



City of Stirling

Ordinary Meeting of the 42nd Council

31 March 2026

Minutes

To: The Mayor and Councillors

Here within the Minutes of the Ordinary Meeting of Council of the City of Stirling held Tuesday 31 March 2026 in the City of Stirling Council Chamber, 25 Cedric Street, Stirling.

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

Stevan Rodic | Chief Executive Officer

Our Vision, Mission and Values

Vision

A sustainable City with a local focus.

Mission

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

Values

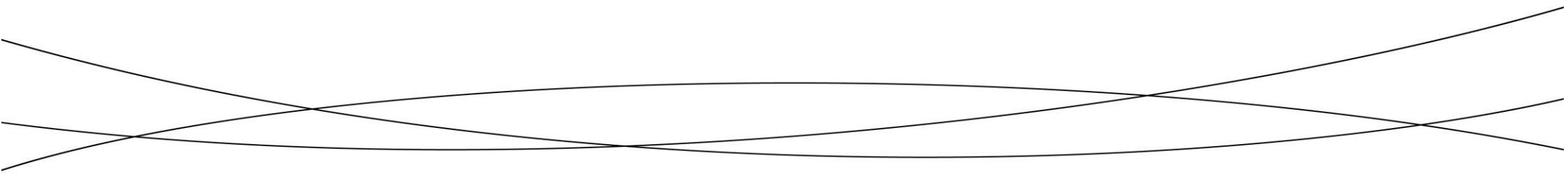
The City of Stirling's core values are:

- Approachable
- Responsive
- Transparent
- Innovative.

Disclaimer

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

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EMERGENCY PROCEDURES

The City of Stirling values the health and safety of all visitors to its facilities.

The following evacuation procedures are to be followed in the event that an emergency occurs.

- When the emergency alarm sounds, please remain calm.
- Comply with any instructions given by emergency personnel, including the City's Fire Warden.
- The Fire Warden will assess the immediate area for danger.
- If required, the Fire Warden will instruct all in attendance to evacuate – please follow their directions promptly and calmly. Proceed, as directed, to the Assembly Area (evacuation point).
- If you have impaired mobility, the Fire Warden can assist with your safe evacuation.
- Do not re-enter the building until authorised to do so.

The Assembly Area is located on the grassed area near the entrance to the basement carpark from Puccini Court. The Fire Warden will direct you to the correct location in the event of an emergency.

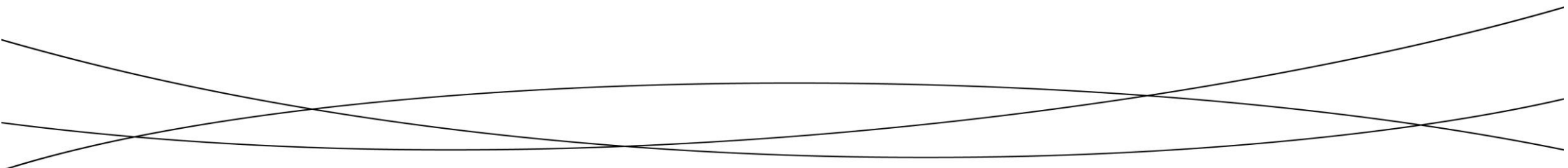




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MINUTES OF THE ORDINARY MEETING OF COUNCIL OF TUESDAY 31 MARCH 2026 HELD IN CITY OF STIRLING COUNCIL CHAMBER, 25 CEDRIC STREET, STIRLING**1. OFFICIAL OPENING**

The Presiding Member declared the Ordinary Meeting of Council open at 6.30pm.

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

Mark Irwin

Councillors

Councillor Andrea Creado
Councillor Michael Dudek
Councillor Joe Ferrante
Councillor Chris Hatton
Councillor Daniela Ion
Councillor Tony Krsticevic
Councillor Suzanne Migdale
Councillor Teresa Olow
Councillor Rob Paparde
Councillor Karlo Perkov
Councillor Stephanie Proud JP
Councillor Elizabeth Re (from 6.31pm)
Councillor Lisa Thornton

Employees

Chief Executive Officer - Stevan Rodic
Director Community Development - Michael Quirk
Director Corporate Services - Ingrid Hawkins
Director Infrastructure - Andrew Murphy
Director Planning and Development - Amanda Sheers
Manager City Future - Emille van Heyningen
Manager Commercial Portfolio - Jon Morellini
Manager Community Safety - Peter Mullins
Manager Engineering Services - Paul Giamov
Manager Governance - Brad Sillence
Manager Recreation and Leisure - Cheyne Cameron
Head of Community Engagement - James Murphy
Service Lead Active Communities - Stephen Handicott
Service Lead Property Services - Alice Kavanagh
Infrastructure Sustainability Lead - Clayton Chipper
Lead Governance Officer - Regan Clyde
Senior Governance Officer - Leanne Prior
Senior Governance Officer - Casey Taylor
Senior Media Advisor - Liam Croy
Coastal and Special Projects Engineer - Daniel Strzina

Public

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APOLOGIES

Nil.

3. APPROVED LEAVE OF ABSENCE

Councillor Damien Giudici (granted a leave of absence for the period 26 March 2026 to 6 April 2026 inclusive).

4. DISCLOSURES OF INTEREST

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

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

Councillor Elizabeth Re arrived at the meeting at 6.31pm during Item 4.

Community and Resources Committee - 24 March 2026

Mayor Mark Irwin disclosed an Impartial Interest in Item 12.1/PACS1 as he is a member, patron and vice patron of several clubs.

Councillor Andrea Creado disclosed a Financial Interest in Item 12.1/PACS1 as she is the Chief Executive Officer of Ishar which leases premises from the City, and also a Volunteer at the Mirrabooka Friday Markets.

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.1/PACS1 as he is a member of the Jaguar Football Club, former member of Balga Football Club, and has spoken with clubs on this issue.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.1/PACS1 as he has met with many clubs and is also a patron of a number of the clubs subject to this item.

Councillor Tony Krsticevic disclosed an Impartial Interest in Item 12.1/PACS1 as he is a patron of a number of clubs.

Councillor Rob Paparde disclosed an Impartial Interest in Item 12.1/PACS1 as he has met with club members and is a member of several clubs in the area.

Councillor Karlo Perkovic disclosed an Impartial Interest in Item 12.1/PACS1 as he is a financial sponsor of the North Coast Raiders Hockey Club (the 100 club), a financial member of Hamersley Habitat Community Group (HHCG), and an honorary member of both Karrinyup Rotary Club and Stirling Farmers Market.

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.1/PACS1 as she knows and talks to many clubs involved.

Council - 31 March 2026

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.1/PACS1 as she has met with some club members and talked about this issue.

Councillor Daniela Ion disclosed an Impartial Interest in Item 13.1 as she is a member of the Mount Lawley - Inglewood RSL Sub-Branch.

5. PETITIONS

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 agenda below.

6.1 PUBLIC QUESTION TIME - R MITCHELL

The following question was submitted by Mr R Mitchell, Karrinyup WA 6018 at the Council Meeting held Tuesday 17 March 2026, and was taken on notice.

- Q1. *"I wish to be provided with the current costs overall of the various departments in the Council administration and the number of staff, both part and full-time equivalent costs to maintain for the latest Council full year. Also the number of outdoor and workshop/maintenance staff and costs to maintain. The current number of annual contracts, their costs and an estimate of staff employed on finalizing contracts. Could I have information to the following Mayoral and Administration Departments."*
- A1. The Director Corporate Services advised that this undertaking would require additional time to complete. A response will be provided to Mr Mitchell in writing, and will also be included in the Agenda of the Council meeting to be held 31 March 2026.

Additional Information

A1. The information below has been provided in the format as provided by Mr Mitchell which identified the specific service areas of interest.

	Cost per year Inclusive of all 2024/2025	The current number of staff (FTE – includes part time and full time staff)
Mayor's office	One Executive Assistant included in CEO costs	
Councillors	\$898,856	N/A
Chief Executive Officer (Executive Services)	\$1,959,967	6.60
Corporate Services (<i>Service area costs including Technical Services, Commercial & Asset Management and Annual Contracts Contractors as provided below</i>)	\$21,545,176	116.47
Technical Services	\$3,938,338	21.80
Community Partnerships	\$2,688,582	22.42
Planning	\$3,465,167	40.00
Commercial & Asset Management	\$2,234,273	7.00
Outdoor & Workshop Maintenance (<i>Service area costs related to engineering construction and maintenance and Parks and Streetscapes</i>)	\$83,949,730	206.00
Annual Contracts Contractors	\$1,002,481	6.20

The City had 344 contracts as a result of a tender process. The annual cost in 2024/25 against these contracts was \$112,018,871.

7. PUBLIC QUESTION TIME

Public Question Time is included in the live stream. Members of the public are only required to state their name and suburb when addressing the meeting.

Members of the public who wish to ask question/s at the Council meeting are requested to submit these through the City's online Public Question Time submission form ([click here](#)).

7.1 PUBLIC QUESTION TIME - A MUSCA

The following question was submitted by A Musca, North Beach 6020, at the Council meeting held Tuesday 31 March 2026. The following question relates to Item 12.1/ES1 on the agenda.

Q1. *"We are from Our Lady of Grace Primary School and 90 of us had a beach class recently where we learnt from City officers that storms can wash sand away. So why is sand nourishment important?"*

A1. The Coastal & Special Projects Engineer advised that sand nourishment is important because it helps stop the beach from washing away over winter, especially during big storms. The beach is a space that is greatly valued by the community for exercise and recreational activities like swimming, surfing, and snorkelling. The beach also protects nearby facilities such as toilets and gazebos, and the roads and paths which people need to access the beach and what it has to offer. The City's officers nourish the beach with sand because it has slowly been eroding from year to year and we want to make sure that it continues to protect the infrastructure and the much-loved space it provides.

7.2 PUBLIC QUESTION TIME - G WARD

The following question was submitted by G Ward, North Beach 6020, at the Council meeting held Tuesday 31 March 2026. The following question relates to Item 12.1/ES1 on the agenda.

Q1. *"In our beach class we also heard the Council is thinking of how to protect the coast for our futures. What longer term options are you looking into?"*

A1. The Coastal & Special Projects Engineer advised that the City knows it is important to our community to keep the beaches safe and usable for the future, so we are looking at ways to protect them. Some ideas the City is looking into are: sourcing sand from offshore sand deposits to rebuild the beach and dunes; building a reef in the water to slow down the waves; building a seawall on the beach; or building up the areas where highland sticks out into the sea to help block waves and change where the sand moves.

7.3 PUBLIC QUESTION TIME - K MCDONALD

The following questions were submitted by K McDonald, Gwelup 6018, at the Council meeting held Tuesday 31 March 2026.

- Q1. *“At the Council meeting held 10 February 2026, I complained about persistent dog barking and a lack of action by the Council. My seven-year-old has slept in my living room for five years due to lack of action by the Council. We are still at the same point. On 13 February, the Community Safety Service Lead and his colleague attended my house and told me a plan to put a noise recorder on my side of the fence and to not inform my neighbour. Since then, three people on our street have recorded over the average barking (e.g. 254 in one day) and sent diaries in. I received an email Friday saying they’ve sent a letter to my neighbour to stop the barking. Why wasn’t the process followed?”*
- A1. The Manager Community Safety confirmed that the City’s Rangers have investigated each report of dog nuisance in accordance with the State Government Dog Act and Best Practice Guidelines. As this is an open investigation, it is best that it is discussed separately, as opposed to in a Council meeting, to not compromise the investigation. The Manager’s understanding is that the Acting Service Lead Community Safety Operations contacted Ms McDonald yesterday [30 March 2026] to discuss and will continue to update her on the progress.
- Q2. *“Why, after meetings at my house, are notes not being added to investigation cases and why aren’t new rangers and community safety officers reading these notes and adhering to the agreed upon courses of action? This is a huge failure by the Council and meanwhile, children can’t sleep, my husband had to go to my parents to work, my children can’t study and my elderly neighbour recovering from cancer can’t rest. How is this allowed and what will you be doing about it? We are all very angry and upset as you’ve let your residents down and failed in your process.”*
- A2. The Manager Community Safety advised that the City’s records indicate the case was updated on 14 February 2026 with the agreed actions outlined between the City and Ms McDonald. Regrettably, the last the email to the Service Lead Community Safety Operations was sent while he was on leave. The City’s Acting Service Lead Community Safety Operations will update Ms McDonald once the information provided on 6 March 2026 is assessed, and will then outline next steps.

7.4 PUBLIC QUESTION TIME - M MASIELLO

The following questions were submitted by M Masiello, Trigg 6029, at the Council meeting held Tuesday, 31 March 2026.

- Q1. *“At the last ordinary Council meeting, I asked a question regarding \$35,000 worth of vegetation planted in South Trigg by Stirling Natural Environment Coastcare [SNEC]. I had observed that about 90% of this vegetation had died likely due to lack of water. The response provided was that SNEC do not have access to the specialist equipment required to undertake a large-scale watering program; it was provided by an environmental contractor. Also, the project has experienced some quality control issues which have impacted project outcomes.*

Can the City please confirm who was the contractor used to water this vegetation and please clarify the ‘quality control issues’ that led to \$35,000 worth of coastal vegetation dying?”

- A1. The Director Infrastructure advised that the City has assessed the area as having a 50% survival rate and noted that there are continued impacts on the site from trampling and some minor vandalism. The contractor engaged by SNEC to undertake watering was Natural Area Consulting Management Services. Quality control issues for watering include keeping up with the increased frequency of watering during summer periods, which is an industry wide challenge.
- Q2. *“Can the City please confirm the names of the contractors that have an approval and/or special licence to drive vehicles with specialist watering equipment on the beach in South Trigg? Please also confirm who is the responsible authority for providing these approvals on the beach at South Trigg beach (Zone MU5) - is it the City of Stirling or a State Government department?”*
- A2. The Director Infrastructure confirmed that the City has a Watering Services panel contract. The contractors on this panel are Natural Area Consulting Management Services; Green Skills; Greensteam; and Workpower. Contractors under this Panel have authorisation when engaged by the City or SNEC and information of that authorisation can be provided in writing.

- Q3. *“Can the City please provide a detailed list of fees paid by the City to the company Natural Area Management, including directly or through affiliated companies such as Envirosteam or via subcontract arrangement, e.g. UDLA, for the 2023 Financial Year to the 2026 Financial Year to date, under the following categories:*
- a. Consultation work, environmental assessments, surveying, management plans;*
 - b. Vegetation restoration work, weeding services, vegetation watering services, fencing, erosion control;*
 - c. Road and path weeding services via EnviroSteam; and*
 - d. And any “other” invoiced works?”*
- A3. The Mayor advised that the question would be taken on notice and a written response provided.

Additional Information

- A2. When contractors are engaged to complete works on City land on behalf of the City, a Purchase Order is issued to create a contractual arrangement for the works. This contractual arrangement includes the authority for contractors to access sites with certain restrictions which are typically detailed by the officer controlling the works and during inductions. In instances of community groups engaging City contractors, City contractors have already been inducted, and in this case SNEC provides further detailed information regarding access.
- A3. This undertaking will require additional time to complete. A response will be provided in writing to Mr Masiello, and will be included in the Agenda of the Council meeting to be held 5 May 2026.

7.5 PUBLIC QUESTION TIME - P BOWRING

The following questions were submitted by P Bowring, Greenwood WA 6024, at the Council meeting held Tuesday, 31 March 2026.

- Q1. *“Regarding the proposed basketball court that was to be erected at Charles Riley Memorial Reserve, it was indicated that the completion was to be between January and ANZAC day in April. There’s been no activity there, so is there another timeline for this at the present time that we know of?”*
- A1. The Director Infrastructure confirmed that the court is planned to begin construction post ANZAC Day. The painting and line marking of the court surface will require multiple days of dry weather, therefore, the City cannot provide an exact completion date at this point.
- Q2. *“North Beach RSL has a large membership group in excess of 350 members. We’re in there providing welfare; mental and physical to our members. We’ve trained advocates, who are busy dealing with our members through age and conflicts that they’ve been involved in. We do not have a space where we can access, at any time, for these members who are having difficulties with their lifestyle. We’re looking for confidentiality, security, and camaraderie. I’ve worn my shoes out walking through the City of Stirling looking for an appropriate space where our advocates can deal with these people, who some of them are moving towards suicidal acts, where our advocates can, at any time of the day, walk into a small area, sit down, and have confidentiality, security, and camaraderie in dealing with their problems. So, can the city of Stirling make enquiries on our behalf as to possibly finding a space where we could conduct these interviews and support of our members?”*
- A2. The Mayor confirmed that the City would work towards assisting in this matter, and that a City officer would get in touch with Mr Bowring.

Additional Information

- A2. The Service Lead Leisure Services will contact Mr Bowring directly, by 10 April 2026, to further discuss the matter and provide any assistance possible.

At 6.49pm, in accordance with Clause 5.2(14) of the City of Stirling's Meeting Procedures Local Law 2021, the Presiding Member ruled to EXTEND Public Question Time.

7.6 PUBLIC QUESTION TIME - L THOMPSON

The following questions were submitted by L Thompson, Scarborough WA 6019, at the Council meeting held Tuesday, 31 March 2026.

Q1. *"In relation to the consultation period for the proposed Trigg to Scarborough Boardwalk, do you think that the information sharing between the Council and the ratepayers has been conducted in good faith with openness, accuracy, fairness, and transparency?"*

A1. The Mayor confirmed that it had.

Q2. *"Why has a recent FOI revealed that the Boardwalk project team received the GALT geotechnical report in June 2025? This report was withheld from the Councillors and the public during the \$16,000 consultation period. In fact, after months of ratepayer questioning, this \$11,000 ratepayer-funded report was only released to the FOI requester in November, five months after the Council received it. Further, it is still not available on the City's Coastal Boardwalk public information page. How does the City consider this approach aligns with its obligations under the Local Government Act 1995 to ensure transparency, informed decision-making, and meaningful community engagement, particularly when the report contains information directly relevant to the critical feasibility constraints? Who and why made the decision not to release the GALT report during consultation, and is that the transparency you support?"*

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

Q3. *"In response to a question that I asked on 17 March 2026, the City, during the community consultation period, two additional ratepayer funded reports were withheld. The full version of the Urbis report was suggested that the boardwalk costed 25 million and the HERA Preliminary Construction Plan. After numerous questions, these reports were released on 15 August, halfway through the community consultation period. The HERA preliminary construction plan details proposed construction methodology, including clearing an 850m long, 3.3m plant access path through the dunes to allow access for tracked excavators. The report suggests that these tracked excavators with torque drive heads would be required to install the helix screw piles, that the report states would need to be driven up to 5m in depth. In the interest of ratepayer transparency, please explain why the full version of the Urbis report and the HERA Preliminary Construction Plan have been removed from the City's Coastal Boardwalk information page."*

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

Q4. *“The HERA Preliminary Construction Plan suggests the need for helical screw piles driven to a depth of 5m for 2.5m boardwalk built to withstand significant wind and foot traffic on highly mobile sand dunes. The literature suggests that handheld installation of piles is limited to 2m for structures such as small backyard decks. The information provided to the public and Councillors has not been transparent. It is not possible to build a boardwalk from the existing beach access tracks, as the community and Councillors were informed. Why has the City intentionally misled the public and Councillors by claiming that a boardwalk could be built from the existing beach access tracks, and please confirm the size of the excavators required to drive piles to a depth of 5m?”*

A4. The Mayor advised that the question would be taken on notice and a written response provided.

