Including	28.00	28.50	0.50	2%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Minor Sports Hall (Standard Rate)		Per Hour	Including	84.00	84.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Office 1		Per Day	Including	30.00	31.00	1.00	3%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - Herb Graham - Office 2		Per Hour	Including	16.00	16.50	0.50	3%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Main Stadium/Mezzanine floor combined event fee high risk		per event	Including	0.00	3,980.00	3,980.00	100%	NEW CHARGE
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Main Stadium/Mezzanine floor combined event fee low risk		per event	Including	0.00	1,640.00	1,640.00	100%	NEW CHARGE
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Main Stadium/Mezzanine floor combined event fee medium risk		per event	Including	0.00	2,880.00	2,880.00	100%	NEW CHARGE
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Main Stadium/Mezzanine floor combined rate (Community rate)		Per Hour	Including	0.00	114.00	114.00	100%	NEW CHARGE
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Main Stadium/Mezzanine floor combined rate (Standard rate )		Per Hour	Including	0.00	185.00	185.00	100%	NEW CHARGE
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mezzanine Floor (Community Rate)		Per Hour	Including	30.00	30.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mezzanine Floor (Standard Rate)		Per Hour	Including	60.00	60.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mezzanine Floor Function Rate (Community Rate)		Per Day	Including	440.00	440.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mezzanine Floor Function Rate (Standard Rate)		Per Day	Including	880.00	880.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Children's Activity Room (Community Rate)		Per Hour	Including	27.00	27.50	0.50	2%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Children's Activity Room (SGP/CaLD Rate)		Per Hour	Including	15.00	16.00	1.00	7%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Children's Activity Room (Standard Rate)		Per Hour	Including	54.00	55.00	1.00	2%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Commercial Kitchen (Community Rate)		Per Hour	Including	27.00	27.50	0.50	2%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Commercial Kitchen (SGP/CaLD Rate)		Per Hour	Including	15.00	16.00	1.00	7%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Commercial Kitchen (Standard Rate)		Per Hour	Including	53.00	53.75	0.75	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Area - Function Rate (Community Rate)		Per Day	Including	465.00	470.00	5.00	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Area - Function Rate (Standard Rate)		Per Day	Including	875.00	880.00	5.00	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Area (Community Rate)		Per Hour	Including	42.50	43.00	0.50	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Area (SGP/CaLD Rate)		Per Hour	Including	25.00	26.00	1.00	4%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Area (Standard Rate)		Per Hour	Including	85.00	86.00	1.00	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 1 (Community Rate)		Per Hour	Including	26.50	26.75	0.25	1%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 1 (SGP/CalD Rate)		Per Hour	Including	16.50	17.00	0.50	3%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 1 (Standard Rate)		Per Hour	Including	52.50	53.00	0.50	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 2 (Community Rate)		Per Hour	Including	20.00	20.50	0.50	3%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 2 (SGP/CalD Rate)		Per Hour	Including	13.00	13.50	0.50	4%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 2 (Standard Rate)		Per Hour	Including	38.00	38.50	0.50	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 3 (Community Rate)		Per Hour	Including	20.00	20.50	0.50	3%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 3 (SGP/CalD Rate)		Per Hour	Including	13.00	14.00	1.00	8%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 3 (Standard Rate)		Per Hour	Including	38.00	38.50	0.50	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 4 (Cald Rate)		Per Hour	Including	16.00	16.50	0.50	3%	Meeting room 2 and shared office have been transformed into 1 room MMC4
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 4 (Community Rate)		Per Hour	Including	24.50	25.00	0.50	2%	Meeting room 2 and shared office have been transformed into 1 room MMC4
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Function Room 4 (Standard Rate)		Per Hour	Including	47.00	47.50	0.50	1%	Meeting room 2 and shared office have been transformed into 1 room MMC4
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Meeting Room 1 (Community Rate)		Per Hour	Including	27.00	27.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Meeting Room 1 (SGP/CalD Rate)		Per Hour	Including	14.00	15.00	1.00	7%	Align price with other similar meeting rooms at Facility
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Meeting Room 1 (Standard Rate)		Per Hour	Including	54.00	54.50	0.50	1%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Storage (Community Rate)		Per Week	Including	19.00	19.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Storage (SGP/CalD Rate)		Per Week	Including	10.00	11.00	1.00	10%	
Facility Hire - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Storage (Standard Rate)		Per Week	Including	20.00	20.00	0.00	0%	
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Meeting Room - Full - Day Function Rate		Per Day	Including	215.00	215.00	0.00	0%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Meeting Room - Full (Community Rate)		Per Hour	Including	21.50	21.50	0.00	0%	Equals 50% of SLC - Karrinyup - Meeting Room - Full (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Meeting Room - Full (Standard Rate)		Per Hour	Including	43.00	43.00	0.00	0%	Based on age of facility (<20 years) and maximum accommodation (80 people).
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Meeting Room - Half (Community Rate)		Per Hour	Including	13.50	13.50	0.00	0%	Equals 50% of SLC - Karrinyup - Meeting Room - Half (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Meeting Room - Half (Standard Rate)		Per Hour	Including	27.00	27.00	0.00	0%	Based on age of facility (<20 years) and maximum accommodation (40 people).
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Multi Purpose Room (Community Rate)		Per Hour	Including	16.00	16.00	0.00	0%	Equals 50% of SLC - Karrinyup - Multi Purpose Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Multi Purpose Room (Standard Rate)		Per Hour	Including	32.00	32.00	0.00	0%	Based on age of facility (<20 years), maximum accommodation (30 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Sports Hall - Day Function Rate		Per Day	Including	325.00	325.00	0.00	0%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Sports Hall - Juniors aged 16 years or under		Per Hour	Including	22.50	22.50	0.00	0%	Applicable to Scarborough Junior Basketball Club.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Sports Hall - Primary Schools		Per Hour	Including	22.50	22.50	0.00	0%	Applicable to Newborough Primary School.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Sports Hall (Community Rate)		Per Hour	Including	32.50	32.50	0.00	0%	Equals 50% of SLC - Karrinyup - Sports Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Karrinyup	SLC - Karrinyup - Sports Hall (Standard Rate)		Per Hour	Including	65.00	65.00	0.00	0%	Based on age of facility (<20 years) and maximum accommodation (400 people).
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Community Hall - Day Function Rate		Per Day	Including	280.00	300.00	20.00	7%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Community Hall - Function Rate		Per Day	Including	615.00	620.00	5.00	1%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Community Hall - Function Rate - High Risk		Per Day	Including	1,060.00	1,060.00	0.00	0%	Based on maximum accommodation (200 people). Applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays where security presence is deemed 'required' by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Community Hall (Community Rate)		Per Hour	Including	28.00	29.50	1.50	5%	Equals 50% of SLC - Scarborough - Community Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Community Hall (Standard Rate)		Per Hour	Including	56.00	57.00	1.00	2%	Based on age of facility (>20 years), maximum accommodation (200 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Crèche		Per Hour	Including	22.00	22.50	0.50	2%	Based on age of facility (<20 years as refurbished in 2015/16) and maximum accommodation (20 people).
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Meeting Room (Community Rate)		Per Hour	Including	19.00	19.50	0.50	3%	Equals 50% of SLC - Scarborough - Meeting Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Meeting Room (Standard Rate)		Per Hour	Including	38.00	39.00	1.00	3%	Based on age of facility (>20 years), maximum accommodation (70 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Minor Hall (Community Rate)		Per Hour	Including	21.50	22.00	0.50	2%	Equals 50% of SLC - Scarborough - Minor Hall (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Minor Hall (Standard Rate)		Per Hour	Including	43.00	44.00	1.00	2%	Based on age of facility (<20 years), maximum accommodation (50 people) and is comparable to other Direct Managed Facilities.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Office (Standard Rate)		Per Week	Including	85.00	90.00	5.00	6%	Facility hire includes access to kitchenette, urn, microwave and fridge.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Play Room - Day Function Rate		Per Day	Including	185.00	190.00	5.00	3%	For function bookings. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Play Room - Scarborough Playgroup		Per Hour	Including	12.50	13.00	0.50	4%	
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Play Room (Community Rate)		Per Hour	Including	18.50	19.00	0.50	3%	Equals 50% of SLC - Scarborough - Play Room (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Play Room (Standard Rate)		Per Hour	Including	37.00	38.00	1.00	3%	Based on age of facility (<20 years as refurbished in 2015/16) and maximum accommodation (50 people).
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full - Day Function Rate		Per Day	Including	380.00	390.00	10.00	3%	For function bookings that occur outside the set function times of 3pm - 1am Fridays and Saturdays. Valid for up to five hours of hire; per hour fee to be charged for any additional time.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full - Function Rate		Per Day	Including	835.00	845.00	10.00	1%	Applicable to bookings from 3pm to 1am on Fridays and Saturdays.

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full - Function Rate - High Risk		Per Day	Including	1,520.00	1,520.00	0.00	0%	Based on maximum accommodation (350 people). Applicable to bookings from 3pm to 1am on Fridays, Saturdays, Sundays and Public Holidays where security presence is deemed 'required' by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full (Community Rate)		Per Hour	Including	38.00	38.50	0.50	1%	Equals 50% of SLC - Scarborough - Sports Hall - Full (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full (Standard Rate)		Per Hour	Including	76.00	77.00	1.00	1%	Based on age of facility (<20 years) and maximum accommodation (350 people).
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Full with Foam Equipment		Per Hour	Including	80.00	85.00	5.00	6%	
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Half (Community Rate)		Per Hour	Including	21.50	22.00	0.50	2%	Equals 50% of SLC - Scarborough - Sports Hall - Half (Standard Rate) fee. As per Terms and Conditions of Hire, Community Rate applicable to Not-For-Profit Organisations verified by City of Stirling.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Sports Hall - Half (Standard Rate)		Per Hour	Including	43.00	44.00	1.00	2%	Equals just over 50% of SLC - Scarborough - Sports Hall - Full (Standard Rate) fee.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Suite 1		Per Week	Including	145.00	147.50	2.50	2%	Facility hire includes access to kitchenette, urn, microwave and fridge.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Suite 2		Per Week	Including	145.00	147.50	2.50	2%	Facility hire includes access to kitchenette, urn, microwave and fridge.
Facility Hire - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Suite 3		Per Week	Including	145.00	147.50	2.50	2%	Facility hire includes access to kitchenette, urn, microwave and fridge.
Group Fitness Session	Adult	Minimum	Per Person	Including	0.00	10.00	10.00	100%	NEW CHARGE - New group fitness sessions at Hamersley CRC
Group Fitness Session	Adult	Maximum	Per Person	Including	0.00	20.00	20.00	100%	NEW CHARGE - New group fitness sessions at Hamersley CRC
Hamersley Public Golf Course	Driving Range - Large Bucket of Balls		Per Item	Including	16.50	17.00	0.50	3%	Applicable to one bucket containing approximately 100 balls.
Hamersley Public Golf Course	Driving Range - Medium Bucket of Balls		Per Item	Including	13.50	13.50	0.00	0%	Applicable to one bucket containing approximately 70 balls.
Hamersley Public Golf Course	Driving Range - Small Bucket of Balls		Per Item	Including	9.00	9.00	0.00	0%	Applicable to one bucket containing approximately 40 balls.
Hamersley Public Golf Course	Green Fees - ANZAC Day		Per Person	Including	5.00	5.50	0.50	10%	
Hamersley Public Golf Course	Green Fees - Twilight		Per Person	Including	12.50	12.50	0.00	0%	
Hamersley Public Golf Course	Green Fees - Weekday Tournament Booking - Individual		Per Person	Including	19.50	20.00	0.50	3%	
Hamersley Public Golf Course	Green Fees - Weekdays - 18 Holes		Per Person	Including	27.00	27.50	0.50	2%	
Hamersley Public Golf Course	Green Fees - Weekdays - 18 Holes (Concession)		Per Person	Including	20.50	21.00	0.50	2%	
Hamersley Public Golf Course	Green Fees - Weekdays - 9 Holes		Per Person	Including	19.50	20.00	0.50	3%	
Hamersley Public Golf Course	Green Fees - Weekdays - 9 Holes (Concession)		Per Person	Including	15.50	16.00	0.50	3%	
Hamersley Public Golf Course	Green Fees - Weekdays - Tournament Booking		Up to 100 People	Including	1,950.00	2,000.00	50.00	3%	Tournament fee to close course to the public.
Hamersley Public Golf Course	Green Fees - Weekends / Public Holidays - 18 Holes		Per Person	Including	30.50	31.50	1.00	3%	
Hamersley Public Golf Course	Green Fees - Weekends / Public Holidays - 9 Holes		Per Person	Including	23.00	24.00	1.00	4%	
Health & Fitness	Allied Health Consultation			Including	70.00	70.00	0.00	0%	
Health & Fitness	Aqua Fitness - Casual Class			Including	18.50	19.00	0.50	3%	Standard charge across Leisure Centres
Health & Fitness	Casual Gym Visit or Group Fitness Class			Including	18.50	19.00	0.50	3%	Standard charge across Leisure Centres
Health & Fitness	Ezidebit Chargeback fee			Including	0.00	44.00	44.00	100%	NEW CHARGE - Fee charged by Ezidebit when a customer disputes a transaction - cost needs to be passed onto Clients who make the error
Health & Fitness	Facility Day Pass		Per day	Including	25.00	26.00	1.00	4%	Permits facility access for single day including aquatic facility, gym and group fitness for Leisurepark - Balga & Terry Tyzack Aquatic Centre
Health & Fitness	Half Hour Group Fitness class			Including	0.00	12.00	12.00	100%	NEW CHARGE - Fee due to increase in half hour group fitness classes
Health & Fitness	Health & Fitness Program per class	Minimum		Including	0.00	8.00	8.00	100%	NEW CHARGE - New fee for Health & Fitness program development
Health & Fitness	Health & Fitness Program per class	Maximum		Including	0.00	45.00	45.00	100%	NEW CHARGE - New fee for Health & Fitness program development
Health & Fitness	Junior Sporting Membership - ongoing	Minimum	Monthly	Including	0.00	30.00	30.00	100%	NEW CHARGE - New ongoing pool entry only charge for children under 18
Health & Fitness	Junior Sporting Membership - ongoing	Maximum	Monthly	Including	0.00	40.00	40.00	100%	NEW CHARGE - New ongoing pool entry only charge for children under 18
Health & Fitness	LPB - Diamond 1 Month			Including	115.00	117.00	2.00	2%	No Appraisal or Ex Programs

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Health & Fitness	LPB - Diamond 3 months			Including	335.00	340.00	5.00	1%	
Health & Fitness	LPB - Diamond Off Peak 1 Month			Including	72.00	74.00	2.00	3%	No Appraisal or Ex Programs
Health & Fitness	LPB - Diamond Off Peak 3 months			Including	223.00	225.00	2.00	1%	Seniors discount does not apply
Health & Fitness	LPB - Group Fitness Casual Class			Including	16.00	16.50	0.50	3%	
Health & Fitness	LPB - Gym Casual Visit			Including	16.00	16.50	0.50	3%	
Health & Fitness	LPB - Silver 1 Month			Including	90.00	92.00	2.00	2%	No Appraisal or Ex Programs
Health & Fitness	LPB - Silver 12 months			Including	590.00	590.00	0.00	0%	Choice of Cardio & Free Weights (combined), Aquatics or Group Fitness
Health & Fitness	LPB - Silver 3 months			Including	237.00	240.00	3.00	1%	
Health & Fitness	LPB - Silver Off Peak 1 Month			Including	56.00	58.00	2.00	4%	No Appraisal or Ex Programs
Health & Fitness	LPB - Silver Off Peak 12 months			Including	420.00	420.00	0.00	0%	Seniors discount does not apply
Health & Fitness	LPB - Silver Off Peak 3 months			Including	165.00	167.00	2.00	1%	Seniors discount does not apply
Health & Fitness	LPB- FIFO Off Peak 3 Months			Including	0.00	140.00	140.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	LPB- FIFO Peak 3 Months			Including	0.00	165.00	165.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	LPB Ongoing Monthly Membership Rate	Minimum	Per membership per month	Including	45.00	45.00	0.00	0%	LPB Ongoing Monthly Membership Rate
Health & Fitness	LPB Ongoing Monthly Membership Rate	Maximum	Per membership per month	Including	70.00	73.00	3.00	4%	LPB Ongoing Monthly Membership Rate
Health & Fitness	LPB Ongoing Off-Peak Monthly Membership Rate	Minimum	Per membership per month, No further concession discounts on off-peak membership	Including	38.25	38.25	0.00	0%	LPB Ongoing Off-Peak Monthly Membership Rate
Health & Fitness	LPB Ongoing Off-Peak Monthly Membership Rate	Maximum	Per membership per month, No further concession discounts on off-peak membership	Including	56.00	58.00	2.00	4%	LPB Ongoing Off-Peak Monthly Membership Rate
Health & Fitness	Membership Suspension Fee		Per Week	Including	0.00	3.00	3.00	100%	NEW CHARGE - Fee to cover administration of membership suspensions
Health & Fitness	Membership Transfer Fee	Minimum		Including	20.00	20.00	0.00	0%	BASIS CHANGE - Charged where a member transfers within the same category e.g. one gold membership to another. Does not apply where member upgrades
Health & Fitness	Membership Transfer Fee	Maximum		Including	60.00	65.00	5.00	8%	BASIS CHANGE - Standard charge across Leisure Centres - Maximum rate
Health & Fitness	Monthly Membership Joining Fee		One off fee	Including	48.00	50.00	2.00	4%	One off fee at commencement of monthly membership
Health & Fitness	Personal Training 1 hr			Including	78.00	78.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 1 hr - 10 sessions			Including	685.00	685.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 1 hr - Additional Client			Including	32.00	34.00	2.00	6%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 1/2 hr			Including	62.00	62.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 1/2 hr - 10 sessions			Including	540.00	540.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 1/2 hr - Additional Client			Including	28.00	28.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 2 People 1 hr - 10 sessions			Including	930.00	930.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training 2 People 1/2 hr - 10 sessions			Including	660.00	660.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	Personal Training Small Group 1 hr			Including	0.00	33.00	33.00	100%	NEW CHARGE - New charge to develop small Group Personal Training
Health & Fitness	Personal Training Small Group 1 hr - 10 Sessions			Including	0.00	297.00	297.00	100%	NEW CHARGE - New charge to develop small Group Personal Training
Health & Fitness	Personal Training Start up - 3x 1/2hr			Including	0.00	99.00	99.00	100%	NEW CHARGE - New charge to develop Personal Training
Health & Fitness	Rehab Membership Invoice Fee		Per membership	Including	86.00	88.00	2.00	2%	Standard charge across Leisure Centres
Health & Fitness	Replacement Card			Including	5.50	5.50	0.00	0%	Standard charge across Leisure Centres