Additional Information

A2. The City commissioned preliminary geotechnical investigations by GALT Geotechnics to inform feasibility and concept design development, with key findings summarised in Section 3.2 of the UDLA Concept Design Report (Feasibility Study) – July 2025 and incorporated into the publicly released feasibility material. During consultation, the City released information relevant to concept options and feasibility outcomes rather than all underlying technical appendices, consistent with feasibility-stage engagement. The GALT geotechnical report was subsequently released through the FOI process in accordance with legislation, and the City does not accept that the report was withheld to limit transparency.

A3. The Urbis report and the HERA preliminary construction plan were supporting technical documents prepared to inform feasibility testing and concept development. The preliminary construction methodology, including low-impact construction principles and screw piling, is summarised in Section 3.4 of the UDLA Concept Design Report (Feasibility Study) – July 2025. These were available during the community consultation period and now that it has closed, the key reports considered as part of the feasibility assessment are included in the report to Council through the decision made on 25 November 2025. A link to the minutes of the meeting and the associated reports is found at the top of the City’s Coastal Boardwalk webpage.

A4. The feasibility study identified significant environmental and access constraints within the coastal dune system and accordingly tested low-impact construction principles, including screw piling and lightweight construction, to minimise ground disturbance. The geotechnical investigations confirmed that both shallow and piled footings could be suitable; however, no final construction methodology, pile depth, or plant size was determined at the feasibility stage, with these matters to be resolved through detailed design and procurement should the project proceed. The City does not accept that it has intentionally misled Councillors or the public, noting the feasibility documentation clearly states that further investigations and approvals would be required before construction methods could be confirmed.

7.7 PUBLIC QUESTION TIME - R HADLEY

The following questions was submitted by R Hadley, Woodlands WA 6018, at the Council meeting held Tuesday 31 March 2026.

Q1. *“Rate payers who read that asbestos exists in some 60 to 70 City-owned properties will consider this a very serious matter. Approximately \$120 million sits in the reserve fund; Council officers estimate that only \$4.7 million is required to remove all asbestos-containing material. We suggest that this Council call for tenders immediately to remove all asbestos and could this Council please provide a list of all the properties that contain asbestos?”*

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

Additional Information

A1. The Manager Facilities, Projects & Assets advised that a list of the buildings currently containing asbestos containing material (ACM) is shown below.

Hancock St Guide Hall	228 Hancock St	Doubleview
SCC North Beach	20 Castle St	North Beach
SCC Innaloo	25 Morris Pl	Innaloo
Karrinyup Library	13 Davenport St	Karrinyup
SCC Karrinyup	13 Davenport St	Karrinyup
Commercial Tenancy	369 Scarborough Beach Rd	Innaloo
Public Toilet (PT) Rickman Delawney	49 Rickman St	Balcatta
Teakwood Reserve Clubrooms	33 Teakwood Ave	Woodlands
PT & Changerooms Teakwood Reserve	33 Teakwood Rd	Woodlands
PT Hamersley Pool	West Coast Dve	North Beach
PT Watermans Bay	33 West Coast Dve	North Beach
PT & Changerooms Empire Ave Reserve	11 Ednah St	Wembley Downs

Recycling Centre Balcatta	238 Balcatta Rd	Balcatta
Mulberry Tree Childcare	15 Euston St	Wembley Downs
Doubleview Bowling Club	17 Shearn Cres	Doubleview
Innaloo Sportsmans (Bowling) Club	Cnr Birdwood & Satin Way	Innaloo
Osborne Park Bowling Club	31 Park St	Tuart Hill
PT & Clubrooms Yuluma Park	Langley Cres Yuluma Park	Innaloo
PT & Clubrooms AS Luketina	100 Buntine Rd	Wembley Downs
PT & Changerooms Sheldrake Reserve	40 Sheldrake St	Stirling
Colin Moore Centre	46 Huntriss Rd	Gwelup
Dianella Child Health Centre	238 The Strand	Dianella
SCC Dianella	18 Kerry St	Dianella
SCC Nollamara	72 Silvia St	Nollamara
Stirling Womens Centre	74 Sylvia St	Nollamara
Dianella Lacrosse West Clubrooms & PT	347C Morley Dr	Dianella
SCC Yokine	289 McDonald St	Yokine
Karrinyup Mens Shed	6 Jedda Rd	Balcatta
Karrinyup Mens Shed - External Shed	6 Jedda Rd	Balcatta
PT & Clubrooms (double storey) Des Penman Reserve	33 Carcoola St	Nollamara
Balga Aquatic Centre LeisurePark	109 Princess Rd	Balga
PT Conway Reserve	2 Harrison St	Balcatta
PT & Changerooms Celebration Park	40 Rochester Cir	Balga
WADJAK	2 Finchley Cres	Balga
Blythe Avenue Toy Library	34 Blythe Ave	Yokine
Flinders Reserve Community Build	225A Flinders St	Yokine
Banksia Montessori Pre Primary	17 Chatton St	Dianella

Inglewood Early Childhood Unit	6 Hamer Pde	Inglewood
81 Railway Pde Mount Lawley	81 Railway Pde	Mount Lawley
Cubby House	81 Railway Pde	Mount Lawley
Nollamara Tennis Club - Social Area	65 Kindra Way	Nollamara
Inglewood Sportsmans (Bowling) Club	1 Standcliff St	Mount Lawley
Yokine Bowling Club	10 Wordsworth Ave	Yokine
Yokine Bowling Club Gardeners Store	10 Wordsworth Ave	Yokine
Marjorie Mann	30 Clifton Cres	Menora
Camberwell Rd PT & Clubrooms	76 Camberwell Rd	Balga
Alexander Pk Craft House	40 Inverness Cres	Menora
SCC Mt Lawley	715 Beaufort St	Mount Lawley
Yokine Community Kindergarten	26 Ranger Rd	Yokine
Barry Briton Reserve Clubrooms	Keemore Dr	Balga
Robertsbridge PT & Clubrooms	16 Robertsbridge Rd	Nollamara
Princess Wallington Res PT & Clubrooms	151 Princess Rd	Balga
Royal Villiers Reserve Clubrooms I&II	6 Villiers St	Yokine
PT & Changerooms Breckler Park	70 Cornwall St	Dianella
Gilbert & Sullivan	11 Lemana Ct	Nollamara
Organisation of African Communities WA	11 Lemana Ct	Nollamara
Commercial Tenancy	19 Roberts St West	Osborne Park

7.8 PUBLIC QUESTION TIME - R MITCHELL

The following questions were submitted by R Mitchell, Karrinyup WA 6018, at the Council meeting held Tuesday 31 March 2026.

Q1. *"In relation to the Coastal Boardwalk proposal, has it been approved by the Environmental Protection Department?"*

A1. The Mayor advised that it has not yet.

Q2. *"Can I be informed of the date, item number and which Council meeting where the change of use for the courtyard was approved at the Karrinyup Community Centre?"*

A2. The Mayor advised that he did not believe there was any Council item on this, and that Officers of the City have the ability to decide how to look after the public realm.

Q3. *"In regard to the land next door to the Main Administration Carpark, is the Council proposing to, or in the process of, either leasing or selling this land to the Perth Glory Soccer Club?"*

A3. The Mayor advised that the City was not.

7.9 PUBLIC QUESTION TIME - S WHEELER

The following questions were submitted by S Wheeler, Scarborough WA 6019, at the Council meeting held Tuesday, 31 March 2026.

- Q1. *"At the EGM last week, I asked why page 85 of the Annual Report noted that the Standards Panel had reported no breaches of regulations for the reporting period. I was told that no reports had been made to the City. However, the 11 November 2025 minutes for Item 18.1 note that the Local Government Standard Panel found that Mayor Irwin had breached sections 18 and 34 of the regulations on 10 November 2024. And by this time, the Standards Panel had also handed down the penalty. Why does the Annual Report claim no knowledge of the breaches given the city, and by this time, all Councillors clearly knew of the findings of the Standards Panel?"*
- A1. The Manager Governance advised that the Annual Report is only required to include details of entries that have been placed in the register for that financial year. So, the details in the register include a range of items under the Local Government Act and because the register was not updated in terms of that particular complaint until 17 February 2026, when the matter was dealt with in terms of an apology by Mayor Irwin, only at that time was the register updated. Therefore, the Annual Report is correct in terms of stating that there were no entries in the register.
- Q2. *"The City received an invoice on 31 December 2025 for some \$1,300 for legal services in relation to an abandoned SAT appeal funded by Council under the City's legal representation policy, following a request by the Mayor on 5 November 2025. Have you refunded the ratepayers of the City of Stirling for this expenditure for any other currently unknown expenses in relation to your request for ratepayers to fund your appeal against the Standards Panel?"*
- A2. The Manager Governance advised that any cost repayment from an Elected Member in terms of legal representation costs will be in accordance with the resolution that Council has made. In terms of the schedule accounts that are listed on the Council agenda, in both January and February, there are three items totalling an amount of \$3,712.50 for legal and consultant conveyancing costs for Thomson Geer, and there are three entries in the list of payments in the agenda.
- Q3. *"I asked if that would be repaid by yourself [the Mayor]?"*
- A3. The Mayor advised that the question would be taken on notice and a written response provided.

Additional Information

- A3. Any repayment of an Elected Member for costs associated with the provision of legal services would be in accordance with Council's requirements.

7.10 PUBLIC QUESTION TIME - P KRASENSTEIN

The following question was submitted by P Krasenstein, Dianella WA 6059, at the Council meeting held Tuesday 31 March 2026.

Q1. *“In August 2024, I was contacted by the City to be told that two large Mop Top trees on my front verge that I planted had to be removed because one had Borer Beetle. When they took out the trees, they destroyed my reticulation, so all my lawn and all my gardens that were reticulated in that area died. I kept on contacting the Council and telling them I had a problem. I did ask for the Council to pay to rectify my problem and they refused. I said to them, how about I deduct it from my rates if I pay myself? My Council rates were due last August and I haven’t paid them. I haven’t got any notification from the Council and I’m just assuming that they’ve agreed with me not paying my rates because they haven’t contacted me in seven months.”*

A1. The Mayor advised that the Director Infrastructure would make contact directly to discuss further.

Additional Information

A1. The Director Infrastructure will contact Mr. Krasenstein directly, by 10 April 2026, to further discuss the issues he is having with his verge trees.

7.11 PUBLIC QUESTION TIME - A MCKIRDY

The following questions were submitted by A McKirdy, Innaloo WA 6018, prior to the Council meeting held Tuesday 31 March 2026.

Q1. *"In January this year, the City advised me via email that they would brief with Birdlife to discuss the feasibility of high value cockatoo food trees on appropriate verges and streetscapes. Can the Director Infrastructure or Manager Parks and Environment please advise on the current status of the City's engagement with Birdlife Australia regarding this commitment?"*

A1. Officers from the Parks and Environment Business Unit have contacted Birdlife Australia multiple times and have not had a response as yet.

Q2. *"Specifically, has a briefing been scheduled?"*

A2. No, as per the previous response in A1.

Q3. *"If a briefing has not been scheduled yet, why not?"*

A3. Birdlife Australia has not responded to the City's contact.

7.12 PUBLIC QUESTION TIME - R MURPHY

The following questions were submitted by R Murphy, Karrinyup WA 6018, prior to the Council meeting held Tuesday 31 March 2026.

Q1. *“The City's Coastal Hazard Management Plan's project team used a multicriteria Assessment to investigate four options for optimal coastal protection techniques at Mettams Pool and Waterman Beach which reviewed the technical, social, environmental and economic aspects of each option. Why has the City not used a multicriteria Assessment to investigate a range of options to address whatever problem it has identified as requiring a multi-million dollars coastal boardwalk between Scarborough and Trigg Beach through a Crown Land Class A coastal reserve of high conservation value?”*

A1. The Coastal Boardwalk project is at an early feasibility stage and, unlike those projects assessed under the Coastal Hazard Management Plan, the intention of this project is not to solve a coastal hazard problem.

The purpose of the current work is to test whether it is feasible to provide a safe pedestrian connection between Scarborough and Trigg Beaches in a way that is environmentally sensitive and compatible with a Class A reserve.

As part of this feasibility work, the City examined different alignment options and considered environmental, technical, safety, cultural and cost factors using independent expert advice. A formal multicriteria assessment would only occur if Council decided to progress the project beyond feasibility and consider detailed options for delivery.

Q2. *“The City of Stirling has a Management Order for the care, control and management of the South Trigg Beach Class A Reserve that has been granted in trust by the State Government on behalf of the public. Why is the City proposing a structure that would require the clearing and levelling of an 850m long, 3-4m wide path through a remnant coastal reserve that has the greatest protection for Crown Reserves under legislation for areas of high conservation value?”*

A2. The City recognises that South Trigg Beach is a Class A reserve with very high conservation value, and this has guided the feasibility work from the outset. Class A reserve status does not necessarily prohibit all works, particularly properly managed and controlled paths that improve access and recreational opportunities.

The concept being tested does not involve clearing or levelling a continuous 3-4m wide path through intact coastal vegetation. Instead, the feasibility study has examined a light touch, elevated boardwalk designed to avoid the most sensitive areas and minimise ground disturbance. No design, clearing footprint or construction approach has been approved, and any future proposal would require detailed environmental studies, State Government approvals and Council approval.

- Q3. *“The dual path between Scarborough and Trigg Beach along West Coast Highway is approximately 600m long. Why has the City not upgraded this path since it was first identified as a reason for spending money on a coastal boardwalk in 2005?”*
- A3. The existing path is considered to be of a width and condition that satisfies the functional requirements of a shared path. However, the primary concern raised by users does not relate to the path itself, but to the close proximity of pedestrians and cyclists to fast moving traffic along West Coast Highway. Widening or upgrading the existing path would only provide a marginal increase in separation from traffic and would not address the underlying safety concerns expressed by users.

8. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES**Council Resolution****0326/021****Moved Councillor Krsticevic, seconded Councillor Paparde****That the Minutes of the Ordinary Meeting of Council of 17 March 2026 be confirmed as a true and correct record of proceedings.****The motion was put and declared CARRIED (14/0).****For:** Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.**Against:** Nil.

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10.1 ANNOUNCEMENT - GOLF AWARDS

Mayor Mark Irwin made the following announcement:

"I was just going to make a brief announcement and acknowledge that some of the Councillors and I attended the Golf Awards on Friday night. Obviously, the incredible Hamersley Golf Course was up for an award as one of the best golf courses in Western Australia, but we were also there because three of our other golf courses were nominated for awards. So, we had Lake Karrinyup Country Club also up for an award, the West Australian Golf Club was also there, and Mount Lawley Golf Club. All three clubs were finalists in their awards, but I particularly just want to acknowledge Mount Lawley Golf Club - they took out five of the awards. They pretty well cleaned up on the night, not only for individual awards, but for their volunteers, for their coaching, and also as club of the year; but also individual things like Volunteer of the Year. I think the most notable, since we dealt with such significant environmental considerations over the last few years with the club in the way they manage their trees, was that they received environmental awards as well. So, it was very significant being recognised for the incredible work they do as land managers as well as being a fantastic golf club. Well done Mount Lawley Golf Club, they did a great job."

11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING

Nil.

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

12.1 COMMUNITY AND RESOURCES COMMITTEE - 24 MARCH 2026

12.1/ES1 COASTAL ADAPTATION OPTIONS ASSESSMENT - METTAMS POOL, NORTH BEACH AND WATERMANS BAY BEACH, WATERMANS BAY

Business Unit:	Engineering Services	Service: Transport Services
Ward:	Coastal	Location: Mettams Pool and Watermans Bay Beach
Applicant:	Not Applicable	

Role

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

Council Resolution

0326/022

Moved Councillor Creado, seconded Councillor Re

1. That Council **NOTES** the investigations and costings of coastal adaptation options for Mettams Pool, North Beach and Watermans Bay Beach, Watermans Bay.
2. That the City **UNDERTAKES** further investigation and development of Alternative Treatment 1 (Low Crest Vertical Wall and Beach Nourishment) and Alternative Treatment 3 (Submerged Breakwater and Beach Nourishment) for Mettams Pool

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Papparde, Perkovic, Proud, Re, Thornton and Mayor Irwin.

Against: Nil.

Committee Recommendation

1. That Council NOTES the investigations and costings of coastal adaptation options for Mettams Pool, North Beach and Watermans Bay Beach, Watermans Bay.
2. That the City UNDERTAKES further investigation and development of Alternative Treatment 1 (Low Crest Vertical Wall and Beach Nourishment) and Alternative Treatment 3 (Submerged Breakwater and Beach Nourishment) for Mettams Pool.

Officer's Recommendation

1. That Council NOTES the investigations and costings of coastal adaptation options for Mettams Pool, North Beach and Watermans Bay Beach, Watermans Bay.
2. That the City UNDERTAKES further investigation and development of Alternative Treatment 1 (Low Crest Vertical Wall and Beach Nourishment) and Alternative Treatment 3 (Submerged Breakwater and Beach Nourishment) for Mettams Pool.

Purpose

To provide information to Council on more permanent coastal adaptation options for Mettams Pool and to provide an update on the options assessment for Watermans Bay.

Details

Introduction

At its meeting held 29 August 2023, Council resolved (Council Resolution Number 0823/065) to endorse the City of Stirling's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for the coastline from Beach Road West to Peasholm Street. One of the key recommendations of the City's CHRMAP was to undertake a detailed Options Assessment to determine the optimal coastal protection technique(s) at Mettams Pool and Watermans Bay beaches.

At its meeting held 27 May 2025, Council considered a report detailing the Coastal Adaptation Options Assessments for Mettams Pool and Watermans Bay beaches. In considering the report, Council resolved (Council Resolution Number 0525/033) to endorse the preferred adaptation offer and undertake further investigation.

This report has been prepared to address the second resolution relating to the investigation and costings for more permanent solutions, and as such should be considered as supplementary to the information provided in the May 2025 Council report.

Identified Potential Adaptation Options

The City's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) identified four primary options for further investigation, including:

- Sand nourishment: The placement of sand on beach and dunes to provide a buffer to erosion.
- Seawall or rock revetment: A hard structure, parallel to the shore, to protect land and assets behind.
- Groyne or headland enhancement: A hard structure, perpendicular to the shore, designed to trap sand to provide a buffer to erosion.
- Breakwater or nearshore reef enhancement: In-water structures designed to reduce energy behind them thereby enhancing sediment accretion and retention, to provide a buffer to erosion.

A summary of each option assessed for Mettams Pool and Watermans Bay beaches can be viewed in the [Mettams Pool Coastal Adaptation Options Assessment Report](#) and [Watermans Bay Coastal Adaptation Options Assessment Report](#). A photograph showing a typical example of each of these four options is provided in Figures 1 to 4.