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Health & Fitness	SBP Ongoing Membership Joining Fee		One off fee at commencement of monthly membership	Including	48.00	50.00	2.00	4%	Standard fee across Stirling Leisure Centres
Health & Fitness	SBP Ongoing Monthly Membership Rate	Min	Per membership per month	Including	30.00	30.00	0.00	0%	Includes pool entry and group fitness classes.
Health & Fitness	SBP Ongoing Monthly Membership Rate	Max	Per membership per month	Including	50.00	55.00	5.00	10%	Includes pool entry and group fitness classes.
Health & Fitness	Seniors Discount			Including	0.00	0.00	0.00	0%	Standard charge across Leisure Centres - 15% Seniors discount applies on production of a valid Seniors or Age Pensioner card.
Health & Fitness	Seniors Group Fitness Class or Special Needs Gym Casual		20% Discount to Group Fitness & Gym Entry Prices	Including	13.00	13.00	0.00	0%	Standard charge across Leisure Centres
Health & Fitness	SLC - Scarborough - 12 Month Membership		Per Person	Including	510.00	525.00	15.00	3%	
Health & Fitness	SLC - Scarborough - 12 Month Membership - Off Peak		Per Person	Including	433.50	440.00	6.50	1%	
Health & Fitness	SLC - Scarborough - 3 Month Membership		Per Person	Including	200.00	210.00	10.00	5%	
Health & Fitness	SLC - Scarborough - 3 Month Membership - Off Peak		Per Person	Including	170.00	175.00	5.00	3%	
Health & Fitness	SLC - Scarborough - Casual Gym Entry		Per Person	Including	15.50	16.00	0.50	3%	
Health & Fitness	SLC - Scarborough - Casual Gym Entry - Community Physio		Per Person	Including	10.50	11.00	0.50	5%	
Health & Fitness	SLC - Scarborough - Casual Gym Entry - Senior		Per Person	Including	10.50	11.00	0.50	5%	
Health & Fitness	SLC - Scarborough - FIFO Off Peak 3 months			Including	0.00	105.00	105.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	SLC - Scarborough - FIFO Peak 3 months			Including	0.00	120.00	120.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	SLC - Scarborough - Group Fitness - 10 Classes		Per Person	Including	117.00	121.50	4.50	4%	
Health & Fitness	SLC - Scarborough - Group Fitness Class		Per Person	Including	13.00	13.50	0.50	4%	
Health & Fitness	SLC - Scarborough - Group Fitness Class - Senior		Per Person	Including	8.50	8.50	0.00	0%	
Health & Fitness	SLC - Scarborough - Ongoing Monthly Membership	Minimum	Per Person, Per Month	Including	35.00	35.00	0.00	0%	
Health & Fitness	SLC - Scarborough - Ongoing Monthly Membership	Maximum	Per Person, Per Month	Including	55.00	55.00	0.00	0%	
Health & Fitness	SLC - Scarborough - Ongoing Monthly Membership - Off Peak	Minimum	Per Person, Per Month	Including	30.00	30.00	0.00	0%	
Health & Fitness	SLC - Scarborough - Ongoing Monthly Membership - Off Peak	Maximum	Per Person, Per Month	Including	50.00	50.00	0.00	0%	
Health & Fitness	Stirling Leisure Centre's Ongoing Monthly Membership Rate	Min	Per membership per month	Including	60.75	60.75	0.00	0%	
Health & Fitness	Stirling Leisure Centre's Ongoing Monthly Membership Rate	Max	Per membership per month	Including	85.00	90.00	5.00	6%	
Health & Fitness	Stirling Leisure Centre's Ongoing Off-Peak Monthly Membership Rate	Min	Per membership per month	Including	51.75	51.75	0.00	0%	
Health & Fitness	Stirling Leisure Centre's Ongoing Off-Peak Monthly Membership Rate	Max	Per membership per month	Including	75.00	80.00	5.00	7%	
Health & Fitness	Student Discount - 15%	Maximum	Once off	Including	0.00	0.00	0.00	0%	Applies to all full priced memberships, not applicable to off-peak memberships
Health & Fitness	TTAC - Diamond 1 month			Including	166.00	170.00	4.00	2%	One month memberships do not include complimentary Fitness Appraisal and Workout
Health & Fitness	TTAC - Diamond 3 month			Including	468.00	468.00	0.00	0%	
Health & Fitness	TTAC - Diamond Off Peak 1 month			Including	136.00	138.00	2.00	1%	One month memberships do not include complimentary Fitness Appraisal and Workout
Health & Fitness	TTAC - Diamond Off Peak 3 months			Including	350.00	352.00	2.00	1%	
Health & Fitness	TTAC - Silver 1 month			Including	127.00	127.00	0.00	0%	One month memberships do not include complimentary Fitness Appraisal and Workout

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Health & Fitness	TTAC - Silver 12 months			Including	796.00	796.00	0.00	0%	
Health & Fitness	TTAC - Silver 3 months			Including	320.00	320.00	0.00	0%	
Health & Fitness	TTAC - Silver Off Peak 1 month			Including	98.00	99.00	1.00	1%	One month memberships do not include complimentary Fitness Appraisal and Workout
Health & Fitness	TTAC - Silver Off Peak 12 months			Including	620.00	620.00	0.00	0%	
Health & Fitness	TTAC - Silver Off Peak 3 months			Including	242.00	242.00	0.00	0%	
Health & Fitness	TTAC- FIFO off Peak 3 Months			Including	0.00	225.00	225.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	TTAC- FIFO Peak 3 Months			Including	0.00	295.00	295.00	100%	NEW CHARGE - Membership for FIFO workers, 3 months membership extended to 6 months with roster approval. Subject to the Joining fee - new members - New FIFO worker membership
Health & Fitness	TTAC- Insurance only 3 months Gym & Pool access			Including	0.00	390.00	390.00	100%	NEW CHARGE - Fee to accommodate insurance membership access to pool and gym only - subject to the admin fee (\$88)
Health & Fitness	TTAC- Insurance only OFF PEAK 3 months Gym & Pool access			Including	0.00	312.00	312.00	100%	NEW CHARGE - New fee to accommodate insurance membership access to pool and gym only - subject to the admin fee (\$88) - New insurance membership fee
Health & Fitness	TTAC Ongoing Monthly Membership Rate	Minimum	Per membership per month	Including	60.75	60.75	0.00	0%	TTAC Ongoing Monthly Membership Rate
Health & Fitness	TTAC Ongoing Monthly Membership Rate	Maximum	Per membership per month	Including	85.00	90.00	5.00	6%	TTAC Ongoing Monthly Membership Rate
Health & Fitness	TTAC Ongoing Off-Peak Monthly Membership Rate	Minimum	Per membership per month, No further concession discounts on off-peak membership	Including	51.75	51.75	0.00	0%	TTAC Ongoing Off-Peak Monthly Membership Rate
Health & Fitness	TTAC Ongoing Off-Peak Monthly Membership Rate	Maximum	Per membership per month, No further concession discounts on off-peak membership	Including	75.00	80.00	5.00	7%	TTAC Ongoing Off-Peak Monthly Membership Rate
Health & Fitness	Workout or Appraisal			Including	67.00	67.00	0.00	0%	Standard charge across Leisure Centres
Lane Hire	50m Pool - 1/2 Day		1/2 day charge	Including	350.00	360.00	10.00	3%	Standard charge across Leisure Centres
Lane Hire	50m Pool - Full Day		Per day charge	Including	580.00	600.00	20.00	3%	Standard charge across Leisure Centres
Lane Hire	Dive Pool - Full Pool		Per hour	Including	42.00	44.00	2.00	5%	Standard charge across Leisure Centres
Lane Hire	Dive Pool - Half Pool		Per hour	Including	22.00	24.00	2.00	9%	Standard charge across Leisure Centres
Lane Hire	Hydrotherapy/Programme Pool - Full Pool (Base Rate)		Per hour	Including	82.00	86.00	4.00	5%	
Lane Hire	Hydrotherapy/Programme Pool - Half Pool (Base Rate)		Per hour	Including	42.00	44.00	2.00	5%	
Lane Hire	In-term Swimming		Per Hour	Including	0.00	0.00	0.00	0%	To be applied to Education Department's in-term swimming lesson bookings for various schools.
Lane Hire	Outdoor Learners Pool - Half Pool		Per hour	Including	37.00	39.00	2.00	5%	Standard charge across Leisure Centres
Lane Hire	Per Lane	Minimum	Per hour	Including	11.00	12.00	1.00	9%	Standard charge across Leisure Centres - includes affiliated non profit swim squads currently using facilities
Lane Hire	Per Lane	Maximum	Per hour	Including	21.00	23.00	2.00	10%	Standard charge across Leisure Centres
Lane Hire	Pool Inflatable Booking	Min	Per hour	Including	90.00	95.00	5.00	6%	Min pricing reflective of small bookings with minimal staffing requirements
Lane Hire	Pool Inflatable Booking	Max	Per hour	Including	150.00	160.00	10.00	7%	Max pricing reflective of large bookings with additional staffing requirements
Lane Hire	SBP 25m Water Polo Booking	Minimum	Per Hour	Including	25.00	25.00	0.00	0%	
Lane Hire	SBP 25m Water Polo Booking	Maximum	Per Hour	Including	50.00	50.00	0.00	0%	
Lane Hire	SBP Waterpolo Booking	Min	Per hour	Including	50.00	50.00	0.00	0%	Charge for waterpolo games booked across the 12 lane pool
Lane Hire	SBP Waterpolo Booking	Max	Per hour	Including	75.00	80.00	5.00	7%	Charge for waterpolo games booked across the 12 lane pool
Leisure Programming	Adult	Minimum	Per Person, Per Session	Including	10.00	10.00	0.00	0%	
Leisure Programming	Adult	Maximum	Per Person, Per Session	Including	12.00	25.00	13.00	108%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Leisure Programming	Child	Minimum	Per Person, Per Session	Including	6.00	8.00	2.00	33%	
Leisure Programming	Child	Maximum	Per Person, Per Session	Including	8.00	25.00	17.00	213%	
Leisure Programming	Child 10 Sessions	Minimum	Per Person	Including	54.00	56.00	2.00	4%	
Leisure Programming	Child 10 Sessions	Maximum	Per Person	Including	72.00	250.00	178.00	247%	
Leisure Programming	School Holiday Program	Minimum	Per Person, Per Session	Including	15.00	15.00	0.00	0%	
Leisure Programming	School Holiday Program	Maximum	Per Person, Per Session	Including	50.00	50.00	0.00	0%	
Organised Sport	2nd child family rate		Per Person, Per Session	Including	0.00	8.00	8.00	100%	NEW CHARGE
Organised Sport	3rd and subsequent child family rate		Per Person, Per Session	Including	0.00	7.00	7.00	100%	NEW CHARGE
Organised Sport	Child	Minimum	Per Person, Per Session	Including	8.00	8.00	0.00	0%	
Organised Sport	Child	Maximum	Per Person, Per Session	Including	10.00	12.00	2.00	20%	
Organised Sport	Registration	Minimum	One off, Per Team	Including	40.00	0.00	-40.00	-100%	
Organised Sport	Registration	Maximum	One off, Per Team	Including	70.00	70.00	0.00	0%	
Organised Sport	Team	Minimum	Per Team, Per Session	Including	40.00	50.00	10.00	25%	
Organised Sport	Team	Maximum	Per Team, Per Session	Including	70.00	75.00	5.00	7%	
Photocopying - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Colour Photocopy		Per Sheet	Including	2.00	2.00	0.00	0%	Coin box - As per council resolution 1213/003, "All fees and charges will be reviewed as part of the 2016/2017 Budget Process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases". Mirrabooka Multicultural Centre - Colour Photocopy fee is identical for Standard, Community and SGP/CaLD Rates.
Photocopying - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Monochrome Photocopy		Per Sheet	Including	0.20	0.25	0.05	25%	Coin box - As per council resolution 1213/003, "All fees and charges will be reviewed as part of the 2016/2017 Budget Process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases". Mirrabooka Multicultural Centre - Monochrome Photocopy fee is identical for Standard, Community and SGP/CaLD Rate
Printing - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Colour Printing		Per Sheet	Including	2.20	2.20	0.00	0%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Printing - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - Monochrome Printing		Per Sheet	Including	0.25	0.25	0.00	0%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
Programming - Stirling Leisure Centres - Scarborough	SLC - Scarborough - Crèche Entry Fee		Per Person	Including	3.00	3.00	0.00	0%	
Programs	2 x lesson per week	Min	per lesson	Exempt	10.00	10.00	0.00	0%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows reasonable flexibility to increase participation through variable pricing
Programs	2 x lesson per week	Max	per lesson	Exempt	12.50	14.00	1.50	12%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows reasonable flexibility to increase participation through variable pricing
Programs	30 min lesson	Min	per lesson	Exempt	9.50	9.90	0.40	4%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows reasonable flexibility to increase participation through variable pricing

Combined Fees Charges



### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Programs	30 min lesson	Max	per lesson	Exempt	16.00	16.00	0.00	0%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows seasonable flexibility to increase participation through variable pricing
Programs	45 Min lesson	Min	per lesson	Exempt	9.50	9.90	0.40	4%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows seasonable flexibility to increase participation through variable pricing
Programs	45 Min lesson	Max	per lesson	Exempt	16.00	16.00	0.00	0%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows seasonable flexibility to increase participation through variable pricing
Programs	60 Minute lesson	Min	per lesson	Exempt	9.90	10.30	0.40	4%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows seasonable flexibility to increase participation through variable pricing
Programs	60 Minute lesson	Max	per lesson	Exempt	17.00	17.00	0.00	0%	Aquatic Program (learn to swim) price per session. Replaces age based learn to swim pricing and allows seasonable flexibility to increase participation through variable pricing
Programs	Kids Holiday Sports - 2 hours		per lesson	Including	0.00	10.00	10.00	100%	NEW CHARGE - Charge for 2 hour multisport program attendance
Programs	Kids Holiday Sports - 4 hours		per lesson	Including	0.00	15.00	15.00	100%	NEW CHARGE - Charge for 4 hour multisport program attendance
Programs	Kindy Gym Lesson	Minimum	per lesson	Including	0.00	4.50	4.50	100%	NEW CHARGE - Fee for land based toddler program
Programs	Kindy Gym Lesson	Maximum	per lesson	Including	0.00	7.50	7.50	100%	NEW CHARGE - Fee for land based toddler program
Programs	Private lessons		per lesson	Exempt	47.00	50.00	3.00	6%	Aquatic Program (learn to swim) price per session
Programs	Special Needs Classes		per lesson	Exempt	37.00	38.00	1.00	3%	Aquatic Program (learn to swim) price per session
Programs	Swim Club Annual Registration		Annual	Including	0.00	60.00	60.00	100%	NEW CHARGE - Charge for swimming wa registration for in house swimming club members
Programs	Swim Club Monthly Coaching Fee	Minimum	Monthly	Including	0.00	45.00	45.00	100%	NEW CHARGE - Charge for monthly coaching for in house swim club members
Programs	Swim Club Monthly Coaching Fee	Maximum	Monthly	Including	0.00	100.00	100.00	100%	NEW CHARGE - Charge for monthly coaching for in house swim club members
Room Hire - Leisurepark Balga	Boxing Area - Adjacent to Sports Hall	Minimum	Per hour	Including	29.00	30.00	1.00	3%	
Room Hire - Leisurepark Balga	Boxing Area - Adjacent to Sports Hall	Maximum	Per hour	Including	46.00	47.00	1.00	2%	
Room Hire - Leisurepark Balga	Boxing Area - Adjacent to Sports Hall		Per Month	Including	272.00	282.00	10.00	4%	To applied when room is on an exclusive use hire agreement.
Room Hire - Leisurepark Balga	Equipment Set-up & Hire	Minimum	Per booking	Including	5.00	5.00	0.00	0%	
Room Hire - Leisurepark Balga	Equipment Set-up & Hire	Maximum	Per booking	Including	50.00	50.00	0.00	0%	
Room Hire - Leisurepark Balga	Function	Minimum	Per Booking	Including	430.00	450.00	20.00	5%	
Room Hire - Leisurepark Balga	Function	Maximum	Per Booking	Including	950.00	1,000.00	50.00	5%	This fee subject to function risk analysis
Room Hire - Leisurepark Balga	Main Community Hall	Minimum	Per hour	Including	32.00	34.00	2.00	6%	
Room Hire - Leisurepark Balga	Main Community Hall	Maximum	Per hour	Including	61.00	62.00	1.00	2%	
Room Hire - Leisurepark Balga	Main Community Hall - No Fee		Per Hour	Including	0.00	0.00	0.00	0%	To be applied to physiotherapists and swimming squads when booking the hall in conjunction with a lane hire booking.
Room Hire - Leisurepark Balga	Party / Meeting Room / Crèche	Minimum	Per hour	Including	35.00	33.00	-2.00	-6%	
Room Hire - Leisurepark Balga	Party / Meeting Room / Crèche	Maximum	Per hour	Including	58.00	55.00	-3.00	-5%	
Room Hire - Leisurepark Balga	Program Room	Minimum	Per hour	Including	21.50	22.50	1.00	5%	
Room Hire - Leisurepark Balga	Program Room	Maximum	Per hour	Including	51.50	52.00	0.50	1%	
Room Hire - Leisurepark Balga	Single Sports Court	Minimum	Per hour	Including	32.00	32.00	0.00	0%	
Room Hire - Leisurepark Balga	Single Sports Court	Maximum	Per hour	Including	61.00	61.00	0.00	0%	
Room Hire - Leisurepark Balga	Single Sports Court - Half	Minimum	Per Hour	Including	16.50	17.00	0.50	3%	
Room Hire - Leisurepark Balga	Single Sports Court - Half	Maximum	Per Hour	Including	31.50	31.00	-0.50	-2%	
Room Hire - Leisurepark Balga	Single Sports Court - Quarter	Minimum	Per Hour	Including	8.50	9.00	0.50	6%	
Room Hire - Leisurepark Balga	Single Sports Court - Quarter	Maximum	Per Hour	Including	16.00	16.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Additional Keys		Per occasion	Including	25.00	25.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Function Room	Minimum	Minimum class numbers required	Including	45.00	47.00	2.00	4%	
Room Hire - Terry Tyzack Aquatic Centre	Function Room	Maximum	per hour	Including	60.00	62.00	2.00	3%	
Room Hire - Terry Tyzack Aquatic Centre	Function Room Office		Per month	Including	280.00	290.00	10.00	4%	
Room Hire - Terry Tyzack Aquatic Centre	Group Fitness Room	Minimum	Per hour	Including	52.50	52.50	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Group Fitness Room	Maximum	Per hour	Including	80.00	80.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	H&F Meeting Room	Minimum	Per hour	Including	32.00	32.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Room Hire - Terry Tyzack Aquatic Centre	H&F Meeting Room	Maximum	Per hour	Including	46.00	46.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Massage Room		Per month	Including	520.00	530.00	10.00	2%	
Room Hire - Terry Tyzack Aquatic Centre	PA System		Per booking	Including	50.00	50.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Setup Fee		Per booking	Including	35.00	35.00	0.00	0%	Cost recovery only.
Room Hire - Terry Tyzack Aquatic Centre	Shade Sail Area		Per Hour	Including	15.00	15.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	TV / DVD Hire		Per booking	Including	11.00	11.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Urn Hire		Per booking	Including	11.00	11.00	0.00	0%	
Room Hire - Terry Tyzack Aquatic Centre	Whiteboard Hire		Per booking	Including	11.00	11.00	0.00	0%	
Stationary - Stirling Leisure Centres - Herb Graham - Mirrabooka	SLC - HG - Mirrabooka Multicultural Centre - USB		Per Item	Including	7.50	7.50	0.00	0%	As per council resolution 1213/003 "all fees and charges will be reviewed as part of the 2016/2017 budget process with the intention to establish consistency with other Stirling Community Centres and include annual CPI increases"
<b>Community Safety</b>									
Animal - Other	Sale of Goods and Product mark up percentage		10% to 200%	Including	0.00	0.00	0.00	0%	Provision for the mark-up on goods sold by the City at animal care/ city facilities
Cats	Application for cat permit	Minimum		Exempt	0.00	0.00	0.00	0%	For keeping of 2 or 3 cats
Cats	Application for cat permit	Maximum		Exempt	18.00	18.00	0.00	0%	For keeping of 2 or 3 cats
Cats	Release fee for impounded cats	Minimum	Per Cat	Exempt	50.00	50.00	0.00	0%	In line with the City's cat management contract
Cats	Sustenance for impounded cats	Minimum	Per Day	Exempt	25.00	25.00	0.00	0%	In line with the City's cat management contract
Dogs	1st Vaccination fee for Impounded Puppy Sale		Per Dog	Exempt	45.45	45.45	0.00	0%	1st puppy vaccination fee as per veterinary charges
Dogs	Application to keep more than two dogs		Per application	Exempt	100.00	100.00	0.00	0%	Includes inspection fee
Dogs	Application to keep more than two dogs (Pensioner)		Per application	Exempt	23.00	23.00	0.00	0%	Includes inspection fee
Dogs	Dangerous dog/restricted breed inspection		Per registration	Exempt	85.00	85.00	0.00	0%	Inspection fee for dangerous dog or restricted breed
Dogs	Microchipping of dog / cat (Special Events)	Maximum	Per Animal	Including	40.00	40.00	0.00	0%	
Dogs	Microchipping of dog and cat (Impounded Animal)	Maximum		Exempt	35.00	35.00	0.00	0%	Charge applies and is GST exempt for impounded animals only
Dogs	Poundage if registered			Exempt	85.00	85.00	0.00	0%	
Dogs	Poundage if unregistered			Exempt	110.00	110.00	0.00	0%	
Dogs	Replacement dog tag		Per tag	Exempt	5.50	5.50	0.00	0%	
Dogs	Sale of female dog. Package including sterilisation, vaccination and microchipping	Minimum	Per dog	Including	178.00	178.00	0.00	0%	Microchipping excluded current year registration waived
Dogs	Sale of female dog. Package including sterilisation, vaccination and microchipping	Maximum	Per dog	Including	192.00	192.00	0.00	0%	Microchipping excluded current year registration waived
Dogs	Sale of male dog. Package incl sterilisation, vaccination and microchipping	Minimum	Per dog	Including	168.00	168.00	0.00	0%	Microchipping excluded current year registration waived
Dogs	Sale of male dog. Package incl sterilisation, vaccination and microchipping	Maximum	Per dog	Including	176.50	176.50	0.00	0%	Microchipping excluded current year registration waived
Dogs	Sale of sterilised dog Vaccination fee			Including	55.00	55.00	0.00	0%	Microchipping excluded current year registration waived
Dogs	Surrender			Including	90.00	90.00	0.00	0%	
Dogs	Sustenance per day			Exempt	18.00	19.00	1.00	6%	
Impounded Vehicle	Fee for storage and towing of impounded vehicle	Maximum	Per vehicle	Exempt	510.00	510.00	0.00	0%	Fee charged by service provider
Impounded Vehicles	Fee for storage and towing of impounded vehicles	Minimum	Per vehicle	Exempt	198.00	121.00	-77.00	-39%	New contracted service provider
Other	Daily charge for impounded trolleys		Per trolley	Including	105.00	105.00	0.00	0%	
Other	Final Demand		Per infringement	Exempt	18.50	19.90	1.40	8%	Costs charged are set by legislation
Other	Fines Enforcement Registration Fee		Per infringement	Exempt	74.75	74.75	0.00	0%	Costs charged are set by legislation
Other	Firebreak contractor attendance fee	Minimum	Per Attendance	Including	25.00	25.00	0.00	0%	In line with the City's firebreak contractor costs
Other	Firebreak installation recoup	Minimum	Per firebreak installed	Exempt	130.00	135.00	5.00	4%	Costs charged are dependant upon contractor costs for firebreak installation
Other	Impounding Other Goods and Animals (not vehicles or signs)		Per item	Exempt	100.00	105.00	5.00	5%	
Other	Impounding signs		Per sign	Exempt	65.00	65.00	0.00	0%	