Figure 1 – Sand Nourishment at Mettams Pool



Figure 2 – Seawall at Rockingham



Figure 3 – Groyne at City Beach



Figure 4 – Nearshore Breakwater at Kwinana

Multi-Criteria Assessment

The Multi-Criteria Assessment (MCA) undertaken as part of the Coastal Adaptation Options Assessments for Mettams Pool and Watermans Bay identified Beach Nourishment as the preferred short-to-medium term option to maintain beach amenity and retain an adequate dune buffer against erosion. However, as stated in the City's CHRMAP, the final (longer term) option may include a combination of these measures, as they can be complementary.

The key evaluation criteria were derived from the Success Criteria (SC) in the City's CHRMAP Chapter Report 5: Implementation, which are:

- SC1: Preserve the function and opportunity for recreation activities along the coastline (such as walking / running, swimming and surfing).
- SC2: Preserve the existing hospitality venues along the coastline and access to them.
- SC3: Ensure the natural environment is protected and sustained in its current condition or an improved condition (concerning the dunes and flora and fauna).
- SC4: Develop solutions to coastal processes that are sustainable (financially, socially and built form) and locally responsive.
- SC5: Revisit regularly with community and key stakeholders their values in relation to development adjacent the coastline.
- SC6: Maintain services that maximise community benefit for all.
- SC7: Ensure the coastline is safe and accessible to all.
- SC8: Achieve a balance between access needs and environmental sensitivities.

Based on the MCA assessment and sensitivity study detailed in Section 7 of the 2025 Mettams Pool Coastal Adaptation Options Assessment, the adaptation options which are deemed to be suitable at Mettams Pool have been ranked and are listed below:

1. Option 1 - Beach Nourishment (3.7);
2. Option 4b – Submerged Breakwater (Reef) & Beach Nourishment (2.6); or
3. Option 2 – Seawall (Vertical) & Beach Nourishment (2.4).

Based on the MCA assessment and sensitivity study detailed in Section 7 of the 2025 Watermans Bay Coastal Adaptation Options Assessment, the adaptation options which are deemed to be suitable at Watermans Bay have been ranked and are listed below:

1. Option 1 – Beach Nourishment (3.7);
2. Option 4b – Submerged Breakwater (Reef) & Beach Nourishment (2.9);
3. Option 3 – Groynes / Headland Enhancement & Beach Nourishment (2.7); or
4. Option 2 – Seawall (Vertical) & Beach Nourishment (2.4).

It is important to highlight that the outcomes of the MCA process are based on key success criteria developed through the community engagement process, which has significantly influenced the requirements of each adaptation option. Should community values change in the future, both the adaptation options and the MCA process can be revisited, as these changes could alter the preferred option.

Further information on the above is available in the 2025 report and Options Assessments, accessible via the Linked Documents section at the end of this report.

Preferred Adaptation Option Progress - Mettams Pool

Following Council's endorsement of the preferred option, the City engaged MP Rogers & Associates (MRA) to prepare a detailed design for the Mettams Pool Beach Nourishment. This short-to-medium term adaptation option is somewhat stand-alone and can be implemented alongside more permanent solutions to further improve coastal resilience. Detailed design is currently underway; however, some elements of the design may need to be modified to accommodate implementation of the more permanent solutions currently under investigation. The scope is referred to as a 'sand buffer' or 'beach nourishment' and includes adding roughly 20,000-24,000 cubic metres of sand to the existing beach and dunes to provide a substantial buffer to erosion. Implementation of this base option is planned for the 2027-28 financial year pending design finalisation, necessary approvals, availability of funding and availability of suitable sand.

The annual / biannual beach nourishment program is referred to as 'beach maintenance' and will need to continue to replace ongoing losses; however, the quantity of sand required and frequency of these campaigns (both of which influence cost and amenity) can be influenced by additional coastal adaptation options.

A pattern of demonstrated State Government funding for beach maintenance does provide a reasonable interim solution to the erosion being experienced at Mettams Pool, and expanding this beach nourishment around the point to the north of Saunders Street could function to better buffer Watermans Bay with sand.

The next campaign of beach maintenance will take place over approximately seven days and nights commencing Sunday 22 March 2026. Approximately 5,000 cubic metres of sand will be harvested from the back of Trigg Beach where excess wind-blown sand has accreted. This will be trucked and placed strategically on Mettams Beach to provide amenity and an erosion buffer ahead of the winter storms. Beach works will be undertaken at night, with only hauling and stockpiling works taking place during the day.

Preferred Adaptation Option Progress - Watermans Bay

Unlike Mettams Pool, Watermans Bay has not required beach nourishment in recent years. Sand placed at Mettams has likely contributed to a more favourable sediment environment locally at Watermans, reducing the need for beach maintenance. Additionally, the Geotextile Sand Container (GSC) seawall installed in 2010 is performing well and is expected to continue to do so for far longer than expected. Current erosion pressure at Watermans Bay remains far less critical than at Mettams, so progression of the detailed work required to advance coastal protection at Watermans Bay has been deferred to 2027/2028 to align with a 2030 delivery target.

In the meantime, Beach Maintenance at Mettams is planned to continue, from which Watermans is expected to continue to benefit, and maintenance of the GSC wall is scheduled for 2026/2027 to ensure interim protection measures remain in place.

While the options and challenges at Watermans Bay are of a similar nature to those at Mettams, the remainder of this report focusses solely on Mettams Pool due to the relative urgency of the issue and the need for site-specific analysis to compare treatment options.

Further Consideration of Alternative Treatment Options – Mettams Pool

In parallel with the beach nourishment detailed design currently underway, the City engaged MP Rogers & Associates to complete a further study to address Part 2 of Council Resolution 0525/033. The study assessed three alternative longer-term treatment options for Mettams, which are each comprised of sand nourishment as the endorsed 'base option' along with one of the other more permanent coastal adaptation options identified in the 2025 report:

- Alternative Treatment 1 – Low-Crest Vertical Wall and Beach Nourishment;
- Alternative Treatment 2 – Small-Scale Groyne and Beach Nourishment; or
- Alternative Treatment 3 – Submerged Breakwater (Reef) and Beach Nourishment.

This study builds on the substantial body of work that went into 2025 Coastal Adaptation Options Assessments, which found beach nourishment to be the preferred immediate adaptation option at both sites.

Current Coastal Conditions

Recent analysis of survey and shoreline data confirm:

- Without the placement of beach nourishment, Mettams Pool continues to experience an underlying long-term erosion trend.
- The current beach nourishment activities appear appropriate to generally maintain the existing beach position.
- Net sediment loss is approximately 1,200 cubic metres per year, with higher losses in the southern swimming area.
- Annual maintenance beach nourishment (5,000 cubic metres in 2025) stabilised beach width but was largely redistributed within six months.
- Erosion pressures remain significantly higher than at Watermans due to the narrow buffer, perched beach and shallow reef features.

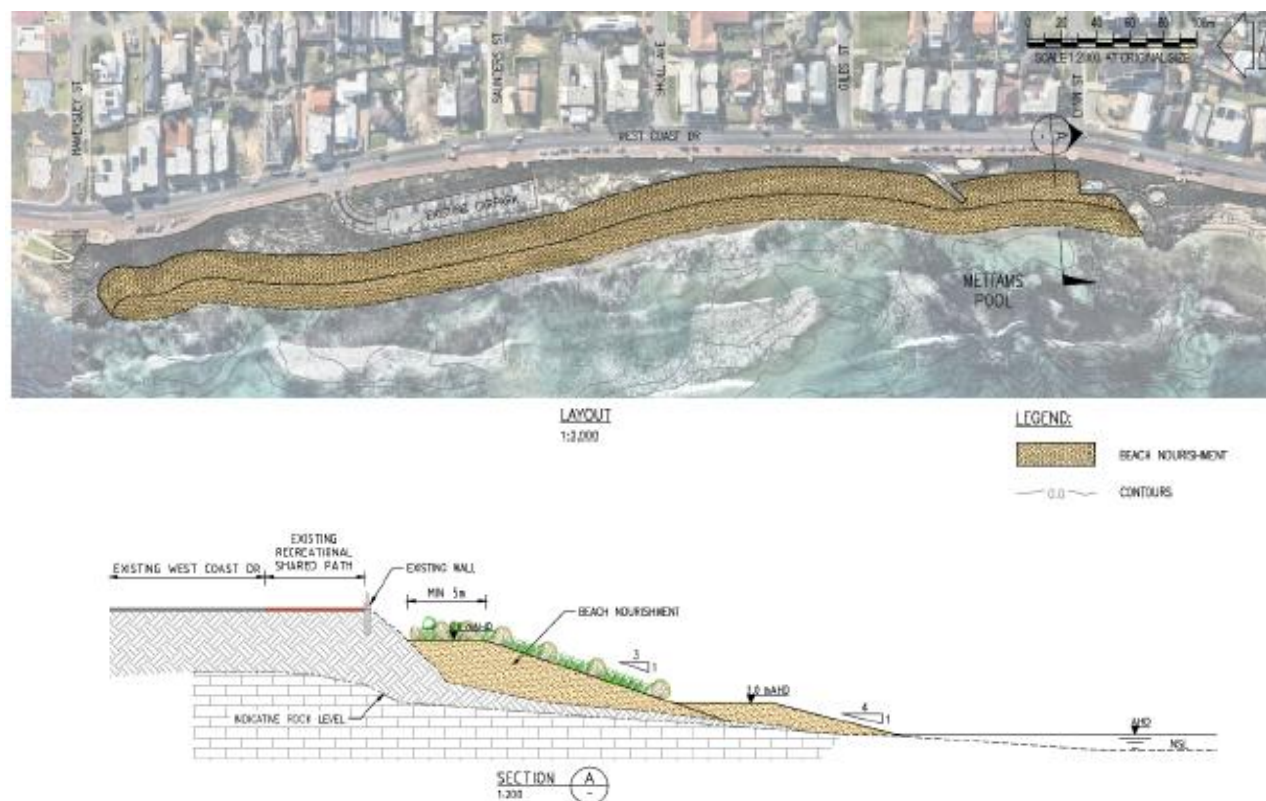
It should be noted that these observations are based on beach and waterline surveys. A significant body of information is missing from below the waterline.

Alternative Treatment – Base Option

Each of the alternative treatment options includes the endorsed 'base option' of beach nourishment, which involves a one-off nourishment campaign to build up the beach and dune to create an erosion buffer. This option is detailed in the 2025 Mettams Pool Coastal Adaptation Options Assessment as 'Option 1', which includes estimates of construction cost to be \$2,200,000 and maintenance costs to be \$11,300,000 over 50 years. These figures have been updated in the latest report to align with updates to the design. This is separate to the annual / biannual 'beach maintenance' nourishment currently taking place, which is likely to be required indefinitely unless annual losses can be stemmed.

Mettams Pool: Alternative Treatment – Base Option

Concept Plan



Alternative Treatment 1 – Low-Crest Vertical Wall and Beach Nourishment

This option incorporates a low, landward vertical wall at the back of the southern zone of the beach along with the 'base option' of beach nourishment and maintenance. The main change from the 'base option' is the installation of the wall, which reduces the total beach nourishment requirement as it negates the need to place a sand buffer behind the swimming area. Biannual beach maintenance would still be required along this section of beach though.

The primary function of the wall is to provide back of beach protection and reduce the volume of beach nourishment required within the swimming area. The proposed wall runs from the limestone seawall under the gazebo to the GSC wall that protects the amenities block, providing a line of defence where vulnerability currently exists. The proposed wall is significantly smaller than what was proposed in the 2025 Options Assessment report with a crest level of 3.5m AHD (Australian Height Datum), down from 6m AHD. At this reduced height, the wall will not provide absolute protection during all storm events, and overtopping is expected to occur under more extreme conditions. The reduced height is likely to be more palatable in terms of community acceptance, though consultation on this design has not yet been undertaken.

The addition of a low-crest vertical seawall to the 'base option' would:

- Provide essential protection for landward assets (retaining wall, recreational shared path and West Coast Drive).
- Reduce beach nourishment volumes required in the southern zone.
- Maintain beach width and amenity with minimal visual impact.
- Avoid works below the high-water mark, limiting environmental approvals.

High-Level Cost Summary (concept estimate):

- Capital cost is estimated at \$2,800,000, which is approximately \$600,000 more than the 'base option'.
- The 50-year maintenance cost is estimated at \$11,600,000, which is approximately \$300,000 more than the 'base option'.

Confidence in the design and assessment of Alternative Treatment 1 as proposed is high. It is technically viable and delivers meaningful asset-protection benefits. During severe erosion events, this wall has the capacity to limit eroded volumes from the south section of the beach, reduce renourishment volumes and protect the foundations of infrastructure that is highly valued by the community. The cost estimates are high level but are considered reliable due to confidence in the design.

Mettams Pool: Alternative Treatment 1 – Low Crest Vertical Wall and Beach Nourishment

Concept Plan



Advantages and Disadvantages

Advantages

- Maintains a usable beach width and beach amenity.
- Maintains continuity of the beach space, as no shore-normal structures are required.
- Beach nourishment at Mettams Pool will increase the sediment feed to the northern beaches (including Watermans Bay).
- Introduce additional sand into the system which is likely to result in an increase in offshore banks
- The wall limits beach nourishment requirements, reducing the likelihood of sand infilling the swimming pool.
- Provides redundancy to landward assets if beach nourishment is lost, reducing the need for emergency works between biennial nourishment campaigns.
- Requires no direct encroachment into the Marmion Marine Park, thereby minimising the need for DBCA approvals.

Disadvantages

- The wall will have a visual impact on the foreshore.
- Beach nourishment causes beach disturbance.
- Increase the overall cost of the works, including both capital and ongoing maintenance costs.
- Risk of nearshore reef smothering.
- Environmental approvals will be required for vegetation clearing.
- Beach disturbance is likely to be prolonged during construction of the vertical wall.
- May result in increased localised erosion when wall is exposed.

Alternative Treatment 2 – Small-Scale Groyne and Beach Nourishment

The construction of a short, small-scale groyne directly north of the beach access ramp has been considered for implementation alongside beach nourishment and maintenance. This would conceptually function to prevent the seasonal changing in beach morphology and minimise the likelihood of the pool infilling with sand following the winter months. Because of this, as well as the shallow nearshore reef system, the construction of the groyne could result in larger shore-normal currents in the vicinity of the structure.

Due to stakeholders' previous preference against rubble mound structures, GSCs are proposed for the construction of the groyne. Larger GSCs (2.5 cubic metre containers) have been shown to offer improved stability under severe conditions; however, they can still be dislodged or damaged, similar to rubble mound structures, and will therefore require maintenance. It is assumed that the GSCs will be filled with imported beach fill required for the works.

While the proposed groyne could reduce infilling of the pool during winter storms, it:

- Interrupts longshore sediment processes, potentially inducing losses.
- Alters nearshore currents and sea states, potentially creating a hazard to swimmers.
- Is visually unappealing.
- Encroaches into the Marmion Marine Park, possibly requiring approvals.
- Impacts recreational amenity due to its proximity to Mettams surf reef.
- Is vulnerable to failure during severe storms.

High-Level Cost Summary (concept estimate):

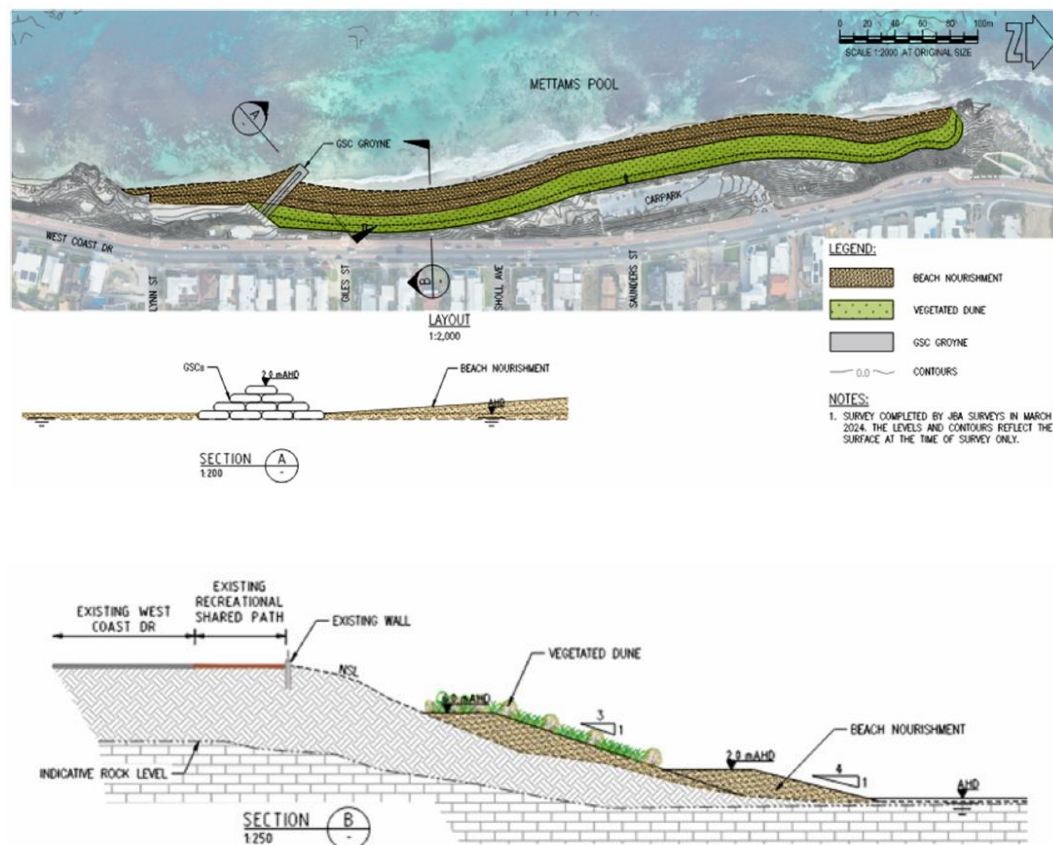
- Capital cost is estimated at \$2,300,000, which is approximately \$100,000 more than the 'base option'.
- The 50-year maintenance cost is estimated at \$11,500,000, which is approximately \$200,000 more than the 'base option'.

Confidence in the design and assessment of Alternative Option 2 as proposed is low-to-moderate. The interactions between coastal processes and installed structures are difficult to predict on complex perched beach sediment transport systems and can result in negative outcomes if not properly understood. Cost estimates are likely to be fairly accurate but impacts on surfing amenity and hazards to swimmers due to the possible creation of rip currents have not been adequately assessed and could pose a risk to the City. Groynes in general were not supported by the Reference Group (which was set up during the Coastal Adaptation Options Assessment in 2024 and 2025) and have been actively opposed by a local community group. CHRMAP success criteria are also not likely to be met.

As such, this option is not recommended for further investigation.