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Other	Road Closures/Street Procession		Application fee	Exempt	80.00	80.00	0.00	0%	Application for a road closure or street procession (No fee if not for profit or charitable organisation)
Parking Fees	Annual Fee for Private Property Parking Enforcement Agreement	Minimum	Per annum	Exempt	150.00	150.00	0.00	0%	Annual fee for Private Property Parking Enforcement Agreement - minimum fee
Parking Fees	Annual Fee for Private Property Parking Enforcement Agreement	Maximum	Per annum	Exempt	5,679.00	5,679.00	0.00	0%	Annual fee for Private Property Parking Enforcement Agreement - maximum fee
Parking Fees	Appointment of "Authorised Person"		Per officer	Including	80.00	80.00	0.00	0%	Administrative Fee
Parking Fees	Exclusive use of parking bay (on or off street) No time restriction		Daily rate	Including	10.00	10.00	0.00	0%	
Parking Fees	Exclusive use of parking bay (on or off street) Time restriction and fee applicable		Daily rate	Including	25.00	25.00	0.00	0%	
Parking Fees	Exclusive use of parking bay (on or off street) Time restriction applies		Daily rate	Including	20.00	20.00	0.00	0%	
Parking Fees	Infringement withdrawal (private property/commercial)	Minimum	Per infringement	Exempt	47.00	48.00	1.00	2%	Fee for withdrawal of infringement notice including related FER charges
Parking Fees	Infringement withdrawal (private property/commercial)	Maximum	Per infringement	Exempt	115.00	115.00	0.00	0%	
Parking Fees	Parking Fees (long term parking)	Minimum	Hourly rate	Including	1.00	1.00	0.00	0%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Parking Fees (long term parking)	Minimum	Daily rate	Including	5.00	5.00	0.00	0%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Parking Fees (long term parking)	Maximum	Hourly rate	Including	2.00	2.00	0.00	0%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Parking Fees (long term parking)	Maximum	Daily rate	Including	10.00	12.00	2.00	20%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Parking Fees (short term parking)	Minimum	Hourly rate	Including	1.50	1.50	0.00	0%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Parking Fees (short term parking)	Maximum	Hourly rate	Including	5.00	5.00	0.00	0%	Applicable Parking Fees are set by a council resolution and may also include a first hour free period.
Parking Fees	Private Property Parking Enforcement Agreement	Minimum	Initial application fee	Exempt	150.00	150.00	0.00	0%	
Parking Fees	Private Property Parking Enforcement Agreement	Maximum	Initial application fee	Exempt	576.00	580.00	4.00	1%	
Parking Fees	Residential Parking Permit - replacement fee	Minimum	Per permit per annum	Exempt	0.00	0.00	0.00	0%	Minimum charge for residential parking permits replacement - fee subject to application criteria (E.g. lost permit)
Parking Fees	Residential Parking Permit - replacement fee	Maximum	Per permit per annum	Exempt	30.00	30.00	0.00	0%	Charge for residential parking permits replacement - First replacement permit free in line with Parking Permit Policy
Permit	Property Local Law Permit fee (unspecified)	Minimum		Exempt	150.00	150.00	0.00	0%	
Permit	Property Local Law Permit fee (unspecified)	Maximum		Exempt	600.00	600.00	0.00	0%	
Permit	Street Trading Permit	Maximum	Per annum	Exempt	2,130.00	2,130.00	0.00	0%	Non- food related permit
Permit	Street Trading Permit	Maximum	Daily	Exempt	15.00	15.00	0.00	0%	Non- food related permit
Permit	Street Trading Permit	Maximum	Weekly	Exempt	62.00	62.00	0.00	0%	Non- food related permit
Permit	Street Trading Permit	Maximum	Monthly	Exempt	177.00	177.00	0.00	0%	Non- food related permit
Security	Property surveillance and security service charge		Per rateable property	Exempt	30.00	30.00	0.00	0%	
<b>Governance</b>									
Records Administration - Freedom of Information (FOI) Act	Access time supervised by City employees		per hour	Exempt	30.00	30.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Application Fee	Minimum	Each	Exempt	30.00	30.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Charge for duplicating a tape, film or computer data		Actual Cost, Each	Exempt	0.00	0.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993

Combined Fees Charges

### Fees and Charges Schedule 2019/2020

Category	Description	Minimum/ Maximum	Basis of Charge	GST	2018/19 Charge \$	2019/20 Charge \$	Variance (\$)	Variance (%)	Comment
Records Administration - Freedom of Information (FOI) Act	Copy of FOI Statement		Each	Exempt	20.00	20.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Packaging and postal costs		Actual Cost, Each	Exempt	0.00	0.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Photocopying charges		Per page copied	Exempt	0.20	0.20	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Time taken by City employees dealing with application		per hour	Exempt	30.00	30.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Time taken by City employees to photocopy documents		per hour	Exempt	30.00	30.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993
Records Administration - Freedom of Information (FOI) Act	Time taken by City employees to transcribe information		per hour	Exempt	30.00	30.00	0.00	0%	Maximum statutory charge as per Regulation 5 and Schedule 1 of FOI Regulations 1993

Combined Fees Charges

<b>Company</b>	<b>Sponsored Prize</b>	<b>Value</b>
Big Rock Toyota	Toyota RAV4 Hybrid GX 2WD	\$37,600
Ace Scooters	Lambretta V50 Scooter	\$5,370
<b>Company</b>	<b>Donated Prize</b>	<b>Value</b>
Alexander Drive Dental Clinic	5 x \$1,000 worth of dental treatment	\$5,000
Westpac Bank	2 x \$1,000 and 1 x \$1,500 Savings accounts	\$3,500
Weeding Women	One year of garden maintenance	\$3,432
Skylights WA	Solatube Energy Star Rated Skylight, and a Breezeman Solar Powered Roof Extraction Fan – both fully installed	\$2,200
Grand Cinemas	Free movies for a year	\$2,000
Ramada Vetrobu Scarborough Beach	Two nights' accommodation in a 4 bedroom Penthouse Apartment	\$1,588
Scarborough Beach Pool	12 months of free swimming at Stirling Leisure Centres	\$1,400
Eyecare Centre Carine	Eye exam with Optical Coherence Tomography scan, prescription spectacles or sunglass	\$1,100
Business Mantra Chartered Accountants	Westfield shopping spree	\$1,000
Gregory Ian Wolff Solicitors	Estate Planning and Will package (transferrable)	\$1,000
House and Home Life	Financial planning consultation and advise	\$1,000
Karrinyup Shopping Centre	\$1,000 shopping spree	\$1,000
Sunset Coast Hypnotherapy	8 hypnotherapy sessions	\$1,000
NAB	\$1,000 savings account	\$1,000
Rendezvous Perth Scarborough La Capannina The Lookout Cocolat Scarborough Beach Pool	Luxury package with High tea at Cocolat, 1 night's accommodation at Rendezvous Perth Scarborough, 5 x bowling tokens from The Lookout, a meal for two at La Capannina and a double swim pass at Scarborough Beach Pool	\$963

### 13.3 APPOINTMENT OF DEPUTIES FOR COMMITTEES

#### Report Information

Location:	Not Applicable
Applicant:	Not Applicable
Reporting Officer:	Manager Governance
Business Unit:	Governance
Ward:	Not Applicable
Suburb:	Not Applicable

#### Authority/Discretion

##### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

**0719/030**

**Moved Councillor Sandri, seconded Councillor Sargent**

- 1. That Council APPOINTS all persons who are not committee members and who hold the position of Councillor as a third deputy for each member of the Community and Resources Committee.**
- 2. That Council APPOINTS all persons who are not committee members and who hold the position of Councillor as a third deputy for each member of the Planning and Development Committee.**
- 3. If two or more Councillors are present at the start of a Committee meeting and each of the Councillors is eligible to act as a third deputy, in the absence of agreement between the Councillors as to who will deputise, the Presiding Member is to DRAW lots to determine the deputy.**
- 4. That Council APPOINTS Councillor Karlo Perkov as a Committee member of the Community and Resources Committee until 19 October 2019 with no second deputy and with other Councillors available to act as deputy committee members on the basis set out above.**

**The motion was put and declared CARRIED (12/0) by an Absolute Majority.**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Recommendation

1. That Council APPOINTS all persons who are not committee members and who hold the position of Councillor as a third deputy for each member of the Community and Resources Committee.
2. That Council APPOINTS all persons who are not committee members and who hold the position of Councillor as a third deputy for each member of the Planning and Development Committee.
3. If two or more Councillors are present at the start of a Committee meeting and each of the Councillors is eligible to act as a third deputy, in the absence of agreement between the Councillors as to who will deputise, the Presiding Member is to DRAW lots to determine the deputy.