Mettams Pool: Alternative Treatment 2 – Small-Scale Groyne and Beach Nourishment

Concept Plan



Advantages and Disadvantages

Advantages

- Maintains or increases the existing beach width and beach profile slope.
- Introduces additional sand into the system, which is likely to result in an increase in offshore sand banks.
- Beach nourishment at Mettams Pool will increase the sediment feed to the northern beaches (including Watermans Bay).

Disadvantages

- Was not previously supported by the Reference Group.
- Reduces beach continuity due to the introduction of shore-perpendicular structures.
- Beach nourishment causes beach disturbance.
- Risk of nearshore reef smothering.
- Results in a significant and visually unappealing impact on the foreshore.
- Directly encroaches into the Marmion Marine Park, requiring DBCA approvals.
- Interrupts longshore sediment transport as it reduces the wave energy reaching the coastline.
- May alter nearshore coastal processes and inhibit water-based activities such as surfing, windsurfing, swimming and snorkelling.
- Provides no redundancy to landward assets if beach nourishment is lost, potentially necessitating emergency works.
- Increases the overall cost of the works, including both capital and ongoing maintenance costs.

Alternative Treatment 3 – Submerged Breakwater (Reef) and Beach Nourishment

This option involves construction of a submerged breakwater to function as a multi-purpose artificial reef, with the aim of reducing wave energy transmission and beach erosion while improving amenity for swimming, surfing and snorkelling. The 'base option' beach nourishment and maintenance would still be necessary, but if designed properly, it is forecast that maintenance campaigns would be less frequent and require less sand, resulting in savings.

The submerged breakwater (reef) option ranked second in the 2025 Coastal Adaptation Options Assessment multi-criteria analysis (MCA) process. It is a somewhat stand-alone option in that it can be designed and implemented separately, or in addition to, most land-based treatments such as beach nourishment and seawalls.

This option is supported by several groups and organisations due to its potential to improve surf amenity in the area. Until the last few years, Artificial Surfing Reefs (ASRs) have generally not been considered worthwhile investments into community recreation, health and wellbeing due to cost and a poor track record in terms of performance. Recently though, there have been several successful reef installations that have demonstrated positive community, economic and environmental outcomes with cost-to-benefit ratios comparable to a skate park or similar sports facility. Two such projects include the recently celebrated Southern Ocean Surf Reef in Albany and the Palm Beach Surf Reef on the Gold Coast. This trend is expected to continue as confidence grows in the positive outcomes of ASRs, the engineering behind reef design and the capacity of reefs as coastal protection treatments.

The multi-purpose reef treatment has potential to:

- Reduce longshore transport losses (estimated by MRA to be reduced from around 1,200 cubic metres to 700 cubic metres per year).
- Maintain beach width with lower nourishment volumes.
- Provide habitat and significant recreational benefits, (surfing and snorkelling in particular).
- Offer minimal visual impact.

However:

- Capital cost is high.
- Maintenance cost over 50 years is estimated to be 63% of capital cost, though this figure is design dependant.
- Works would occur within Marmion Marine Park and significant environmental approval requirements are expected.
- Key design parameters (reef height, length, footprint, porosity, placement) remain preliminary.
- Negative outcomes could result if not properly designed.

Outcomes including positive impacts to surfing amenity, snorkelling amenity and benthic habitat of a multi-purpose reef have yet to be properly assessed since these outcomes are dependent on the design, which is subject to significant change. There is relatively little data available in the literature on the current state of these elements of this section of coast. The City is currently working on obtaining such data to better inform decisions going forward.

The design supplied suggests that the reef should be merged with the existing reef as a build-out of what is existing. This option comes with complications of smothering the existing reef, which would impact reef-dwelling ecology and negatively impact snorkelling amenity. Additionally, the shape of the three reefs as proposed could result in rip currents between the reefs, which could draw sand out off the beach or create a hazardous situation for swimmers.

A different approach to the design would see the reef further out to sea, which could attenuate wave energy and modify the approach angle of waves at the shore, resulting in coastal protection benefits while maintaining a deeper section between to preserve benthic habitat and snorkelling amenity. This solution would also preserve the surfing amenity at the existing Mettams surf reef, which is ideal for younger, more vulnerable and less experienced surfers. Further investigation is required to determine the design and outcomes.

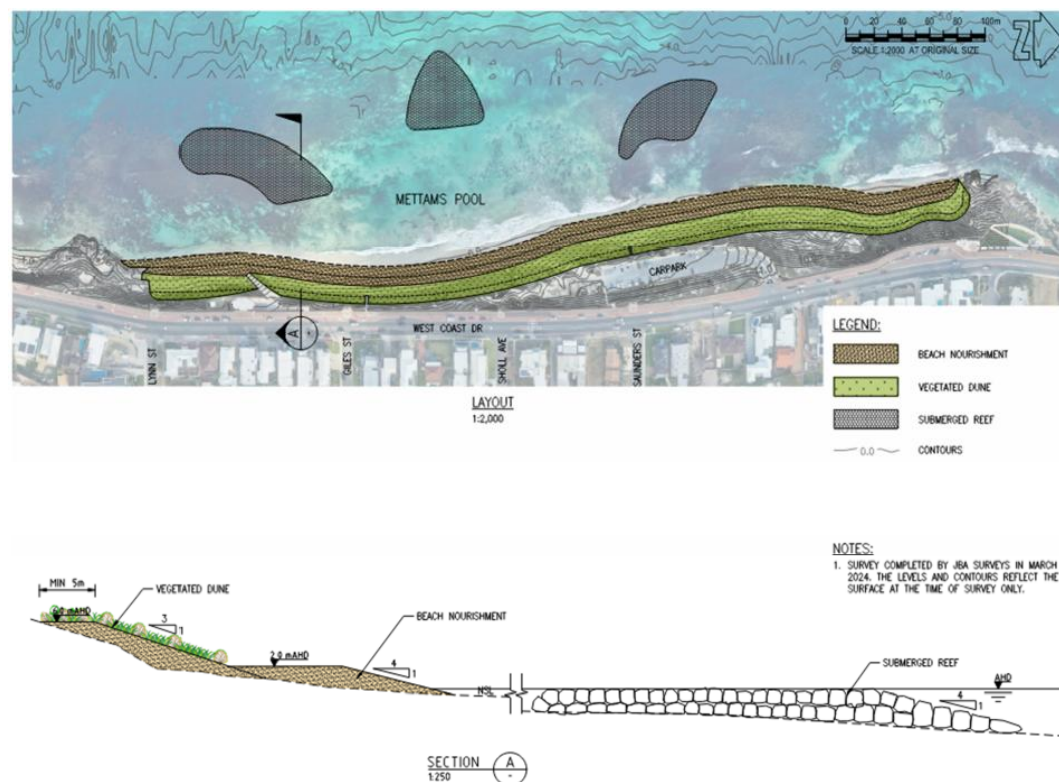
High-Level Cost Summary (concept estimate):

- Capital cost is estimated at \$8,900,000, which is approximately \$6,700,000 more than the 'base option'.
- The 50-year maintenance cost is estimated at \$12,500,000, which is approximately \$1,200,000 more than the 'base option'.

Confidence in the assessment of this treatment is low due to the high-level nature of the proposed design and subsequent lack of understanding of impacts to coastal processes, amenity, benthic habitat and cost. All the considerations mentioned above are dependent on design parameters such as size, shape, location and nearshore coastal processes that are derived from desktop studies rather than collected empirical data. As such, many of these parameters will change following data collection and development of the design, which is likely to cause significant variations in outcomes and cost. Further investigations, data collection, design development and modelling (physical and numerical) are required to properly understand cost-to-benefit ratio, shoreline response, amenity impacts and benthic habitat implications.

Mettams Pool: Alternative Treatment 3 – Submerged Breakwater (Reef) and Beach Nourishment

Concept Plan



Advantages and Disadvantages

Advantages

- Protects infrastructure through nourishment of dune and providing storm buffer.
- Maintains continuity of the beach space.
- Structures can be designed to improve water-based activities such as surfing and snorkelling.
- Structures can be designed to provide habitat opportunities.
- Minimal visual impact.
- Reduced maintenance nourishment requirements compared with other alternative treatments.
- Beach nourishment at Mettams Pool will increase the sediment to the northern beaches (including Watermans Bay).

Disadvantages

- Direct impact from structures in nearshore reef and habitat.
- Beach nourishment causes beach disturbance.
- Higher capital and maintenance costs.
- Risk of nearshore reef smothering.
- Potential loss of buffer during severe or consecutive storm events, requiring additional beach nourishment – less guarantee.
- Logistical challenges with in-water construction.
- Directly encroaches into Marmion Marine Park, requiring additional environmental approvals.
- Interrupts longshore sediment transport as it reduces the wave energy reaching the coastline.

Comparison of Alternative Treatment Options

Comparing options is challenging in the coastal space due to competing interests of passionate users, the complex interaction of structures with the ever-changing coastline, and the difficulty of measuring, modelling and fully understanding coastal processes. Further to this point, it is difficult to properly compare options like submerged structures (reefs) solely on high-level concept designs, because further investigation and design is likely to reveal that crucial to the concept are required to achieve the desired outcomes, which would in turn significantly alter the cost, benefits and feasibility of the option.

Alternative Treatment 1 is recommended for consideration because it is practical, relatively affordable and offers protection to assets that will be essential in the coming decades. While seawalls have not been favourable amongst the community, this option is relatively discreet compared to previous proposals and joins two existing sea walls at the gazebo and the amenities block.

Alternative Treatment 2 is low cost but comes with risks due to interruption of the longshore sediment transport and nearshore currents, which have the potential to negatively impacting swimming and surfing amenity. Confidence in the design and assessment is low. CHRMAP success criteria are also not likely to be met. As such, this option is not recommended for further investigation.

Alternative Treatment 3 needs further investigation to be assessed as the outcomes and costs are largely design dependant. Due to the high-level nature of the current study, the complexity of the site and underdeveloped concept design, there exists a relative lack of understanding of the costs, benefits, impacts and outcomes of this option. Further investigations are required to better understand what size and shape reef would provide coastal protection benefits, and what impacts such a design would have on the existing amenity and benthic habitat. The reef component of this option could conceivably be implemented in addition to Alternative Treatment 1, so further investigation could take place in parallel to proceeding with Alternative Treatment 1 or just the 'base case'. It should be noted that a multi-purpose reef would likely require grant funding for delivery, which could be sourced from streams that support sport and recreation as well as coastal protection.

Coastal Monitoring Program

The City is in the process of renewing its coastal monitoring program with the purpose of obtaining more empirical data to:

- Support data-driven design and analysis using a multiple-lines-of-evidence approach.
- Enable a better understanding of the nearshore coastal processes and sediment transport systems.
- Supply consultants with the information needed to confidently design, compare and assess coastal adaptation options.
- Better inform the City and the Community of the effectiveness of its coastal adaptation methods.
- Properly understand the existing use of coastal spaces and the amenity that is currently available to the community.

This program is proposed to include:

- Regular nearshore bathymetric surveys to identify and monitor sediment systems in the nearshore zone.
- Coastal monitoring cameras to track shoreline movements, monitor erosion/accretion and gather user and amenity data.
- Deployment of hydrographic instruments to gather empirical data to support modelling, design and analysis of adaptation options.
- Ongoing collaboration with the Northern Beaches Alliance (NBA) to ensure that costs for mutually beneficial information can be shared between LGAs.

Mullaloo Beach Artificial Surfing Reef Pre-Feasibility Study

Recent discussions with the City of Joondalup (CoJ) regarding artificial surf reef (ASR) proposals, particularly those associated with the Ocean Reef Marina redevelopment, highlight a fundamentally different policy and planning context from that of the City of Stirling. CoJ has not yet adopted a CHRMAP to guide long-term hazard risk management, and its consideration of ASRs has been primarily driven by community advocacy for recreation and amenity replacement following the loss of local surf breaks, rather than by a coastal hazard adaptation framework.

In contrast, the City of Stirling's adaptation planning for Mettams Pool is underpinned by its formally adopted CHRMAP (August 2023), which identifies beach nourishment and erosion risk mitigation as priority measures in response to the site's narrow beach width, perched reef system and high erosion pressure. The goals of Stirling's approach therefore centre on coastal resilience, asset protection and dune buffer retention, rather than the provision of new surf-amenity infrastructure. This distinction is critical in contextualising adaptation options at Mettams Pool, where the physical constraints and environmental sensitivities differ substantially from CoJ's recreation-driven considerations for artificial surf reef development.

There are commonalities between the projects though, in that both involve investigation of submerged, multi-purpose structures within the Marmion Marine Park and share success criteria that include both preservation or improvement of surf amenity and the natural environment. The technical overlap between the two projects provides a unique opportunity for shared learning, particularly regarding funding, consultation, data collection, modelling methodologies and environmental approval pathways within the Marmion Marine Park.

The City will continue to monitor progress on the Mullaloo Beach ASR feasibility study, with a focus on coastal protection benefits, collection and analysis of data, modelling methodologies and environmental approval pathways within the Marmion Marine Park.

Offshore Sand Sourcing and Placement Impact Investigations

The City, through the Northern Beaches Alliance (NBA), is investigating dredging as a more cost-effective option for future beach nourishment activities required by the collaborating local governments. To date, the NBA have undertaken the following studies:

- Alternate Sand Source Feasibility Study (2021)
- Preliminary Offshore Sand Source Investigations (2022/23)
- Additional Offshore Sand Source Investigations (2023/24)
- Dredge Impact Assessment (2024/25).

Several offshore sand sources were investigated with some confirmed as being suitable for harvesting and beach nourishment via dredge. Costs are expected to be substantially lower when compared to terrestrial sand sources when dealing with large volumes of sand, which will reduce the estimated costs of all options assessed.

A consultant has been procured to undertake an Assessment of Offshore Sand Placement Methods, which will evaluate the impacts and viability of the various methods of transferring dredged sand from a vessel to the beach or nearshore environment. This assessment will include studies into nearshore sediment transport processes and impacts to benthic habitat, which are knowledge gaps that have been identified as part of this report.

Actions

Based on the information presented in this report, the following list of actions are proposed to be undertaken:

- Further investigation of Alternative Treatment 1 and Alternative Treatment 3.
- Consult with the community on the reduced-scale seawall proposed in Alternative Treatment 1.
- Procure an expert consultant to undertake detailed design of Alternative Treatment 1.
- Procure / undertake coastal monitoring and data collection that will be required to design and assess treatment options, including information needed to better understand the complex sediment transport processes in the nearshore zone that could affect, or be affected by, proposed treatments.
- Procure an expert consultant with experience designing successful multi-purpose reefs to develop the concept design of a multi-purpose reef to a point where it is possible to confidently evaluate the cost, benefits, impacts, outcomes and feasibility.
- Continue to monitor progress on the Mullaloo Beach ASR feasibility study, with a focus on funding, consultation, coastal protection benefits, collection and analysis of data, modelling methodologies and environmental approval pathways within the Marmion Marine Park.
- Properly evaluate the multi-purpose reef as an option for Mettams using the information collected.
- Apply for available grant funding to support the above actions.
- Provide further updates to Council in due course and prior to the finalisation of any preferred treatment(s).

Financial Assessment and Implications

Concept level capital and maintenance cost estimates (over 50 years) have been calculated for the various options based on contractor and suppliers' rates for within the Perth Metropolitan region. These indicative costs are provided in the following table.

Alternative Treatment Option	Capital Cost (\$)		Maintenance Cost (over 50 years) (\$)	
	Construction Estimate	Difference vs Base Option	Maintenance Estimate	Difference vs Base Option
Base Option (Beach Nourishment)	2,200,000	-	11,300,000	-
1 – Vertical Wall & Beach Nourishment	2,800,000	600,000	11,600,000	300,000
2 – Small Scale Groyne & Beach Nourishment	2,300,000	100,000	11,500,000	200,000
3 – Submerged Breakwaters (Reefs) & Beach Nourishment	8,900,000	6,700,000	12,500,000	1,200,000

Table 1 – Indicative Capital and Maintenance Costs for Each Option at Mettams (ex GST)

Coastal erosion management is widely recognized as a complex, shared responsibility among local, state, and federal governments. The significant expenditure for capital and maintenance costs extends beyond the capacity of local governments to fund entirely, and the City would seek funding assistance through the state and federal governments as and when any options are being considered or progressed in the future.

Costs of coastal monitoring, further investigation and design development are expected to be covered by annual coastal budgets and grants. Outcomes of the City's work with the NBA on offshore sand sourcing and placement would likely see costs reduced for the Beach Nourishment base option.

Stakeholder Engagement

A detailed stakeholder engagement process was undertaken as part of the Coastal Adaptation Options Assessment in 2024 and 2025. During that process, feedback was provided by stakeholders through various workshops, local community values collected through coastal conversations and onsite meetings. Feedback from the community was also provided through other channels, including letters, emails, conversations.

Any future treatments or options will be subject to community consultation in accordance with the Engineering Business Unit's Consultation Procedures. This will ensure that community values and priorities identified through the CHRMAP continue to inform decision-making, including consulting on any endorsed proposals that may differ significantly from previously consulted coastal adaptation approaches.

To assist with consultation on future projects, the City has held an Expression of Interest (EOI) and is currently in the process of selecting community representatives to be a part of a Coastal Protection Working Group, an initiative designed to:

- Share local knowledge about coastal issues and community perspectives on coastal protection works.
- Assist in developing and implementing communications strategies for key projects and initiatives.
- Work with stakeholders to raise awareness and promote positive behaviour change around coastal resilience.

The response to the EOI was positive, with 25 nominations received from a broad range of communities and user groups. Once formed, this group will be referred to on an as-needed basis when developing designs or planning consultation on projects.

Options Summary

The following options were considered.

OPTIONS	
1.	That Council NOTES the review of coastal adaptation options for Mettams Pool and Watermans Bay.
2.	1. That Council NOTES the investigations and costings of coastal adaptation options for Mettams Pool and Watermans Bay. 2. That the City UNDERTAKES further investigation and development of Alternative Treatment 1 (Low Crest Vertical Wall and Beach Nourishment) and Alternative Treatment 3 (Submerged Breakwater and Beach Nourishment) for Mettams Pool.

Recommended Action

The City recommends further investigation and design development of Alternative Treatment 1 (Low Crest Vertical Wall and Beach Nourishment) while undertaking further investigation into the multi-purpose reef component of Alternative Treatment 3. The focus will be on collecting and using empirical data to develop the design to a point where it is possible to more confidently evaluate the cost, benefits, impacts and outcomes.