**NB: ABSOLUTE MAJORITY VOTE REQUIRED**

## Report Purpose

To provide for the appointment of all Councillors as third deputies for Committee members of the two major committees - the Planning and Development Committee, and the Community and Resources Committee.

## Relevant Documents

### Attachments

Nil.

### Available for viewing at the meeting

Nil.

## Background

The City of Stirling uses a committee system to assist with the substantial volume of work before Council. Participation of Council members in the committee system is integral to this approach.

The City has historically appointed seven Councillors to the Planning and Development Committee, and seven Councillors to the Community and Resources Committee.

For the Committee on which they do not serve, Councillors are appointed as first deputy to one Committee member, and second deputy to another Committee member. Councillors may only fill in for the Committee members to whom they are assigned as first or second deputy. On occasion, situations will arise where Committee members are absent, and their first and second deputies are also unavailable. While another Councillor may be present at the meeting, they are not able to act as a deputy Committee member because they are not the appointed deputy of the absent member.

## Comment

It is open to Council to adopt an approach that will ensure that when there is a temporary Committee vacancy to fill, an available Councillor can take advantage of that opportunity.

To achieve this, Council will need to exercise its powers to appoint all persons filling the office of Councillor as third deputies for each of the offices of Committee members on the Planning and Development Committee and the Community and Resources Committee.

There is a rare chance that two or more Councillors may be eligible to deputise for a vacancy as a third deputy. In these circumstances, it is anticipated that the Councillors will agree between themselves as to who will deputise. In the absence of agreement, the Presiding Member is to draw lots to determine who will act as deputy.

## Consultation/Communication Implications

Nil.

## Policy and Legislative Implications

Council may appoint deputies of a Committee under Section 5.10 of the *Local Government Act 1995*.

Appointments of deputies may be designating the holder of an office as the appointee under Section 53 of the *Interpretation Act 1984*.



## Financial Implications

Nil.

## Strategic Implications

**Governance:** Making it happen

**Outcome G1:** Good governance

**Objective G1.1:** Provide accountable and ethical governance

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Nil.	

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

The City recommends that Council appoints all Councillors as third deputies of each Committee member on the Planning and Development Committee and the Community and Resources Committee to ensure the full participation of Councillors at Committee meetings.

## 14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

### 14.1 NOTICE OF MOTION - COUNCILLOR SUZANNE MIGDALE - WRITE TO THE MINISTER FOR ENVIRONMENT REGARDING SUPP

Councillor Suzanne Migdale submitted the following Notice of Motion at the Council Meeting held 28 May 2019.

At the request of Councillor Suzanne Migdale, due to her absence from the meeting held 11 June 2019, and in accordance with Clause 4.5 of the City of Stirling Meeting Procedures Local Law 2009, the Notice of Motion report is included below.

*“Council requests that the Mayor WRITES to the Minister for Environment to outline the current issues that the City has with the Government’s State Underground Power Program and policy, and to seek the Minister’s support for a review of the criteria prior to subsequent State Underground Power Program rounds being advertised.”*

Background Information/Reason for Motion (provided by Councillor Migdale)

Nil

#### Report Information

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager Engineering Design  
Business Unit: Engineering Design  
Ward: City Wide  
Suburb: City Wide

#### Authority/Discretion

##### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person’s right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

**0719/031**

**Moved Councillor Migdale, seconded Councillor Re**

**That Council requests that the Mayor WRITES to the Minister for Environment to outline the current issues that the City has with the Government's State Underground Power Program and policy, and to seek the Minister's support for a review of the criteria prior to subsequent State Underground Power Program rounds being advertised.**

**The motion was put and declared CARRIED (12/0).**

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

## Notice of Motion Recommendation

That Council requests that the Mayor WRITES to the Minister for Environment to outline the current issues that the City has with the Government's State Underground Power Program and policy, and to seek the Minister's support for a review of the criteria prior to subsequent State Underground Power Program rounds being advertised.

## Report Purpose

To respond to the Notice of Motion submitted by Councillor Suzanne Migdale in regards to the State Underground Power Program.

## Relevant Documents

### Attachments

Nil.

### Available for viewing at the meeting

Nil.

## Background

The City has for many years held concerns about the principles and the equity of the State Underground Power Program (SUPP).

The City gains no direct benefit from the SUPP, as the upgraded assets are owned by the State Government, and the benefits of the program - in terms of improved reliability of services and increased property values - are received by the residents and by Western Power. The program promotes the benefit to local governments of reduced tree pruning costs; however, it is the City's experience that there is actually little reduction in lifetime costs. As such, the City is effectively acting as an administrator for the collection of funds relating to the SUPP for the Public Utilities Office and Western Power. This type of debt collection is not imposed on local governments for the upgrade of assets for other state government agencies such as the Water Corporation.

Recent changes to the manner in which priority of the program is being established also warrants further scrutiny. The current round of the program (Round 6) has changed from previous rounds, in that local governments are now required to bid competitively against each other and commit to a contribution above the previous standard of 50% to improve the chances of being selected as a project. This is considered an inequitable solution for a number of reasons, including:-

- Property owners are potentially subject to increased payments due to the increased contribution required to be successful in the application;
- Given that there is no fixed percentage contribution, property owners across different suburbs and different rounds may be required to pay different amounts for effectively the same service provided;
- Property owners in lower socio-economic areas are unlikely to ever be granted projects due to the reduced ability for residents to make payments, and this likelihood reduces even further when local governments are required to bid competitively against each other to be selected for a program; and
- The program now appears to be aimed at higher socio-economic areas where there is an ability / willingness of property owners to make increased payments, rather than the initial aim of the SUPP to reduce risks associated with storm events and impact on service reliability.

The exclusion of lower socio-economic areas means that street trees in these areas are never provided with the opportunity to grow and expand, due to the need for pruning to avoid overhead power lines. This has an impact on the City's ability to achieve the tree canopy cover target listed in the City's (Draft) Urban Forest Plan. One of the key actions in the Plan is to fast-track the undergrounding of power to allow maximum canopy growth, but this would be difficult to achieve in lower socio-economic areas where residents may not be able to afford the required contributions for an underground power project.

Local governments are being required to address all of these social issues, and often find themselves defending an infrastructure improvement program that they have little control over and which directly benefits the infrastructure owner.

### **Comment**

Employee resources associated with the preparation of the requested letter forms part of the officers' normal activities, and can be accommodated with little impact on planned activities.

### **Consultation/Communication Implications**

Nil.

### **Policy and Legislative Implications**

Nil.

### **Financial Implications**

Nil.

## Strategic Implications

**Natural Environment:** Sustainable natural environment

**Outcome S4:** Safer City

**Objective S4.3:** Safer Roads

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

<b>ENVIRONMENTAL</b>	
<b>Issue</b>	<b>Comment</b>
Vegetation impact	Street trees will no longer require adverse trimming or removal where they previously conflicted with overhead power lines.
Pollution	Arguably, overhead power constitutes visual pollution which will be eliminated.
Greenhouse emissions	Replacement of the existing pole related street lighting provides a more efficient system with potential for lower carbon emissions through reduced power consumption.
<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Amenity	Provides significant improvement to the visual amenity of the streets.
Health, wellbeing and safety	Removal of the power poles enhances safety, particularly for road users.
Transport and access	Removal of power poles and improved lighting enables optimum solutions for new paths, cycle facilities and public transport access.
<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Transport and infrastructure	The primary economic benefit accrues to the owners of adjacent properties who should see an increase in property values from improved street scapes.

## Conclusion

The City is able to write to the Minister for Environment and outline the current issues that the City has with the Government's State Underground Power Program and policy, and to seek the Minister's support for a review of the criteria prior to subsequent State Underground Power Program rounds being advertised.

## 14.2 NOTICE OF MOTION - COUNCILLOR KARLO PERKOV - COMMERCIAL WASTE OPTIONS

Councillor Karlo Perkov submitted the following Notice of Motion at the Council Meeting held 11 June 2019:-

*“That Council CONSIDERS providing business owners and operators in the City of Stirling with either a free annual skip bin or tip passes.”*

### Background Information/Reason for Motion (provided by Councillor Karlo Perkov)

“The City of Stirling does not currently offer business owners / operators any waste incentives or offers as part of their rates. For businesses to dispose of waste, they have to pay for their own skip bin and pay to dispose of rubbish. A weekly rubbish bin service is also not included in their rates. (These initiatives are already offered to residents of the City.) This motion will provide some form of waste disposal support to local businesses.”

### Report Information

Location: City Wide  
Applicant: Not Applicable  
Reporting Officer: Manager Waste and Fleet  
Business Unit: Waste and Fleet  
Ward: City Wide  
Suburb: City Wide

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person’s right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

## Council Resolution

0719/032

Moved Councillor Perkov, seconded Councillor Sandri

1. That the City CONTINUES to provide business owners and operators in the City of Stirling with a range of commercial waste services on a fee for service / user pays basis.
2. Commercial businesses be APPROACHED to identify the range of service opportunities required.
3. A WORKSHOP be arranged with Councillors to discuss the range of services and funding mechanisms that can be provided to commercial businesses.

The motion was put and declared CARRIED (12/0).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Reason for Change

Council forms the opinion that approaching commercial businesses will give greater clarity on the service offering needed by the sector, and will inform the workshop of Councillors as the City determines how best to meet the service need into the future.

### **Notice of Motion Recommendation**

That Council CONSIDERS providing business owners and operators in the City of Stirling with either a free annual skip bin or tip passes.

(Suggested Alternative Recommendation – refer to Conclusion)

### **Report Purpose**

To respond to the Notice of Motion submitted by Councillor Karlo Perkov in regards to the provision of on-demand skips and tip passes to business owners and operators in the City of Stirling.

### **Relevant Documents**

#### Attachments

Nil.

#### Available for viewing at the meeting

Nil.

## Background

The City of Stirling currently provides a wide range of waste and related services to residential properties, with all of the costs of providing the services recovered directly through the Residential Waste Levy ('the Levy'). There are no waste or related service costs recovered against municipal funds generated through rates, and non-residential ratepayers do not pay a waste levy.

In addition to kerbside waste collection and management of street and reserve litter bins, among other services, residents receive an allocation of tip passes, and have access to an on-demand skip bin service once per year. The budgeted cost to provide each of these existing residential services for the 2019/2020 financial year is built in and recovered through the Levy.

The nominal 'face value' of each of these services allocated to residents is:-

- On-demand Skips - \$205.00 (*current market rates*).
- Tip Passes - Total Face Value = \$545.00 per residential ratepayer, made up of:-
  - Mixed Waste - \$67.50 per pass (4 x passes).
  - Green Waste - \$21.25 per pass (4 x passes).
  - Inert Waste - \$31.25 per pass (4 x passes).
  - Refrigerator - \$30.00 per pass (1 x pass).
  - Mattress - \$35.00 per pass (1 x pass).

Not all residents use all of the available services which enables the City to proportion those costs across all ratepayers thus reducing the value of the service charge to \$345 per household.

The City offers a range of existing waste management services to commercial and business operators on a 'fee for service' / user pays basis. These services include:-

- Front Lift Bulk Waste Collection (1.5m<sup>3</sup>, 3m<sup>3</sup>, 4.5m<sup>3</sup>);
- Side Lift General Waste and Recycling (140L, 240L, 360L); and
- Rear Lift General Waste and Recycling (660L and 1,100L) being introduced this year.

In addition, commercial and business operators have access to a range of free recycling services at the Recycling Centre Balcatta (RCB), including:-

- Paper and Cardboard;
- Scrap Metal;
- Aluminium and Steel Cans;
- Polystyrene; and
- Household furniture, landscaping items and bicycles.



## Comment

On-demand skips were introduced to the City to replace the bulk verge household junk collections, and this service is considered very successful. Commercial and Industrial waste has a vastly different characterisation to household junk, and can differ significantly between business types. For example, a tile shop would utilise a skip for tile and grout waste; a landscape supply shop would have bricks, pavers and aggregates; and a paint shop or mechanics etc would generate waste generally not considered suitable for the service that is currently offered to the City's residents.

A number of businesses would simply not need or utilise this type of skip service – for example, it would be unlikely that the major local media producer would have a need for a 3m<sup>3</sup> skip bin once per year for general junk. It would be unlikely that the service would be utilised by the local hairdresser, fast food chain or corner deli.

The ability for the City to service many businesses with an on-demand skip is also not possible. The City is only permitted to operate on public property, hence the existing service for residential properties is offered on the verge only. Many businesses around the City do not have a verge, and their rear laneways are not suitable for the service.

The existing contract to provide on-demand skips to the City's residential properties is not the appropriate instrument to deliver an on-demand skip service to the City's commercial and business operators. If Council wishes to proceed with this service offering, a new procurement process would need to be initiated to ensure that the appropriate service offering is available in this space, noting that commercial waste services are not a 'one size fits all' business. Contrary to the economies of scale that the residential properties provide, the City is not able to replicate this scale in the commercial sector; therefore it should be expected that the costs to provide this service would be much higher.

There are currently 3,980 non-residential rateable properties within the City, made up of 2,095 business rates, and 1,885 industrial rates. The nominal face value of providing the tip passes would be \$2,169,100 (calculated at 3,980 x \$545.00). There are two options to recover this amount – through an increase in rates of approximately \$22 per rateable property; or by introducing a Commercial Waste Levy.

In the same manner that the City's ratepayers are not expected to subsidise business operators' utility and operating expenses, the community should also not be expected to subsidise other legitimate overhead expenses of 'for profit' organisations, such as expenses relating to waste collection or disposal.

It is understood that the intent of the Notice of Motion is to provide some relief to business operators within the City. It should be noted that not all operators are the ratepayers, and in some cases there are multiple business operators working out of single rateable properties.

If the City is to provide waste services to business operators, this raises the question of equity, and how the services ought to be distributed. If the distribution is by rateable property, then the program may miss the intent of the Notice of Motion and not be able to support those business operators as intended.

## Consultation/Communication Implications

Nil.

## Policy and Legislative Implications

The *Waste Avoidance and Resource Recovery Act (2007)* (WARR Act) provides local governments with only 'first right to collect' for household rubbish and its own waste. Local governments are under no obligation to provide commercial waste services.

## Financial Implications

The nominal face value of providing the tip passes would be \$2,169,100 (consisting of 3,980 x \$545.00). If it is assumed that 50% of issued tip passes would be redeemed, then the assumed budget impact would be \$1,084,550.

The City has not conducted a procurement process for the provision of commercial skips, but it would be expected that the cost would be in the range of \$170 - \$200 per service. If it is assumed that 50% of allocated skip bin provisions were utilised, then the expected impact on budget would be \$338,300 to \$398,000.

There is a potential impact on the existing commercial services offered by the City, including receipt of materials at the RCB, and provision of commercial collection services.

## Strategic Implications

**Economic:** Prosperous and vibrant City

**Outcome E2:** A great place to work

**Objective E2.1:** Facilitate economic growth

The City's Corporate Business Plan 2018 – 2022 and Strategic Community Plan 2018 – 2028 both discuss economic development. The defined strategy and goals are to promote economic growth through a range of initiatives, including making it easier to do business with the City, promoting investment and partnership opportunities, and advocating for local businesses. Subsidising business' legitimate operating expenditure is not in line with the intent of the strategic direction of the City through these overarching plans.

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Waste generation	The provision of 'free' waste services does not promote best practice waste management ideology, where waste generators are accountable for their waste. One method to ensure responsible and accountable waste management and to improve recycling is through financial means.

<b>SOCIAL</b>	
<b>Issue</b>	<b>Comment</b>
Nil.	

<b>ECONOMIC</b>	
<b>Issue</b>	<b>Comment</b>
Dvlpmt of key business sectors	It is not expected that this proposal will have any impact on the number or type of buisnesses operating in the City, except that there may be a negative impact to smaller 'Mum and Dad' waste businesses operating within the City. This proposal is also not expected to have any impact on the level of investment within the City.

## **Conclusion**

The City provides a comprehensive suite of waste and related services for residential properties on a user-pays basis, with the costs recovered against the Residential Waste Levy. Business and industrial ratepayers do not contribute to the costs associated with waste or related services.

The City also maintains an existing suite of waste services to commercial and business operators, on an opt-in, user-pays basis. In addition, all residents are welcome to utilise the free services available at the RCB.

For a number of reasons, the provision of the on-demand skip bin in its current form is not appropriate for business operators, including the lack of verge space for many business locations, the inability of the City to deliver this service on private property, the waste characterisation being considerably different to that of 'household junk', and the 'one size fits all' approach being inappropriate for business operators. In addition, the existing contract is not the appropriate instrument to deliver the service, and any new contracts to provide this service will not have the same economies of scale that are apparent in the residential market, making it an expensive service to provide, with budget estimates up to \$398,000.

Providing tip passes is also an expensive service, with budget estimates exceeding \$1 million. The City does not believe that the ratepayers and the community should be required to subsidise 'for profit' organisations' legitimate (and tax deductible) overhead expenses.

Waste minimisation requires waste generators to take ownership and be accountable for waste outcomes. The provision of 'free' waste services has the opposite impact to this – a 'free' service does not motivate waste generators to reuse, recover or recycle appropriately.

## **Suggested Alternative Recommendation**

**That the City CONTINUES to provide business owners and operators in the City of Stirling with a range of commercial waste services on a 'fee for service' / user pays basis.**

### Reason for Alternative Recommendation

The suggested alternative recommendation confirms the status quo position of providing an opt-in, user-pays commercial waste service offering, which is available to business owners and operators within the City.

#### 14.4 NOTICE OF MOTION - COUNCILLOR DAVID LAGAN - ADOPTION OF FORMAL CONSTITUTIONS BY SPORTING ASSOCIATIONS WITH CITY OF STIRLING LEASES

Councillor David Lagan submitted the following Notice of Motion prior to the Council Meeting held 2 July 2019:-

*“Sporting Associations entering into formal lease arrangements with the City are required to adopt Constitutions which confer upon every registered player and every other fee-paying stakeholder, the automatic right to full membership of the Club, with full voting rights, at no extra charge. If that player is under the age of 18, the constitution must ensure that the voting rights are transferred to the player’s parent or legal guardian.*

*Should the Sporting Association not adopt the Constitutional requirements above, only one year lease renewals will be offered at the discretion of the City and up to a maximum of two renewals.”*

#### Report Information

Location:	City Wide
Applicant:	Not Applicable
Reporting Officer:	Manager Recreation and Leisure
Business Unit:	Recreation and Leisure Services
Ward:	City Wide
Suburb:	City Wide

#### Authority/Discretion

#### Definition

- |                                     |                      |   |
|-------------------------------------|----------------------|---|
| <input type="checkbox"/>            | Advocacy             | <i>when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>   |
| <input checked="" type="checkbox"/> | Executive            | <i>the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>   |
| <input type="checkbox"/>            | Legislative          | <i>includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.</i>  |
| <input type="checkbox"/>            | Quasi-Judicial       | <i>when Council determines an application/matter that directly affects a person’s right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/>            | Information Purposes | <i>includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').</i>   |

## Council Resolution

0719/033

Moved Councillor Lagan, seconded Councillor Sandri

That Council NOTES:-

- a. That the *Associations Incorporation Act 2015* makes provision for membership voting rights within the model rules produced to assist Clubs with proposed amendments to their constitutions; and
- b. That officers will continue to work with all Clubs to ensure each Club has an adopted Constitution in accordance with the *Associations Incorporation Act 2015* and the requirements of their relevant State Sporting Association.

The motion was put and declared CARRIED (12/0).

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

### Reason for Alternative Recommendation

It is intended that most Clubs have already made changes to their constitutions with significant resources applied to make these changes. It could create an unnecessary burden on all Clubs across the City if they were required to make a further change as a result of a Council resolution. The Department of Mines, Industry Regulation and Safety has legislative authority to ensure the Constitution of every club is prepared in accordance with the *Associations Incorporations Act 2015*.