Relevant Policies, Legislation and Council Resolutions

[State Planning Policy \(SPP\) No. 2.6 – State Coastal Planning Policy](#)

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
4 April 2023	0423/003	That Council NOTES the strategies for future coastal hazard mitigation works at Watermans Bay Beach and Mettams Pool, noting that both are submitted, separately, as part of the Federal Government Disaster Relief Funding application.
29 August 2023	0823/065	That Council ENDORSES the City of Stirling Coastal Hazard Risk Management and Adaptation Plan (CHRMAP).
27 May 2025	0525/033	1. That Council ENDORSES the preferred adaptation option for Mettams Pool and Watermans Bay, as determined by the Coastal Adaptation Options Assessment, which is to continue with the current practice of beach nourishment in the short-to-medium term to maintain beach amenity and retain an adequate dune buffer against erosion. 2. That the City UNDERTAKES further investigation and costings of other more permanent solutions at Mettams Pool and Watermans Bay, and that a report is PRESENTED to Council by March 2026.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A biodiverse City

Priority: Undertake conservation, protection and enhancement of natural ecosystems and biodiversity

Priority: Plan and adapt to climate change impacts

Key Result Area: Our built environment

Objective: An attractive and well-maintained City

Priority: Provide quality well-maintained sporting reserves, parks and open spaces for the community

Objective: A liveable City

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

Objective: An accessible and connected City

Priority: Provide a safe network of cycleways and pathways to link people and places

Strategic Risk

Strategic Risk	Risk Appetite
Environment	The City will prioritise protection, enhancement and sustainability of the natural environment unless this cannot be achieved without significantly compromising the City's economic or social sustainability.
Reputation	The City will ensure that any decisions that may affect the City's reputation are made at the appropriate level with stakeholders remaining informed and engaged.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at meeting

Nil.

Linked Documents

[City of Stirling Coastal Environment and Management](#)

[Mettams Pool: Coastal Adaptation Options Assessment \(MP Rogers & Associates, R1918 Rev 2, May 2025\)](#)

[Watermans Bay: Coastal Adaptation Options Assessment \(MP Rogers & Associates, R2008 Rev 2, May 2025\)](#)

[Minutes of Council Meeting 27 May 2025 \(Item 12.2/ES2, page 189\)](#)

[Mettams Pool Nourishment: Consideration of Alternative Options \(MP Rogers & Associates, R2140 Rev 1, March 2026\)](#)

Councillor Michael Dudek left the meeting at 7.30pm during consideration of Item 12.1/RL1 , and returned at 7.32pm.

12.1/RL1 SWIMMING LESSONS AND WATER SAFETY ADVOCACY

Business Unit:	Recreation and Leisure Services	Service: Recreation Facilities
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0326/023

Moved Councillor Creado, seconded Councillor Re

1. That Council **ALLOCATES \$50,000** within the **2026/2027 Community Grants Program**, to enable establishment of a ‘**Schools to Pools Grant**’ aimed at reducing both pool entry and transport costs for local schools utilising City aquatic facilities for swimming and water safety programs.
2. That Council **NOTES** the City’s **Recreation & Leisure Services Business Unit** will continue to identify both advocacy and direct investment opportunities to further improve community water safety education and awareness.

The motion was put and declared CARRIED (9/5).

For: Councillors Creado, Dudek, Ferrante, Krsticevic, Olow, Proud, Re, Thornton and Mayor Irwin.

Against: Councillors Hatton, Ion, Migdale, Paparde and Perkov.

Committee Recommendation

1. That Council ALLOCATES \$50,000 within the 2026/2027 Community Grants Program, to enable establishment of a 'Schools to Pools Grant' aimed at reducing both pool entry and transport costs for local schools utilising City aquatic facilities for swimming and water safety programs.
2. That Council NOTES the City's Recreation & Leisure Services Business Unit will continue to identify both advocacy and direct investment opportunities to further improve community water safety education and awareness.

Officer's Recommendation

1. That Council ALLOCATES \$50,000 within the 2026/2027 Community Grants Program, to enable establishment of a 'Schools to Pools Grant' aimed at reducing both pool entry and transport costs for local schools utilising City aquatic facilities for swimming and water safety programs.
2. That Council NOTES the City's Recreation & Leisure Services Business Unit will continue to identify both advocacy and direct investment opportunities to further improve community water safety education and awareness.

Purpose

To present Council with information on the status of swimming and water safety education within the City of Stirling, outline the impacts of State Government subsidy changes, and identify local and State-level advocacy opportunities to improve access to aquatic education for children.

Details

At the Council Meeting on 25 November 2025, in response to a Notice of Motion submitted by Councillor Elizabeth Re, it was resolved (Council Resolution Number 1125/057) to receive a further report with information and advocacy opportunities relating to learn to swim programs.

Current Swimming and Water Safety Education Activities

The City is a major provider of aquatic education and coastal safety services in Western Australia, delivering more than 5,200 Learn to Swim enrolments each year across its three aquatic facilities. Programs operate year-round for infants through to adults and attract families from a wide range of socioeconomic and cultural backgrounds. To support equitable access the City accepts KidSport vouchers, maintains affordable off-peak pricing options, partners with Royal Life Saving WA to deliver culturally and linguistically diverse (CaLD) programs, and offers private lessons for students with an impairment. Complementing these programs, the City's Pool to Beach initiative strengthens education around natural beach environments. A workshop pilot delivered in January 2026 attracted 85 participants, children and adults, and demonstrated strong demand for low-cost, low-commitment water-safety education. Expansion of this model is planned for the 2026/2027 summer season.

The City supports the Department of Education's in-term swimming programs by providing pool space at no cost, with participating schools paying only the pool entry fee. In addition to the Department of Education program, the City delivers its own swimming and water-safety programs to five local schools that do not participate in the Department of Education lessons, reaching more than 950 students each year. Expanding support for in-term school swimming would require additional instructors, and pool space, along with funding models that keep programs affordable for schools. Transport and pool entry costs remain significant barriers, particularly for schools in lower socioeconomic areas.

In addition to its aquatic education programs, the City provides year-round Beach Safety services through beach inspectors and lifeguards. Over the past 12 months, the team has performed 992 rescues, 32,188 preventative actions, and 422 first aid treatments. The City's Beach Services team also engages directly with local schools to support beach safety education and recently attended a school-based 'Beach School' program with a City Beach Inspector talking to students about beach safety. Partnerships with Trigg Island and Scarborough Surf Life Saving Clubs support volunteer beach patrols and coordinate the delivery of the Nippers program which provides youth surf education for children aged five to thirteen years. The City is partnering with Surf Life Saving Western Australia to install unique beach education signage along the City coastline to increase safety awareness of swimming between the flags.

Swimming and Water Safety Education Advocacy

The City wrote to the Minister for Education and the Minister for Sport and Recreation on 17 December 2025 to strongly advocate for the resumption of State Government financial assistance for pool entry costs as part of the Education Department's Vacation and in-term Swimming programs. The Minister for Education's response advised that the subsidy provided in 2024 was a 'once-off, cost-of-living initiative', with no commitment to ongoing assistance towards pool entry costs.

Western Australia saw a noticeable rise in drowning deaths in the 2025 Royal Life Saving National Drowning Report, with a 36% increase in drowning deaths the 10-year average, with a rate of 1.65 deaths per 100,000 people. Most incidents happened in open-water settings, especially beaches (31%), oceans and harbours (20%), and rivers (18%). Older adults were heavily represented, with one in five deaths involving people aged 75 and over, the report also showed 56% of all WA drowning deaths were people who resided in the most socioeconomically disadvantaged areas. Almost half (48%) of WA children under twelve are not proficient swimmers, unable to meet the national swimming and water safety benchmark (50m swim, 2-minute tread water). The discontinuation of State Government funding for vacation swimming in 2025, combined with rising transport and program delivery costs, has further reduced access for families. The City remains committed to working with the State Government and Royal Life Saving Society WA to ensure local children have affordable access to learn to swim opportunities.

Proposed Swimming and Water Safety Education Initiative

City Officers recently met with Royal Life Saving Society WA, the Leisure Institute of Western Australia and the Department of Education Swimming and Water Safety section. During these discussions, the need for financial assistance for schools to regularly participate in education department run swimming programs became evident. Some schools are selecting alternate year groups to attend resulting in some children only having the opportunity to participate in lessons once every two years. While the specific funding for swimming and water safety through schools remains a responsibility of the Department of Education, the City can play a role in reducing the current cost barrier and addressing the concerning gap in aquatic education.

It is proposed to offer a closed grants program to local (City of Stirling) schools that have been identified as a high-risk population, in collaboration with the Department of Education and Royal Life Saving Society, to subsidise the cost of bus transport to and from a Stirling aquatic facility as well as pool entry costs. This program will not be open to every school, allowing those with the highest need the opportunity to apply for funding as part of the pilot program. If the program is successful, it could be expanded in future years to allow increase participation depending on effectiveness.

The City recognises that improving water safety requires coordinated action across all levels of government, the aquatic industry, surf lifesaving organisations and the wider community. With its strong aquatic education programs, established coastal safety services and active engagement with local schools, the City is well placed to further strengthen its contribution to community water safety. Continued growth, however, will rely on additional funding, workforce development and collaborative partnerships to ensure swimming and water-safety education remains accessible, particularly for vulnerable children and communities. The proposed funding program will complement existing City and State school swimming initiatives by addressing a major barrier to participation, cost. By funding transport and pool entry costs, the program will enable eligible schools to take part without financial burden.

The grant eligibility process will be determined by City Officers, to ensure it is transparent, and aligned with broader water-safety priorities. Pool scheduling will remain dependent on available space and available learn to swim instructors across the City's aquatic facilities, noting that availability varies throughout the year at each location.

Financial Assessment and Implications

The establishment of the Schools to Pools Grant Program requires an allocation of \$50,000. Such an allocation would remain subject to Community Grants Program decision making through Council's draft 2026/27 budget.

Stakeholder Engagement

Should the Schools to Pools Grant Program proceed, the City will engage directly with the Department of Education and Royal Lifesaving Western Australia as well as local schools to ensure awareness.

Recommended Action

That Council lists an amount of \$50,000 for consideration within the draft 2026/27 budget to establish a Schools to Pools Grant Program that reduces costs for local schools accessing City aquatic facilities.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995

Meeting Date	Council Resolution Number	Council Resolution
25 November 2025	1125/057	1. That the Mayor WRITES to the Minister of Education and the Minister of Sport and Recreation, stating the importance of the resumption of the WA State school swimming programs for primary schools within Western Australia, to address the increasing issues associated with drowning and the general water safety. 2. That a report be PRESENTED to the Community and Resources Committee meeting to be held 17 February 2026 to provide information and advocacy opportunities relating to learn to swim programs for children within the City of Stirling.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: An active and healthy City

Priority: Facilitate a range of recreation and leisure opportunities for everyone in the City

Strategic Risk

Strategic Risk	Risk Appetite
Partnerships	The City will be proactive in improving existing relationships and working with new partners to grow its reputation as an organisation that the community, business, government and other organisations choose to engage with.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

12.1/IA1 ENVIRONMENTAL SUSTAINABILITY POLICY

Business Unit:	Parks and Environment	Service: Sustainability
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

Legislative - *Making local laws, policies and planning instruments.*

Moved Councillor Creado, seconded Councillor Thornton

That Council ADOPTS the revised Environmental Sustainability Policy, as shown in Attachment 3, to replace the City's existing Sustainability Policy.

During debate, Councillor Michael Dudek moved a procedural motion that the Item be referred.

Council Resolution

0326/024

Moved Councillor Dudek, seconded Councillor Migdale

That Item 12.1/IA1 - Environmental Sustainability Policy be REFERRED to a future Community Resources and Committee meeting, to better align with the 'Key Principles' format of the current policy, with necessary additions to ensure compliance with the new Local Government Act.

The motion was put and declared CARRIED (11/3).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov and Re.

Against: Councillors Proud, Thornton and Mayor Irwin.

Committee Recommendation

That Council ADOPTS the revised Environmental Sustainability Policy, as shown in Attachment 3, to replace the City's existing Sustainability Policy.

Officer's Recommendation

That Council ADOPTS the new Environmental Sustainability Policy as shown in Attachment 2 to replace the City's existing Sustainability Policy.

(Suggested Alternative Recommendation – refer to end of Additional Information section)

Referred

This item was REFERRED to the Community and Resources Committee meeting to be held 17 February 2026 at the Council meeting held 25 November 2025 to allow further consideration by Elected Members.

Additional Information - 24 March 2026

Based on the feedback provided at the Community and Resources Committee, the City has prepared a proposed revision of the Environmental Sustainability Policy. The revised policy has a refined scope and focus, including the removal of text relating to specific community engagement stakeholders or methods (refer Attachment 3). It is therefore recommended that Council endorses the alternative recommendation at the end of the report. In response to the additional queries raised, the City provides the following information.

Alignment with Legislative Changes

While the *Local Government Act 1995* does not require local governments to update policies following legislative amendments, a review of the City's Sustainability Policy was required through the Environmental Sustainability Internal Audit. As part of this review, it was considered good practice to align the City's policy position with recent legislative changes and State Government direction.

The revised Environmental Sustainability Policy reflects amendments to the *Local Government Act 1995*, which require local governments, in performing their general functions, to:

- Promote the economic, social and environmental sustainability of the district;
- Plan for and mitigate risks associated with climate change; and
- Consider long-term consequences and impacts on future generations when making decisions.

Risk Management

The policy is intended to support the City's commitment to Risk Management by addressing climate risks and sustainability challenges that directly impact the City's vision for the future, as captured in the City's Strategic Risk Register for Strategic Risk (SR04) - Climate Transition & Environment: *"If the City does not plan effectively for climate transition and the associated impacts on the natural environment/built environment or does not work towards achieving sustainability targets, then cost, compliance exposure and environmental outcomes may have a lasting legacy on future generations."*

What 'In Making Decisions' Means

The City's endorsed Community Engagement Policy sets out when and how community engagement occurs. The Environmental Sustainability Policy does not change, override or expand those requirements; rather, it reinforces the City's commitment to engagement and transparency.

The City has revised this section of the policy to remove references to specific community engagement stakeholders or methods. The intent of this section is to reinforce that sustainability principles form part of the City's existing decision making framework. These principles are already considered when preparing reports and recommendations for Council. The policy formalises this approach to ensure that sustainability considerations are consistently identified and communicated to Council as part of informed decision making.

Commitment and Purpose

The City has a commitment to sustainability through the Strategic Community Plan – Sustainable Stirling 2022–2032. This policy does not create additional mandatory obligations. Instead, it provides an informing framework that supports and strengthens existing commitments while clarifying how the City meets the requirements of the Local Government Act. It promotes continuous improvement and ensures sustainability remains a guiding principle across operations and governance.

Financial considerations

The City provides financial updates on sustainability initiatives when relevant, and this information is included in the Annual Report each year. As noted in the previous report, the Environmental Sustainability Policy does not prescribe specific expenditures, it establishes a strategic framework to guide future decision making, planning, and investment.

State Government responsibilities

The policy states that the City will advocate for legislation, funding and partnerships that support improved environmental outcomes and local government sustainability initiatives. This advocacy may involve both State and Federal Governments, consistent with the City's broader role in representing community interests.

Suggested Alternative Recommendation

That Council ADOPTS the revised Environmental Sustainability Policy, as shown in Attachment 3, to replace the City's existing Sustainability Policy.

Referred Report

The original report, presented to the Community and Resources Committee meeting on 18 November 2025 and subsequently to Council on 25 November 2025, is provided below.

Purpose

To provide a revised version of the City's Sustainability Policy, which is now titled Environmental Sustainability Policy.

Details

Overview

This report presents the outcome of a review of the City's Sustainability Policy, originally adopted in 2009 and last reviewed in 2020. In response to recommendations from the Environmental Sustainability Internal Audit (August 2024), the City has undertaken a full rewrite of the policy to ensure it remains contemporary, fit for purpose, and aligned with current legislative and strategic priorities.

The revised Environmental Sustainability Policy reflects a modernised approach to sustainability, with a stronger focus on climate resilience, governance, and community engagement. It aligns with the updated Local Government Act 1995, embeds City values, and integrates sustainability into decision-making, planning, and operations.

Key improvements include clearer scope and terminology, enhanced accountability mechanisms, and alignment with strategic documents such as Sustainable Stirling 2022–2032. While the policy does not prescribe specific expenditures, it establishes a framework that will guide future investment, risk mitigation, and funding opportunities.

It is recommended that Council endorses the new Environmental Sustainability Policy to replace the current Sustainability Policy to support the City's long-term environmental goals.

Further details

An Environmental Sustainability Internal Audit was conducted as part of the 2023/24 Internal Audit Plan, which was endorsed by Council (Council Resolution Number 0822/024) at its meeting in August 2022. The resulting Environmental Sustainability Internal Audit Report was presented to the Audit Committee on 5 August 2024 and subsequently endorsed by Council at its August 2024 meeting (Council Resolution Number 0824/006). This endorsement included the following action for the City, listed in the Management Action Plan for the Audit Committee:

“That the Fleet Management Practice and Sustainability Policy be regularly reviewed to ensure they are contemporary and fit for purpose”

The City has now completed the review of the Sustainability Policy and presents this to Council for consideration. The current Sustainability Policy was adopted by Council in 2009 (Council Resolution Number 0709/024) and was last reviewed in 2020. Due to the age of the policy, the City has undertaken a complete rewrite, which is why there were no track changes are provided for the current policy (Attachment 1).

The primary objective of the new Environmental Sustainability Policy (Attachment 2) is to outline the City of Stirling’s commitments to environmental sustainability and climate resilience, in alignment with the revised Local Government Act 1995, which states that:

“The general function of a local government must be performed having regard to the following:

(a) the need

- (i) to promote the economic, social and environmental sustainability of the district; and*
- (ii) to plan for, and to plan for mitigating, risks associated with climate change; and*
- (iii) in making decisions, to consider potential long-term consequences and impacts on future generations;*

(b) the need

- (i) to recognise the particular interests of Aboriginal people; and*
- (ii) to involve Aboriginal people in decision-making processes;*

(c) the need to consider collaboration with other local governments.”

Key Policy Improvements

The updated Environmental Sustainability Policy represents an evolution from the previous Sustainability Policy (2009–2020). It modernises the City's approach to sustainability, aligns with current legislation, and strengthens accountability, clarity, and strategic integration. The key improvements are outlined below:

- Change of policy name - the new title, Environmental Sustainability Policy, more clearly defines the scope and focus of the document. While the policy continues to reference economic and social sustainability, its primary emphasis is on environmental outcomes.
- Legislative alignment - the new policy aligns more closely with the updated *Local Government Act 1995*, explicitly addressing climate change, long-term impacts, Aboriginal engagement, and intergenerational equity
- Values integration – the previous policy was structured around ten sustainability principles. The new policy embeds the City's core values (Approachable, Transparent, Responsive, and Innovative) into its sustainability commitments, reinforcing cultural alignment and organisational identity.
- Climate change focus – the new policy introduces specific commitments to climate change mitigation and adaptation, including carbon footprint monitoring, risk assessment, and resilience planning.
- Governance and accountability – the previous policy included broad statements about integration and performance. The new policy strengthens this by introducing commitments to public reporting, environmental targets, monitoring systems, and continuous improvement mechanisms.
- Community and stakeholder engagement – the new policy expands engagement commitments, with a focus on Aboriginal people, youth, and broader community sectors. It also promotes collaboration with other Local Governments, reflecting a more inclusive approach.
- Definitions and terminology – the updated policy includes expanded definitions for key sustainability concepts, improving clarity, consistency, and accessibility for staff and stakeholders.
- Policy integration – the new policy directly links to relevant internal policies and management practices, supporting cross-functional implementation.

Financial Assessment and Implications

The Environmental Sustainability Policy does not prescribe specific expenditures but establishes a strategic framework that will guide future decision-making, planning, and investment. Financial opportunities may arise through the below:

Integration into existing processes

As sustainability criteria are better embedded into asset management, procurement, and project planning, this may lead to:

- Potential higher upfront costs for investments in more sustainable materials or technologies, which in some cases are offset by longer-term savings;
- Cost savings through efficiency and risk mitigation; and
- Long-term financial benefits via whole-of-life costing and reduced environmental liabilities.

Targeted investments

Implementation of the policy may require:

- Further investment in monitoring systems, reporting tools, and staff training;
- Funding for sustainability initiatives, restoration projects, or climate adaptation measures; and
- Budget allocation for community engagement and collaboration efforts.

External funding opportunities

The policy strengthens the City's position to:

- Seek grants and partnerships for sustainability and climate resilience; and
- Advocate for legislative and financial support from state and federal governments.

Cost avoidance and risk reduction

By proactively addressing climate risks and sustainability challenges, the policy supports:

- Avoidance of future costs related to environmental degradation, infrastructure failure, or regulatory non-compliance; and
- Improved resilience and reduced exposure to climate-related financial risks.

Stakeholder Engagement

The development of the Environmental Sustainability Policy involved targeted consultation with internal and external stakeholders, in line with the City's Making Policy Management Practice. Engagement activities included:

- Internal Consultation - Business Unit Managers and Elected Members were consulted to ensure the policy reflects operational realities and strategic priorities across the organisation.
- Advisory Group Review - a draft version of the policy was presented to the City's Environmental Advisory Group, whose feedback informed revisions.
- Feedback Integration - all feedback received was reviewed and, where appropriate, incorporated into the final version of the policy presented to Council.

Recommended Action

That Council adopts the Environmental Sustainability Policy as shown in Attachment 2.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
16 August 2022	0822/024	That Council ENDORSES the Strategic Internal Audit Plan 2022/2023–2024/2025 and the Annual Internal Audit Plan 2022/2023, as contained in Attachment 1.
13 August 2024	0824/006	That Council RECEIVES the Environmental Sustainability Internal Audit Report. That the 'medium' rated observations be LISTED on the Management Action Plan for Audit Committee review until completed.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: An energy-smart City

Priority: Increase the City's generation, storage and use of renewable energy supplies

Strategic Risk

Strategic Risk	Risk Appetite
Environment	The City will prioritise protection, enhancement and sustainability of the natural environment unless this cannot be achieved without significantly compromising the City's economic or social sustainability.

Relevant Documents and Information

Attachments

- Attachment 1. Sustainability Policy (Current Version) [↓](#)
- Attachment 2. Environmental Sustainability Policy - 2025 CRC meeting [↓](#)
- Attachment 3. Environmental Sustainability Policy - 2026 - Markup revisions [↓](#)

Available for viewing at the meeting

Nil.

Linked Documents

Nil.



Sustainability Policy

Responsible Directorate	Infrastructure
Responsible Business Unit/s	Parks and Sustainability
Responsible Officer	Manager Parks and Sustainability
Affected Business Unit/s	All

Objective

The objectives of this policy are to:

- Provide a clear statement of Council's intent to achieve a sustainable community within the City of Stirling and to exercise community leadership on sustainable development;
- To provide guidance to City Officers in relation to the type of information provided to Council on key decisions that impact on the sustainability of the City;
- Acknowledge that sustainability is an ongoing objective and to provide a commitment to attain sustainability by ensuring a coordinated framework for implementing sustainable development, building on existing programs offered by the City; and
- Provide leadership by incorporating sustainability policies, strategies and practices into council's own operations.

Scope

This policy applies to all City Councillors in decision-making and staff in operations, processes and program delivery.

Policy

The City of Stirling believes that sustainable development is one of the most pressing issues of our time and acknowledges that it has a vital role to play at the local level in ensuring and promoting sustainable development. Through its governance role, Council therefore seeks to advance and strengthen the four interdependent and mutually reinforcing pillars of sustainability – environmental protection, social development, economic development and governance in the Stirling Local Government Area.

Key Principles

The following ten principles provide a set of core values for consideration to help staff implement this Sustainability Policy on operational, strategic and governance issues and guide decision making. Reports to Council and decision making should address these principles to determine the level of influence on sustainability in our community and operations.

Principle One: Interdependence – that the social, environmental and economic implications of a decision are all considered of equal importance when determining a balanced outcome

Principle Two: Integrated and long-term decision-making – all decisions should reflect and consider the long term implications on our community, environment and economy as well as achieving short term goals

Principle Three: Inter and intra-generational equity – managing and using resources for our community's benefit now whilst high quality resources are retained for our future generations

Principle Four: Equity and human rights – provision of opportunities for all in our community as well as supporting equal rights and fair opportunities across the globe

Principle Five: Settlement efficiency and quality of life – ensuring all future development is achieving a reduced ecological footprint (ie. impact on the planet to produce) whilst meeting expectations for quality and lifestyle

Principle Six: Precaution – take action to avoid the possibility of serious or irreversible environmental harm even when scientific knowledge is incomplete or inconclusive and place the burden of proof on those who argue that a proposed activity will not cause significant harm

Principle Seven: Conserving biological diversity and ecological integrity – protection, retention, enhancement and management of the diversity of life that exist in the City of Stirling

Principle Eight: Internalising environmental costs – reflect the true cost of services including the life-cycle costing and 'cradle to grave' impact of developments and implementing measures to mitigate impacts

Principle Nine: Common good – the use and planning for resources that support our life (ie. air, water, natural resources) in a manner that is accessible to all and will not deplete them over time

Principle Ten: Accountability, transparency and engagement – our community involvement in sustainability is fundamental to our long term future and that our management should be accountable on a quadruple bottom line.

The City is committed to applying the policy in the following ways:

- The City is managed, planned and developed in accordance with sustainability principles and practices;
- The City's activities and operations support sustainability;
- The City promotes and encourages sustainability in the community;
- Developing new policies to ensure specific sustainability outcomes are implemented.

Council will strengthen, adjust and build internal management frameworks that ensure sustainability performance is improved and integrated as a core part of Council's strategic and operational management through effective strategic plans, specific action plans, training, communication, monitoring and reporting. Council will systematically review its internal policies, procedures, processes and practices to further build the organisation's capacity to deliver ongoing quadruple bottom line (social, environmental, economic, governance) performance improvement.

Definitions

The City of Stirling defines sustainable development as:

"Meeting the needs of current and future generations through simultaneous social, environmental and economic improvement"

Relevant management practices/documents

The City of Stirling recognises the relevance of the following supporting documents:

- Principles of the 1987 report to the World Commission on Environment and Development titled 'Our Common Future';
- Principles ensuing from Agenda 21 of the 1992 Earth Summit in Rio de Janeiro;
- Melbourne Principles for Sustainable Cities 2002 of the United Nations Environment Program adopted at the Local Government Session of the Earth Summit 2002 in Johannesburg, and

- Framework for action espoused by the Western Australian Government's State Sustainability Strategy of 2003 titled 'Hope for the Future'.

This policy influences all level of the City's services and operations and as such is related to all policies that currently exist and all policies should reflect the intent of this policy.

Legislation/local law requirements

The requirements of the *Local Government Act 1995* Section 1.3, states:

- (3) In carrying out its functions, a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.'

This policy intends to demonstrate the City's intention to use its best endeavours to deliver on the Act's requirements.

Office use only			
Relevant delegations	Not applicable		
Initial Council adoption	Date	7 July 2009	Resolution # 0709/024
Last reviewed	Date	26 May 2020	Resolution # 0520/027
Next review due	Date	2021	



Environmental Sustainability Policy

Aligned City Value/s	Approachable	Responsive	Transparent	Innovative
Responsible Directorate	Infrastructure			
Responsible Business Unit/s	Parks and Environment			
Responsible Officer	Manager Parks and Environment			
Affected Business Unit/s	All			

Objective

This policy outlines the City of Stirling's commitments to environmental sustainability and climate resilience. In alignment with the Local Government Act 1995, it supports the long-term sustainability of both built and natural environments through integrated planning, design, and decision-making.

Scope

The Environmental Sustainability Policy applies to all City employees and Elected Members in decision-making, operations, processes, procedures and service delivery. This policy also informs planning, development, and infrastructure decisions to ensure sustainability is embedded across all City functions. The City's contractors and suppliers will be expected to recognise and support the commitments in this policy. The scope of this policy is in direct relationship to section 3.1 (1) (1A) of the *Local Government Act 1995*:

3.1. General function

(1) The general function of a local government is to provide for the good government of persons in its district.

(1A) Without limiting subsection (1), the general function of a local government must be performed having regard to the following

(a) the need

- (i) to promote the economic, social and environmental sustainability of the district; and*
- (ii) to plan for, and to plan for mitigating, risks associated with climate change; and*
- (iii) in making decisions, to consider potential long-term consequences and impacts on future generations;*

(b) the need

- (i) to recognise the particular interests of Aboriginal people; and*
- (ii) to involve Aboriginal people in decision-making processes;*

(c) the need to consider collaboration with other local governments.

The primary focus of this policy is environmental sustainability which may include:

- conserving natural resources
- efficient and renewable resource usage
- biodiversity restoration and conservation
- avoiding pollution to land, air and water
- waste management and circular economy
- transport and land use planning
- climate change mitigation and adaptation.

Policy

The City's values as applied to environmental sustainability are as follows:

Approachable – We engage, listen and work collaboratively towards shared environmental goals

Transparent - We approach our work and environmental responsibilities with integrity, being accountable and ethical, regularly reporting our sustainability successes and challenges to our community

Responsive - We understand our community's needs and the environmental constraints, and proactively manage this delicate balance by being adaptive and responsive for holistically sustainable outcomes

Innovative - We embrace continuous improvement, new ideas and different approaches to deliver a more sustainable future and a positive impact for our community

Our Commitments

To fulfill our functions of the *Local Government Act 1995*, the City of Stirling provides the following sustainability commitments:

To promote economic, social and environmental sustainability of the district

- We guide, empower and collaborate with our community to assist in reducing their environmental footprint and improve the sustainability of our urban and natural environment.
- We lead by example, demonstrating economic sustainability and environmental stewardship through targeted investments in conservation, restoration and sustainability initiatives.
- We advocate for legislation to support improved environmental outcomes and funding for local government sustainability initiatives and collaborations.
- We publicly report on our sustainability risks and performance, and showcase our environmental assets, innovative projects and community champions.

To plan for, and mitigate, risks associated with climate change and sustainability

- We monitor our carbon footprint, environmental metrics and the sustainability 'state' of our natural and the built environment using information that is current, authoritative and credible.
- We assess climate change risks and sustainability citywide, including for asset management, capital investments, programs, projects and services.
- We establish environmental targets, monitoring systems, and implement initiatives that enable the City to continuously improve, be more sustainable and adapt to climate change.
- We develop publicly available environmental plans and strategies; and regularly undertake reviews to ensure they meet emerging challenges and opportunities.

In making decisions, to consider the long-term environmental outcomes and sustainability implications for future generations

- We consult and engage with representatives from various community sectors, and recognise interests of Aboriginal people, and young people who will inherit the outcomes of our decisions.
- We facilitate informed decision-making by utilising 'whole of life' 'cost benefit' assessments, Sustainable Capital Planning processes and identification of sustainability opportunities and risks.
- We embed sustainability criteria in our Asset Management Framework, project designs, procurement processes, and planning approvals to ensure that sustainability is considered in City-led projects, high-value contracts, and development assessments.

Definitions

Adaptation (climate change) - implementing measures to reduce vulnerability and enhance resilience to climate-related hazards such as heat waves, reduced rainfall, extreme weather, and sea-level rise.

Conservation – management and protection of natural resources and natural ecosystems.

Climate change - Climate change refers to long-term shifts in temperatures and weather patterns.

Economic sustainability - managing financial resources efficiently, investing in sustainable infrastructure, and promoting economic activities that do not compromise ecological or community wellbeing.

Elected Member – means the Mayor and Councillors.

Environmental sustainability - preserve and protect the natural environment over time through appropriate practices and policies, meeting present needs without compromising the availability of resources in the future or the health of ecosystems.

Mitigation (climate change) - reduce the causes of climate change by reducing greenhouse gas emissions and/or increasing carbon sinks.

Social sustainability – fostering inclusive, connected, and resilient communities. From a business perspective, workers in the organisation and supply chain are treated respectfully (human rights), paid appropriately, and provided with safe working conditions (labour standards).

Sustainability - meeting the needs of the present without compromising the ability of future generations to meet their own, while also maintaining the health and balance of the planet's ecosystems.

Sustainable Capital Planning - The integration of environmental, social, and economic sustainability principles into long-term infrastructure investment decisions, guided by asset lifecycle analysis and whole-of-life costing.

Restoration - the process of assisting the recovery of ecosystems that have been degraded, damaged, or destroyed.

Relevant management practices/documents

Investments Policy

Procurement Policy

Community Garden Policy

City Trees Policy

Community Engagement Policy

Risk Management Policy

Verge Treatment Policy

Weed and Pest Management Policy

Environmentally Sustainable Design Management Practice

Legislation/local law requirements

Local Government Act 1995

Office use only			
Relevant delegations	TBC		
Initial Council adoption	Date	25 November 2025	Resolution #
Last reviewed	Date	25 November 2025	Resolution #
Next review due	Date	30 June 2027	



Environmental Sustainability Policy

Aligned City Value/s	Approachable	Responsive	Transparent	Innovative
Responsible Directorate	Infrastructure			
Responsible Business Unit/s	Parks and Environment			
Responsible Officer	Manager Parks and Environment			
Affected Business Unit/s	All			

Objective

This policy outlines the City of Stirling's commitments to environmental sustainability and climate resilience. In alignment with the Local Government Act 1995, it supports the long-term sustainability of both built and natural environments through integrated planning, design, and decision-making.

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- ~~(ii) to plan for, and to plan for mitigating, risks associated with climate change; and~~
- ~~(iii) in making decisions, to consider potential long-term consequences and impacts on future generations;~~

~~(b) the need~~

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Relevant management practices/documents

Investments Policy

Procurement Policy

Community Garden Policy

City Trees Policy

Community Engagement Policy

Risk Management Policy

Verge Treatment Policy

Weed and Pest Management Policy

Environmentally Sustainable Design Management Practice

Legislation/local law requirements

Local Government Act 1995

Office use only				
Relevant delegations	TBC			
Initial Council adoption	Date	25 November 2025	Resolution #	
Last reviewed	Date	25 November 2025	Resolution #	
Next review due	Date	30 June 2027		

12.1/F1 SCHEDULE OF ACCOUNTS FOR PERIOD 7 ENDING 31 JANUARY 2026 AND PERIOD 8 ENDING 28 FEBRUARY 2026

Business Unit:	Finance Services	Service: Financial Accounting
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

Information - *Receiving information about the City or its community.*

Council Resolution**0326/025****Moved Councillor Creado, seconded Councillor Re****1. That the schedules for Period 7, 1 January – 31 January 2026 comprising of:-**

- a. Cheques drawn and payments made amounting to \$37,199,285.29**
- b. Fuel Card Payments made amounting to \$27,789.73**

be RECEIVED.**2. That the schedules for Period 8, 1 February – 28 February 2026 comprising of:-**

- a. Cheques drawn and payments made amounting to \$25,260,520.78**
- b. Fuel Card Payments made amounting to \$24,686.13**

be RECEIVED.**The motion was put and declared CARRIED (14/0).****For:** Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.**Against:** Nil.

Committee Recommendation

1. That the schedules for Period 7, 1 January – 31 January 2026 comprising of:-
 - a. Cheques drawn and payments made amounting to \$37,199,285.29
 - b. Fuel Card Payments made amounting to \$27,789.73

be RECEIVED.

2. That the schedules for Period 8, 1 February – 28 February 2026 comprising of:-
 - a. Cheques drawn and payments made amounting to \$25,260,520.78
 - b. Fuel Card Payments made amounting to \$24,686.13

be RECEIVED.

Officer's Recommendation

1. That the schedules for Period 7, 1 January – 31 January 2026 comprising of:-
 - a. Cheques drawn and payments made amounting to \$37,199,285.29
 - b. Fuel Card Payments made amounting to \$27,789.73

be RECEIVED.

2. That the schedules for Period 8, 1 February – 28 February 2026 comprising of:-
 - a. Cheques drawn and payments made amounting to \$25,260,520.78
 - b. Fuel Card Payments made amounting to \$24,686.13

be RECEIVED.

Purpose

To inform Council of funds disbursed for the periods 1 January to 31 January 2026 and 1 February to 28 February 2026.

Details

The reported schedules are submitted in accordance with Regulation 13 and 13A of the Local Government (Financial Management) Regulations 1996. In June 2023, the Regulations were amended to include the requirement to report payments by purchasing cards (Regulation 13A) to be implemented by local governments by September 2023.

Fuel cards are considered purchasing cards and so a separate attachment has been prepared for these transactions. Fuel cards are used for the purchase of fuel for the City's petrol vehicles and plant. The use of fuel cards is controlled with the card assigned to an individual vehicle and transactions limited to the purchase of fuel. Vehicle odometer readings are recorded for each fuel purchase. It should be noted that the full payment to Ampol is shown in the Payments Listing and the amount on the fuel card report may differ due to the timing of invoices.

The value of payments made in the month includes new term deposit investments of surplus cash funds. The surplus cash funds available for investment will be impacted by the City's cashflow cycle including the value of term deposits maturing in the month. The value of new term deposits is the main cause of fluctuations in the level of payments from month to month. Other factors would include progress payments made for major capital projects.

Agency Staffing

The City uses a mix of permanent, contract, casual and agency staff. Agency staff are mainly used to:

- Fill vacant positions on a short-term basis;
- Manage seasonal workload peaks;
- Gain immediate access to a large and experienced labour pool, ensuring essential services are adequately resourced; and
- Recruit specialist positions on a part-time or temporary basis.

Agency staff costs are reported as Employee Costs in the Statement of Financial Activity.

The table below shows the spend on agency staffing to February 2026. The actual spend of \$1,149,641 equates to 1.21% of the total spent on direct staffing by the City for the period.

Agency costs by Department	Year to date February 2026 Actual \$	% of Total Staffing Cost	Explanation
Community Development	28,552	0.23%	Flexible staffing for Community Food services
Customer & Communications	12,066	0.27%	Short term cover for Graphic designer position
Development Services	32,142	0.47%	Temporary administration staff
Engineering Services	162,253	1.71%	Temporary staff for maintenance & construction works
Finance Services	45,713	1.29%	Maternity leave cover
People	544	0.02%	Temporary vacancy cover
Infrastructure Administration	19,049	1.11%	Temporary administration staff
Parks & Environment	434,564	3.41%	Temporary staff to manage seasonal workload
Waste & Fleet	352,898	4.80%	Cover for Recycling Centre and Waste Collection staff
Property Services	34,123	3.33%	Part-time Land Administration Officer
Facilities	24,617	0.88%	Part-time Facility Works Officer
Recreation	3,120	0.02%	Temporary staff for Catering
	1,149,641	1.21%	

Financial Assessment and Implications

Nil.