### **Notice of Motion Recommendation**

That Sporting Associations entering into formal lease arrangements with the City ARE REQUIRED to adopt Constitutions which confer upon every registered player and every other fee-paying stakeholder, the automatic right to full membership of the Club, with full voting rights, at no extra charge. If that player is under the age of 18, the constitution must ensure that the voting rights are transferred to the player's parent or legal guardian.

Should the Sporting Association not adopt the Constitutional requirements above, only one year lease renewals will be offered at the discretion of the City and up to a maximum of two renewals.

(Suggested Alternative Recommendation - refer to Conclusion)

### **Report Purpose**

To respond to the Notice of Motion submitted by Councillor David Lagan.

## Relevant Documents

### Attachments

Nil.

### Available for viewing at the meeting

Nil.

## Background

Council adopted standard Lease and Licence documentation for Community and Sporting Groups at its meeting held 12 September 2017, which sets out the essential terms for the standard lease and licence conditions.

A Notice of Motion has been received from Councillor David Lagan in relation to the inclusion of a default clause requiring automatic voting rights to all members be included in Club constitutions where the Club holds a lease (or seasonal licence) with the City.

## Comment

The Department of Mines, Industry Regulation and Safety (Consumer Protection Division) is responsible for regulating Associations in Western Australia. On 1 July 2016, the *Associations Incorporation Act 2015* came into effect and replaced the previous 1987 iteration.

A number of new requirements were introduced including the requirement for each association to review and update its model rules (referred to as a 'Constitution') by 1 July 2019 to ensure compliance with the requirements of the new Act. Associations are also required to submit an information statement to Consumer Protection within six months after the end of every financial year.

There are also new financial reporting requirements that apply to accounts prepared for all association financial years commencing on or after 1 July 2019.

A Guide for Incorporated Associations in Western Australia ('INC Guide') has been developed to assist Associations with understanding the new requirements. The INC Guide identifies that during the three year transition period, an Association's committee has the authority to make necessary alterations to the rules so that they comply with the Act without requiring members to pass the changes by special resolution at a general meeting. However it also advises that if an Association has undertaken a broader review of its rules, and is making additional changes (i.e. more than what is necessary to ensure the rules are consistent with the new law requirements), it is necessary that these changes are passed by a Special Resolution at a general meeting of members.

A number of examples of rule alterations and how they may be approved by an Association are identified in the INC Guide.

The Model Rules prepared by the Department of Mines, Industry Regulation and Safety already make provision for applicants “to exercise all the rights and privileges of membership including the right to vote”. Given this membership application is already included in the model rules, Council may wish to consider an alternate recommendation that does not place additional burden on Clubs who have already updated their constitution in line with the requirements of the Act. Any Club required to make retrospective changes to their constitution would incur financial costs for the preparation, approval and lodgement of a new constitution with the Department. Further to this, there would be resourcing requirements on the City to review each constitution to ensure that it was compliant as part of the leasing and licensing process.

If Council determines that it wishes to mandate this requirement within each constitution, a further report would need to be prepared for Council outlining the implications of such a requirement on the Clubs and the City.

Given the matters of Association regulations reside with the Department of Mines, Industry Regulation and Safety (Consumer Protection Division), consultation and advice would be sought from them - and other relevant industry stakeholders - to ensure there is no conflict with the requirements of the Act along with consideration of resource implications to Associations if the City were to introduce a specific requirement in relation to the governance of Sporting Associations relative to leasing or licence agreements.

Investigation into the likely resource implications of the Notice of Motion - to Sporting Associations and to the City’s officers in assisting Clubs with reviewing, developing and auditing the model rules (Constitutions) to ensure additional compliance - would need to be identified.

Consultation and communication would need to be undertaken with the Department of Local Government, Sport and Cultural Industries; the Department of Mines, Industry Regulation and Safety; and the Western Australian Sports Federation to determine the feasibility of the request. The City is also aware that some State Sporting Associations have additional governance requirements, and as such, it would be prudent for officers to consult with some select State Sporting Associations, such as Football West, in this regard.

### **Consultation/Communication Implications**

If Council determines to proceed with the proposed change to Club constitutions, consultation would be undertaken with relevant stakeholder agencies to ensure the impact of any such requirement is fully understood.

### **Policy and Legislative Implications**

There could be legislative implications on sporting clubs in the future if Council resolves to make amendments to the Standard Community and Sporting Club Lease requirements.

### **Financial Implications**

There could be future financial implications on Clubs who are required to amend their Constitution as a result of a Council resolution. There could also be future financial implications to the City to manage the requirements of overseeing the implementation and enforcement of the proposed change to Club Constitution documents.

## Strategic Implications

**Social:** Thriving local communities

**Outcome S2:** Active and healthy City

## Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:-

ENVIRONMENTAL	
Issue	Comment
Nil.	

SOCIAL	
Issue	Comment
Community engagement	The proposed Notice of Motion is intended to provide all Club members with the opportunity for input into the future direction of their Club(s).

ECONOMIC	
Issue	Comment
Nil.	

## Conclusion

The proposed Notice of Motion submitted by Councillor David Lagan would require all Clubs across the City to ensure their Constitution automatically provides voting rights to all members of the Club, prior to the authority of the City being provided to enter into a formal lease or licence agreement to occupy a City sporting building.

Additional research and stakeholder engagement is required before a future report is presented to Council with a recommendation in relation to this matter.

## Suggested Alternative Recommendation

That Council NOTES:-

- a. That the *Associations Incorporation Act 2015* makes provision for membership voting rights within the model rules produced to assist Clubs with proposed amendments to their constitutions; and



- b. That officers will continue to work with all Clubs to ensure each Club has an adopted Constitution in accordance with the *Associations Incorporation Act 2015* and the requirements of their relevant State Sporting Association.**

Reason for Alternative Recommendation

It is intended that most Clubs have already made changes to their constitutions with significant resources applied to make these changes. It could create an unnecessary burden on all Clubs across the City if they were required to make a further change as a result of a Council resolution. The Department of Mines, Industry Regulation and Safety has legislative authority to ensure the Constitution of every club is prepared in accordance with the *Associations Incorporations Act 2015*.

**15. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING****15.1 NOTICE OF MOTION - COUNCILLOR MARK IRWIN - 2020 COMMITTEE AND COUNCIL MEETING SCHEDULE**

Councillor Mark Irwin submitted the following Notice of Motion at the Council meeting held 2 July 2019.

**Notice of Motion Recommendation**

***“That at a future meeting, Council CONSIDERS proposals for the 2020 Committee and Council meeting schedule that include the following options:-***

- a. That the Community and Resources Committee and Planning and Development Committee items do not report to the same Council meeting; and***
- b. That a Special Council Meeting be held for the adoption of the Annual Budget and Corporate Business Plan.”***

**15.2 NOTICE OF MOTION - COUNCILLOR BIANCA SANDRI - CONFIDENTIAL CONSIDERATION OF LAND ACQUISITION - INGLEWOOD**

Councillor Bianca Sandri submitted the following Notice of Motion at the Council meeting held 2 July 2019.

**Notice of Motion Recommendation**

***“That Council CONSIDERS the confidential acquisition of land in Inglewood at the next Community and Resources Committee meeting as part of the City’s Strategic Property Portfolio.”***

**15.3 NOTICE OF MOTION - COUNCILLOR KAREN CADDY - WAIVER OF VENUE HIRE FOR COMMUNITY EVENTS FUNDED THROUGH CULTURAL DEVELOPMENT FUND**

Councillor Karen Caddy submitted the following Notice of Motion at the Council meeting held 2 July 2019.

**Notice of Motion Recommendation**

***“That the City INVESTIGATES the possibility of waiving venue hire for community events that are funded through the City’s Cultural Development Fund.”***

**16. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil.

**17. NEW BUSINESS OF AN URGENT NATURE**

Nil.

**18. MATTERS BEHIND CLOSED DOORS**

**Council Resolution**

**0719/034**

Moved Councillor Re, seconded Councillor Spagnolo

That Item 12.2/9.1 – Acquisition of Public Open Space - Stirling be **CONSIDERED Behind Closed Doors** in accordance with Section 5.23(2)(e)(ii) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to:-

- (e) *a matter that if disclosed, would reveal -*
- (ii) *information that has a commercial value to a person.*

The motion was put and declared **CARRIED (12/0)**.

**For:** Councillors Boothman, Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

At 10.19pm the meeting was closed to the public. All members of the gallery and employees who were not required left the meeting prior to consideration of Item 12.2/9.1.

Councillor David Boothman left the meeting at 10.21pm prior to consideration of Item 12.2/9.1.

## 12.2/9.1 ACQUISITION OF PUBLIC OPEN SPACE - STIRLING

### Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 5.23(2)(e(ii)) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

- (e) a matter that if disclosed, would reveal -
  - (ii) information that has a commercial value to a person

### Report Information

Location: Stirling  
Applicant: Not Applicable  
Reporting Officer: Director Infrastructure  
Business Unit: Property Services  
Ward: Osborne  
Suburb: Stirling

### Authority/Discretion

#### Definition

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

**Council Resolution****0719/035****Moved Councillor Italiano, seconded Councillor Spagnolo****That Council PROCEEDS with the confidential Council alternative recommendation (2 July 2019) as outlined in the conclusion of the report.****The motion was put and declared CARRIED (11/0).****For:** Councillors Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.**Against:** Nil.

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**Council Resolution**

**0719/036**

**Moved Councillor Sargent, seconded Councillor Caddy**

**That the Meeting be REOPENED to the public.**

**The motion was put and declared CARRIED (11/0).**

**For:** Councillors Caddy, Irwin, Italiano, Lagan, Migdale, Perkov, Proud, Re, Sandri, Sargent and Spagnolo.

**Against:** Nil.

At 10.23pm, Councillor David Boothman returned to the meeting.

At 10.23pm, the meeting was reopened to the public. As no members of the public returned to the meeting, the resolution passed behind closed doors was not read out by the Presiding Member.

**19. CLOSURE**

The Presiding Member declared the meeting closed at 10.24pm.

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

...../...../ 2019

SIGNED:-

Councillor Name: .....

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PRESIDING MEMBER