Relevant Policies, Legislation and Council Resolutions

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. Regulation 13A of the Local Government (Financial Management) Regulations 1996 requires that a list of accounts paid includes payments via purchasing cards.

[Local Government \(Financial Management\) Regulations 1996](#)

[Local Government Act 1995](#)

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Strategic Risk

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

Relevant Documents and InformationAttachments

Attachment 1 - Payments Listing - January 2026 (previously circulated to Elected Members under separate cover)

Attachment 2 - Ampol Purchase Card Report - January 2026 (previously circulated to Elected Members under separate cover)

Attachment 3 - Payments Listing - February 2026 (previously circulated to Elected Members under separate cover)

Attachment 4 - Ampol Purchase Card Report - February 2026 (previously circulated to Elected Members under separate cover)

Available for viewing at meeting

Nil.

Linked Documents

Nil.

Mayor Mark Irwin disclosed an Impartial Interest in Item 12.1/PACS1 as he is a member, patron and vice patron of several clubs.

Councillor Andrea Creado disclosed a Financial Interest in Item PACS1 as she is the Chief Executive Officer of Ishar which leases premises from the City, and also a Volunteer at the Mirrabooka Friday Markets, and accordingly left the meeting at 7.46pm prior to discussion and vote on the matter.

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.1/PACS1 as he is a member of the Jaguar Football Club, former member of Balga Football Club, and has spoken with clubs on this issue.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.1/PACS1 as he has met with many clubs and is also a patron of a number of the clubs subject to this item.

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.1/PACS1 as she has met with some club members and talked about this issue.

Councillor Tony Krsticevic disclosed an Impartial Interest in Item 12.1/PACS1 as he is a patron of a number of clubs.

Councillor Rob Paparde disclosed an Impartial Interest in Item 12.1/PACS1 as he has met with club members and is a member of several clubs in the area.

Councillor Karlo Perkovic disclosed an Impartial Interest in Item 12.1/PACS1 as he is a financial sponsor of the North Coast Raiders Hockey Club (the 100 club), a financial member of Hamersley Habitat Community Group (HHCG), and an honorary member of both Karrinyup Rotary Club and Stirling Farmers Market.

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.1/PACS1 as she knows and talks to many clubs involved.

12.1/PACS1 LEASE AND LICENCE POLICY

Business Unit:	Property and Commercial Services	Service: Property Services
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

Legislative - *Making local laws, policies and planning instruments.*

Council Resolution**0326/026****Moved Councillor Paparde, seconded Councillor Ferrante**

- 1. That Council ADOPTS the Lease and Licence Policy as detailed in Attachment 1.**
- 2. That in accordance with Section 5.42 of the *Local Government Act 1995* Council DELEGATES AUTHORITY to the Chief Executive Officer the following functions under regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996:**
 - a. Authority to dispose of property by way of a lease or licence to a body, whether incorporated or not the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;**
 - b. Authority to vary the terms of a lease or licence in 2(a) above, including but not limited to novations, terminations, surrenders (whole or partial surrenders), renewal options, extensions, assignments (including consent to a deemed assignment), subletting, special conditions or payment schedules of a lease or licence,**

Subject to and in accordance with section 5.43 of the *Local Government Act 1995* the disposal of property via lease or licence is limited to:

- c. The disposal is in accordance with the City's Lease and Licence Policy;**
- d. The rental or licence fee payable in the first year has a value of \$10,000 (excluding GST) or less; and**
- e. The term of the lease being no greater than ten (10) years (including option periods).**

The motion was put and declared CARRIED (14/0) by an Absolute Majority.

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.

Against: Nil.

Committee Recommendation

1. That Council ADOPTS the Lease and Licence Policy as detailed in Attachment 1.
2. That in accordance with Section 5.42 of the *Local Government Act 1995* Council DELEGATES AUTHORITY to the Chief Executive Officer the following functions under regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996:
 - a. Authority to dispose of property by way of a lease or licence to a body, whether incorporated or not the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;
 - b. Authority to vary the terms of a lease or licence in 2(a) above, including but not limited to novations, terminations, surrenders (whole or partial surrenders), renewal options, extensions, assignments (including consent to a deemed assignment), subletting, special conditions or payment schedules of a lease or licence,

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- c. The disposal is in accordance with the City's Lease and Licence Policy;
- d. The rental or licence fee payable in the first year has a value of \$10,000 (excluding GST) or less; and
- e. The term of the lease being no greater than ten (10) years (including option periods).

NB. ABSOLUTE MAJORITY VOTE AT COUNCIL REQUIRED FOR RECOMMENDATION 2.

Officer's Recommendation

1. That Council ADOPTS the Lease and Licence Policy as detailed in Attachment 1.
2. That in accordance with Section 5.42 of the *Local Government Act 1995* Council DELEGATES AUTHORITY to the Chief Executive Officer the following functions under regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996:
 - a. Authority to dispose of property by way of a lease or licence to a body, whether incorporated or not the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;
 - b. Authority to vary the terms of a lease or licence in 2(a) above, including but not limited to novations, terminations, surrenders (whole or partial surrenders), renewal options, extensions, assignments (including consent to a deemed assignment), subletting, special conditions or payment schedules of a lease or licence,

Subject to and in accordance with section 5.43 of the *Local Government Act 1995* the disposal of property via lease or licence is limited to:

- c. the disposal is in accordance with the City's Lease and Licence Policy;
- d. the rental or licence fee payable in the first year has a value of \$10,000 (excluding GST) or less; and
- e. the term of the lease being no greater than ten (10) years (including option periods).

NB. ABSOLUTE MAJORITY VOTE AT COUNCIL REQUIRED FOR RECOMMENDATION 2.

Purpose

To provide a Lease and Licence Policy that outlines the key terms under which the City will enter agreements over City premises and to present Council with the outcomes of the community engagement with Community and Sporting tenants on the proposed changes.

Details

The City of Stirling currently has 166 lease and licence agreements over land and buildings that it manages. Tenant types include commercial, government and not for profit groups (57) and local community and sporting organisations (109).

In response to a Council resolution (Council Resolution Number 0621/053), two workshops were held in October 2022 with local community and sporting groups that use buildings under leasing and licensing arrangements with the City. The workshops provided the City with the opportunity to connect with sporting and community clubs, and to assist them to better understand the obligations of the agreements and the support available to them through the City's various Business Units.

Feedback from the workshops highlighted that community and sporting groups could benefit from a simplified approach to the lease obligations (and maintenance items in particular) that makes it easier to understand when something is the responsibility of the tenant and when it is the responsibility of the City as Landlord.

On 24 July 2023, the City held a workshop with Elected Members on the topic of leases and licences. Information was provided to Elected Members on the agreements currently in place including annual rent, maintenance responsibilities and other general terms and conditions of leases and licences. The historical approach of the City was discussed, including the differences in approach between commercial tenants and local community and sporting groups.

Although the City has a number of strategies and internal Management Practices that guide its approach to leases and licences, there has been no uniform overarching policy document that provides transparency to the community on the City's approach in these matters. Community and Sporting agreements, including rents, were last reviewed in 2017. In reviewing the City's approach to its properties, including those under leases or licences, it is evident that an overarching Lease and Licence Policy is required. The aim of such a policy is to provide a fair, consistent and transparent approach to the leasing, licencing and management of City properties.

At its meeting held 15 August 2023, Council considered the matter of Leases and Licences and resolved (Council Resolution Number 0823/030) to note that a Lease and Licence Policy would be presented at a future meeting.

In order to explore different models of approach for a Lease and Licence Policy, Workshops were held with Elected Members throughout 2024 and 2025.

In developing the Lease and Licence Policy, the City was informed by the following principles:

- Commercial entities are under commercially negotiated terms based on market rent;
- Ensuring clear criteria for Government and Not-for-Profit tenants;
- Managing equitable access to the City's finite building resources;
- Realising greater public benefit from City owned and managed facilities;
- Ensuring the responsible management of City assets including buildings and other associated infrastructure such as playgrounds and sports playing infrastructure;
- Ensuring optimal use of City properties by supporting multi-use and co-location;
- Tenant activities or services are sustainable, and they have the capacity to perform their lease or licence obligations;
- Community and sporting tenants should be able to demonstrate their activities or services provide a high level of community benefit; and
- Appropriate support is provided to community and sporting groups through leases and licences and the associated key terms.

Research into the various approaches of other Local Governments has also informed the development of the Lease and Licence Policy. Across the Local Government sector there is consistency in the approach for commercial tenants, however it is evident that there is a diverse range of methodologies in practice for other types of tenancies, such as community and not for profit groups. In considering the various approaches to leases and licences for non-commercial tenants, the City has considered the following criteria:

- Nature of the tenant;
- Capacity of the tenant to contribute:
 - Tenant financial turnover;
 - Funding streams (grants, sponsorship, membership fees, other revenue sources);
 - Membership size;
 - Cost recovery contribution.
- Size and type of facility;
- Type of activity;
- Contribution to the community (service provision).

City owned and managed properties are used for a wide variety of purposes, such as recreation, community, government, charitable or commercial uses and by a range of organisations and groups. In order to appropriately support the community activities and services that are delivered by the occupants of City properties with appropriate terms the proposed Lease and Licence Policy recognises three broad groupings of tenant, as follows:

1. Commercial - entity is private company, publicly listed company or wholly owned subsidiary. Rent is to be set by negotiation, based on market rent. Other commercial terms as agreed.
2. Government / Larger Not for Profit / Charitable Organisation / State Sporting Body - larger entity, may be a subsidiary of a state or national organisation, a registered charity, deliver government services or represent a State Sporting association. Rents for Government and Not for Profit Organisations are currently set by agreement and may or may not use a market rental valuation as a guideline. The new Lease and Licence Policy provides for a market rental valuation to be used, with a potential concession of up to 20%, with any further concession to commencing rent requiring consideration by Council. This provides for a clearer and more transparent approach to leases with these entities whilst ensuring they are receiving better terms from the City than they would otherwise in the commercial market. Other terms are to be by agreement but generally based on commercial terms.
3. Community and Sporting - usually not for profit, incorporated bodies run by volunteers providing services and activities to benefit the local community.

Community and Sporting tenants are further broken down into one of five categories, scaling from minimal or intermittent use through to significant function centre capacity:

Category	Description	Examples
Category 1	May occupy land only or very small premises. Infrequent or intermittent use.	Markets, Community Gardens, Toy Libraries.
Category 2	Shared clubroom premises. Seasonal activity.	AFL, Cricket and Soccer Clubs.
Category 3	Annual use, exclusive premises, smaller group.	Playgroups, Kindergartens, Scouts, Guides, Pony Club, Men's Shed, Community Service groups.
Category 4	Annual use, exclusive premises with standard function centre. May employ staff for key positions.	Bowling and Tennis Clubs, some Soccer clubs.
Category 5	Annual use, exclusive premises with significant function centre. May employ staff for key positions.	Cultural Clubs, Bowling and Tennis Clubs, Surf Life Saving Clubs.

A key priority throughout the policy development process was to understand how any changes might better support the City's Community and Sporting tenants, recognising that the use of City facilities under a lease or licence is one of the ways the City can enable their continued contribution to the Stirling community.

Community and Sporting tenants have provided feedback that the current tenancy arrangements create administrative and operational burdens, are lengthy and complex, and can be difficult to navigate, particularly when it comes to maintenance responsibilities and clarity around who is responsible for what. This message was also reflected in feedback from workshops with Elected Members.

Changes to the standard terms and conditions provides the opportunity to explore the simplification of agreements with community and sporting groups so that they can be more easily understood. In particular, clearer delineation of maintenance responsibilities will be of benefit.

It is also an opportunity to address any inconsistency in the application of charges such as utilities and the provision of differing levels of maintenance between tenants.

The key changes to terms of Leases and Licences for Community and Sporting tenants aim to:

- Reduce the workload on volunteer groups enabling more time to deliver core activities
- Create a simpler fee structure with fewer bills from the City to provide budget certainty
- Reduce the maintenance responsibilities of tenants ensuring compliance and reducing liabilities
- Create simpler agreements that are easier to understand and provide clarity on maintenance responsibilities

Most Community and Sporting tenants are on agreements for an initial five-year term with a five-year option. This is considered to be a suitable arrangement moving forward.

Currently Community and Sporting tenants are charged a rent fee per annum and also pay outgoings.

For all Community and Sporting tenants, it is proposed that there be one fee per annum. This will mean no separate charges for Rent, and no Rates Notice which would currently include Emergency Services Levy (ESL), a residential waste fee and a Community Safety service charge. Rates are currently donated back to all community and sporting tenants, and this is not proposed to change. Commercial waste charges will remain a tenant responsibility.

For Category 1, 2, 3, and 4 Community and Sporting tenants this one fee will also include building insurance and utilities which will not be separately billed. This insulates many of the City's community tenants from any increases associated with electricity, gas and water usage over the initial term of the agreement.

Category 5 Community and Sporting tenants will remain responsible for utilities and building insurance.

Maintenance responsibilities

Under the existing lease and licences structural maintenance is a City responsibility with almost all other general maintenance items as the responsibility of the tenant.

It is proposed that the City remain responsible for structural maintenance plus undertake a number of general maintenance items including:

- Gutter cleaning
- Inspection and servicing of RCDs and Fire equipment and emergency lighting
- Servicing and repair of air conditioning (HVAC)
- Renewal of painting and flooring
- Servicing and repair of water fountains
- Servicing and emptying of grease traps
- Maintain, service and repair bores
- Care and maintenance for any trees over 3m tall
- Pest inspection and control for termites
- Repair and maintenance of boundary fences

Whilst the City has been undertaking some of these items for some tenants, the adoption of the new Lease and Licence Policy will ensure that these items are being undertaken by the City in a fair and equitable manner for all Community and Sporting tenants.

In undertaking additional maintenance obligations, the City can also contribute to the responsible management of its assets including buildings and other associated infrastructure such as bores and sports playing infrastructure.

It is also evident that clarity is required as to the responsibility for replacement of key systems and installations at end of life. Examples include air-conditioning, hot water systems, cool rooms, bores, floodlighting and security systems such as CCTV.

It is proposed that the City remain responsible for replacement of key systems at end of life, although the end-of-life replacement would be at the City's discretion (it may not be like-for like depending on the needs of the building moving forward) and may be subject to budget cycles and project priorities.

Tenants will remain responsible for items identified as tenant installations, including replacement at end of life. It is proposed that the identification of Landlord and Tenant Installations forms part of the new agreements.

Proposed annual fee

The proposed annual fee is not subject to increases during the initial term of the agreement, unless otherwise agreed and the fee structure proposed is as follows:

Category	Description	Proposed Annual Fee*
Category 1	May occupy land only or very small premises. Infrequent or intermittent use.	\$1 Inclusive of utilities, building insurance, ESL, Residential waste and community safety service charge.
Category 2	Shared clubroom premises. Seasonal activity.	\$2,000 (per 6-month season) Inclusive of utilities, building insurance, ESL, Residential waste and community safety service charge.
Category 3	Annual use, exclusive premises, smaller group.	\$4,000 Inclusive of utilities, building insurance, ESL, Residential waste and community safety service charge.
Category 4	Annual use, exclusive premises with standard function centre. May employ staff for key positions.	\$6,000 Inclusive of utilities, building insurance, ESL, Residential waste and community safety service charge.
Category 5	Annual use, exclusive premises with significant function centre. May employ staff for key positions.	\$10,000 Inclusive of ESL, Residential waste charges, Community Safety charge. Utilities and Building insurance to be paid by Tenant.

*Rates are donated back to all community and sporting tenants and therefore not listed above.

*Maintenance included - structural maintenance is a City responsibility and general maintenance responsibilities are either a City responsibility or a Tenant responsibility as noted above and as expressly stipulated in each lease or licence. The new Lease and Licence Policy sees the transfer of elements of general maintenance as noted above.

Financial Assessment and Implications

Commercial leases provide the vast majority of the City's lease revenue and rents are set using industry standard market valuations with other commercial terms and conditions as agreed. It is not proposed that the new policy alters these lease terms.

Rents for Government and Not for Profit Organisations are currently set by agreement and may or may not use a market rental valuation as a guideline. The new Policy provides for a market rental valuation to be used, with a potential concession of up to 20%, with any further concession to commencing rent requiring consideration by Council. This provides for a clearer and more transparent approach to leases with these entities, whilst ensuring they are receiving better terms from the City than they would otherwise in the commercial market.

Currently community and sporting organisations are charged a concessional annual rent between \$1 and \$1,200 per annum under five separate levels as resolved (Council Resolution Number 0917/010) by Council in 2017. The total annual rent received by the City from these tenants is approximately \$97,815 per annum.

With the proposed change to include utilities and the increase in maintenance obligations within a 'grossed up' rental fee, the net cost to the City of the proposed changes will be approximately \$400,000. This will be listed for consideration through the 2026/27 integrated planning and budget process.

Stakeholder Engagement

Community engagement with Community and Sporting tenants was undertaken over a five-week period from 19 January to 20 February 2026. The engagement provided the chance for Community and Sporting tenants to learn about what the proposed changes would mean for their group and provide the City with feedback.

Five information sessions were held for Community and Sporting tenants proposed to be in Categories 1, 2 and 3, attended by representatives from 47 organisations.

The City also held 28 one-on-one meetings with Community and Sporting tenants proposed to be in Categories 4 and 5, as well as tenants with more than one premises or unique needs. Together this represented direct contact with 74% of Community and Sporting tenants.

A summary of the Engagement Outcomes is at Attachment 2.

In response to the feedback, a number of changes to the proposed terms for Community and Sporting Tenants have been incorporated into the Policy as follows:

- Initially agreements were proposed to be for a term of five years only, a number of tenants have requested that this be extended by way of a further five-year option, and this change has been incorporated.
- Tenants have requested if they may have the option to pay the annual fee by instalment, either in two equal payments each six months or four equal payments quarterly. This can be nominated by the tenant at commencement.
- Several groups have requested that the changes to annual fees be made gradually, phasing in the changes over a number of years. An accommodation for transitional arrangements has been added to allow the City to apply discretion to gradually increase the rent to the level applicable to that category.
- It was identified that the changes proposed represent a significant financial impost on a small number of Community and Sporting tenants. It is proposed that the City continue to work with these organisations to identify the transitional arrangements most appropriate to assist and support them through the implementation of the new Lease and Licence Policy. Their current arrangements will not change until the most appropriate arrangement is agreed.

Options Summary

The following options were considered.

OPTIONS	
1.	That a new Lease and Licence Policy be adopted
2.	That the current approach to lease and licences continues

Recommended Action

The City does not currently have in place a Policy document that provides transparency to the community on the City's approach to the occupation of its land and buildings under lease and licence arrangements. Community and Sporting agreements, including rents, were last reviewed in 2017. In reviewing the City's approach to its properties, including those under leases or licences, it is evident that an overarching Policy on leases and licences is required to provide a fair, consistent and transparent approach to the leasing, licensing and management of City properties. Community engagement has been undertaken with the City's Community and Sporting tenants and feedback considered in the final Policy position.

It is recommended that Council adopt the Lease and Licence Policy as provided at Attachment 1.

It is also recommended that Council provide delegated authority to the Chief Executive Officer (CEO) to enter into lease and licence agreements with Community and Sporting tenants as property disposals that are exempt to the provisions of Section 3.58 of the *Local Government Act 1995*.

A local government may dispose of property, including by way of a lease or licence, in accordance with Section 3.58 of the *Local Government Act 1995*.

The proposed leases or licences to Community and Sporting tenants are exempt from the provisions of Section 3.58 of the *Local Government Act 1995*. The exemption is provided by means of Section 30 (2) (b) of the *Local Government (Functions and General) Regulations 1996*, whereby:

- (b) the land is disposed of to a body, whether incorporated or not —
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

In order that new agreements can be entered into with Community and Sporting tenants in accordance with the new Lease and Licence Policy, it is proposed that the Chief Executive Officer be delegated the authority to enter into those leases and licences, provided that:

- the property disposal is with an organisation that is exempt
- the proposed agreement is in accordance with the Lease and Licence Policy
- the annual rental or licence fee in the first year cannot be more than \$10,000 (excluding GST); and
- The term of the lease is no greater than ten years inclusive of any option periods

Such a delegation with appropriate conditions would ensure the City can expedite the lease and licence agreements, including variations without the need to refer them to Council for consideration.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

[Local Government \(Functions and General\) Regulations 1996](#)

Meeting Date	Council Resolution Number	Council Resolution
12 September 2017	0917/010	1. That Council ADOPTS the revised standard Lease document as detailed in Confidential Attachment 3 for Sporting, Recreational, Community and Cultural Clubs. 2. That Council ADOPTS the revised standard Seasonal Licence document as detailed in Confidential Attachment 4 for Sporting, Recreational, Community and Cultural Clubs. 3. That Council APPROVES the revised Lease or Seasonal Licence allocation and associated rent for Sporting, Recreational, Community and Cultural Clubs as detailed in Confidential Attachment 5. 4. The AUTHORITY be given to the Chief Executive Officer to sign and affix the Common Seal to the new Lease and Seasonal Licence documents between the City of Stirling and Sporting, Recreational, Community and Cultural Clubs. 5. That the Council REQUESTS the Acting Chief Executive Officer to seek advice on whether there is a legal impediment to the lease and licence documentation and schedule of fees being made part of the public record.
29 June 2021	0621/053	That Council APPROVES a forum for Club and Premises lessees, to allow City of Stirling premises users to understand their obligations under the terms of the lease agreement and to answer any questions and address any anomalies that may arise.
21 February 2023	0223/028	That a report be PRESENTED to the Planning and Development Committee meeting to be held 8 August 2023 regarding the option to amend the Standard Community and Sporting Club Leases and Licences to include the servicing and repair of drinking fountains as part of the City's annual maintenance program. This report would follow an Elected Member workshop on leases and licences in July 2023.

Meeting Date	Council Resolution Number	Council Resolution
9 May 2023	0523/014	That a report be PRESENTED to Council on the properties held by the City of Stirling where a lease agreement is in place with the view to understanding the value, nature and conditions of the lease.
15 August 2023	0823/030	That Council NOTES that a Policy on Lease and Licence Agreements will be presented to a future Planning and Development Committee in early 2024.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: An active and healthy City

Priority: Facilitate a range of recreation and leisure opportunities for everyone in the City

Strategic Risk

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

Relevant Documents and Information

Attachments

Attachment 1 - Lease and Licence Policy [↓](#)

Attachment 2 - Engagement Outcomes - Lease and Licence Policy [↓](#)

Available for viewing at meeting

Nil.

Linked Documents

Nil.



Lease and Licence Policy

Aligned City Value/s	Approachable	Responsive	Transparent	Innovative
Responsible Directorate	Corporate Services			
Responsible Business Unit/s	Property and Commercial Services			
Responsible Officer	Manager Commercial Portfolio			
Affected Business Unit/s	Recreation and Leisure Services Community Development Facilities, Projects and Assets Parks and Environment Engineering Services Finance Services			

Objective

The City owns or manages land and buildings that are occupied by others under leases, licences or other occupancy arrangements. The City recognises that there are a range of tenants and uses, many of which provide benefits to the community through their activities.

The City endeavours to manage its properties in the best interests of the community and apply a fair, consistent and transparent approach to the leasing and licencing of its properties. The City is balancing competing demands for limited spaces and must consider existing occupancy arrangements, and the current and future needs of its community.

Scope

This policy applies to the leasing and licencing of all the City's properties, whether for recreation, community, government, charitable or commercial use. This policy does not apply to the hire of reserves, buildings or other spaces under casual, regular or short-term hire arrangements.

Policy

In considering entering or renewing a lease or licence the City will take into regard the benefits to the community. Considerations include:

- Community organisations providing services and activities meet a demonstrated community need
- Tenants must be financially self-sufficient and have the capacity to perform their lease or licence obligations, as well as sustain their core activities
- The use of community properties should be optimised through shared-use and co-location where possible
- Commercial tenancies will only be contemplated under appropriate commercial terms

Use of City facilities under a lease or licence is one of the ways the City recognises the important role that community and sporting groups play within Stirling.

Principles for managing agreements with Community and Sporting Groups are as follows:

- Fairness – so no one group is advantaged over another and groups using the same premises are subject to the same obligations
- Transparency – agreements have consistent terms where possible
- Simplicity– agreements are straightforward for both landlord (the City) and tenant
- Facilities are used appropriately (for example, use one day a week may not justify exclusive lease) and Clubs can make the facilities available when they are not using them through hire arrangements

Recognising that the City has a diverse range of tenants, the City classifies tenants into groups, and this categorisation is used to determine:

- the term of the lease or licence;
- the lease or licence fee payable;
- the outgoings and other charges applicable; and
- the allocation of responsibilities for building repairs and maintenance.

The groups are as follows:

- Community and Sporting
- Government / Larger Not for Profit / Charitable Organisation / State Sporting Body
- Commercial

Community and Sporting groups are further broken down into one of five categories, scaling from minimal or intermittent use through to significant function centre capacity:

Category	Description	Examples	Annual Fee Inclusions
Category 1	May occupy land only or very small premises. Infrequent or intermittent use.	Markets, Community Gardens, Toy Libraries	Utilities, building insurance, Emergency Services Levy, residential waste, community safety service charge.
Category 2	Shared clubroom premises. Seasonal activity.	AFL, Cricket and Soccer Clubs	Utilities, building insurance, Emergency Services Levy, residential waste, community safety service charge.
Category 3	Annual use, exclusive premises, smaller group	Playgroups, Kindergartens, Scouts, Guides, Pony Club, Men's Shed, Community Service groups	Utilities, building insurance, Emergency Services Levy, residential waste, community safety service charge.
Category 4	Annual use, exclusive premises with standard function centre. May employ staff for key positions.	Bowling and Tennis Clubs, some Soccer clubs	Utilities, building insurance, Emergency Services Levy, residential waste, community safety service charge.
Category 5	Annual use, exclusive premises with significant function centre. May employ staff for key positions.	Cultural Clubs, Bowling and Tennis Clubs, Surf Life Saving Clubs	Emergency Services Levy, residential waste, community safety service charge.

Rates are donated back to all community and sporting tenants.

Structural maintenance is a Landlord responsibility and general maintenance responsibilities are either a Landlord responsibility or a Tenant responsibility, as expressly stipulated in each lease or licence.

To ensure transparency and fairness, the City will make publicly available tenant categories and the terms and conditions applicable to each category.

Definitions

Lease

A lease provides the occupant with exclusive use of land and buildings for a specific time period in return for an agreed rent. It is commonly used where a tenant is using the entire premises for the one purpose.

Licence

A licence provides permission for the occupant to access premises for a particular purpose, at specific times and under conditions, in return for an agreed licence fee. It is most commonly used when premises are shared or an occupant is only using a part of the land or building.

Relevant management practices/documents

Lease and Licence Management Practice

Legislation/local law requirements

Local Government Act 1995 – Section 3.58 sets out requirements for the disposal of property including by way of lease or licence.

Office use only			
Relevant delegations	<<Corporate Compliance to insert relevant delegations>>		
Initial Council adoption	Date	TBA	Resolution #
Last reviewed	Date	TBA	Resolution #
Next review due	Date	TBA	



Lease and Licence Policy and Framework

Engagement Outcomes Report – February 2026

Project overview

The Lease and Licence Policy Engagement was undertaken for five weeks from 19 January to 20 February 2026, with the purpose of sharing details about the proposed changes, and to ensure community and sporting tenants were extended the opportunity to learn about the new framework and provide feedback.

City tenants had previously reported that the current leasing arrangements create administrative and operational burden, are lengthy and complex, and can be difficult to navigate, particularly when it comes to maintenance responsibilities and clarity around who is responsible for what. We also heard concerns about inequities in the system, including inconsistent application of charges across different locations and tenants.

The proposed new Lease and Licence Policy and Framework is intended to provide a more streamlined, consistent and user-friendly approach. It aims to reduce tenant burden by introducing annual flat all-inclusive fees and by shifting key preventative servicing and maintenance tasks to the City. These changes are designed to simplify the process, address complexity, and support improved maintenance and management of the City's assets.

Engagement approach

All 114 community and sporting tenants were invited to participate in information sessions or one-on-one meetings, providing opportunities to hear directly from City staff, ask questions in person, strengthen connections, and acknowledge the important role they play in the community. Of these, 84 tenants engaged through information sessions, meetings or phone discussions – representing 74% participation. Tenants also received email notifications outlining the proposed changes and inviting questions via the online engagement weblink. Individual responses were provided where needed, and recurring themes informed the development of a FAQ document.

Engagement activities included:

- **Personal email invitations** – Sent by Active Communities Officers inviting all tenants to attend an information session or meeting.
- **Information sessions** – Five sessions hosted for category 1, 2, and 3 tenants, attended by representatives from 47 clubs and organisations.

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This information is available in alternative formats on request. Please contact the Customer Contact Centre on (08) 9205 8555



1



- **One-on-one meetings** – Twenty-eight meetings held with category 4 and 5 tenants, tenants with unique needs, and those who specifically requested a meeting, each attended by a City Director or Business Unit Manager to ensure a high level of support.
- **Phone calls** – For tenants who were unable to attend an information session.
- **Follow-up emails** – Providing slides, flyers and reminders about the weblink for submitting questions.
- **Engagement weblink** – Thirty-eight written enquiries and comments were received via the weblink, along with an additional six submissions received by email or letter, over the five-week period.
- **FAQ document** – Informed by tenant questions, to accompany the final policy.

Feedback from information sessions and one-on-one meetings

Across the City's information sessions and one-on-one meetings, tenants provided a broad range of feedback on the proposed Lease and Licence Policy. Overall, the policy direction was received positively, with many tenants complimenting the simplicity, value and reduced volunteer burden the new framework offers. Comments included: *"Sounds great – worth every cent. The reduction in work for volunteers will be great," "Seems very equitable and fair – a good initiative. Our Treasurer will love it,"* and *"It was scary at first, but once you look at it, it's a good deal."*

While a few clubs expressed initial uncertainty, these concerns often eased as officers worked through the detail with them. A consistent theme across sessions was a desire for transparent documentation outlining what the City will maintain. Several tenants raised site-specific issues such as carpark condition, tree maintenance, plumbing access, and rubbish arrangements. Many groups indicated they would then take the information back to committees to review financial impacts before confirming final feedback.

Feedback from engagement weblink

The online weblink, which invited tenants to submit questions, generated 38 written enquiries and comments, with a further six submissions received via email or letter. Collectively, this feedback reflected a broad spectrum of operational, financial and equity-based questions. While individual circumstances varied between clubs, several consistent themes emerged across the submissions, summarised below.

Mentions	Theme	Key issues raised
21	Maintenance responsibilities & definitions	Requests for clear, detailed definitions of tenant vs City maintenance responsibilities, including what is meant by "general maintenance", "maintain grounds and landscaping", "plumbing", and "trees". Questions about whether some tenant-allocated responsibilities should instead be assumed by the

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		City, including installations put in by previous tenants or that cannot be reasonably removed at the end of a lease.
13	Financial impact & fee concerns	Concern about increases from current rent to proposed fees; impact on financial sustainability; requests for category review, negotiation, scaled models, discounts for small clubs, or incremental payments.
7	Infrastructure condition & renewal	Issues raised about ageing or deteriorating facilities, upgrades needed (toilets, kitchens, flooring), request for renewal schedules and definitions, and clarity on end-of-life responsibilities.
6	Other clarification	Requests for copies of existing leases, clarification of current costs, questions about fee sharing for seasonal users, and insurance coverage under the new arrangements.
3	Waste matters	Current waste arrangements differ across tenants. Questions including whether commercial-level waste services will be included under the new framework.

Individual responses were provided directly to tenants where needed, and these recurring themes informed the development of a comprehensive FAQ document to accompany the final policy.



Attachment one – Engagement weblink

City of Stirling | Lease and licence framework

Thank you for your interest in the City of Stirling's proposed lease and licence framework. We value your questions as part of this process.

Contact information

Full name

Group/club/organisation

Email address

Your question

What question would you like to submit about the proposed lease and licence framework?*

→

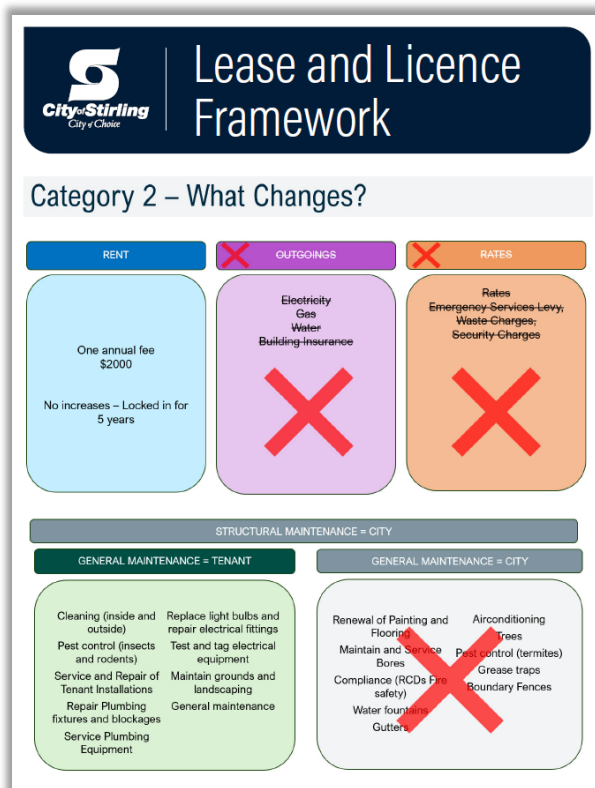
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Attachment two – Flyers (Category 2 example + weblink QR code)



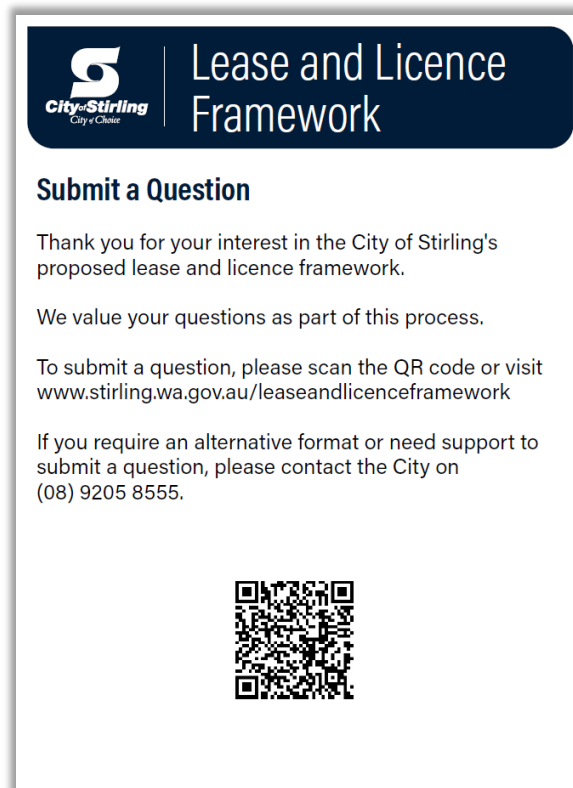
Lease and Licence Framework

Category 2 – What Changes?

RENT	OUTGOINGS	RATES
One annual fee \$2000 No increases – Locked in for 5 years	Electricity Gas Water Building Insurance	Rates Emergency Services Levy Waste Charges Security Charges

STRUCTURAL MAINTENANCE = CITY

GENERAL MAINTENANCE = TENANT	GENERAL MAINTENANCE = CITY
Cleaning (inside and outside) Pest control (insects and rodents) Service and Repair of Tenant Installations Repair Plumbing fixtures and blockages Service Plumbing Equipment Replace light bulbs and repair electrical fittings Test and tag electrical equipment Maintain grounds and landscaping General maintenance	Renewal of Painting and Flooring Maintain and Service Bore Compliance (RCDs Fire safety) Water fountains Gutters Airconditioning Trees Pest control (termites) Grease traps Boundary Fences



Lease and Licence Framework

Submit a Question

Thank you for your interest in the City of Stirling's proposed lease and licence framework.

We value your questions as part of this process.

To submit a question, please scan the QR code or visit www.stirling.wa.gov.au/leaseandlicenceframework

If you require an alternative format or need support to submit a question, please contact the City on (08) 9205 8555.



Telephone (08) 9205 8555 | Enquiries www.stirling.wa.gov.au/enquiries | Web www.stirling.wa.gov.au |
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Councillor Andrea Creado returned to the meeting at 8.05pm prior to the balance of the Community and Resources Committee reports.

Council Resolution

0326/027

Moved Councillor Creado, seconded Councillor Krsticevic

That the balance of the Community and Resources Committee recommendations be ADOPTED by exception resolution in accordance with Clause 4.7 of the City of Stirling Meeting Procedures Local Law 2021.

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkovic, Proud, Re, Thornton and Mayor Irwin.

Against: Nil.

12.1/FPA1 2025 ASBESTOS CONTAINING MATERIALS AUDIT

Business Unit:	Facilities, Projects & Assets	Service: Facility Management
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

Information - *Receiving information about the City or its community.*

Council Resolution**0326/028****Moved Councillor Creado, seconded Councillor Krsticevic****That Council NOTES the current approach to asbestos management in City-owned buildings.****The motion was put and declared CARRIED (14/0) by exception resolution.****For:** Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Papparde, Perkovic, Proud, Re, Thornton and Mayor Irwin.**Against:** Nil.**Committee Recommendation****That Council NOTES the current approach to asbestos management in City-owned buildings.**

Officer's Recommendation

That Council NOTES the current approach to asbestos management in City-owned buildings.

Purpose

To present Council with information on the current approach to asbestos management in City-owned buildings.

Details

At the Council Meeting on 26 August 2025, in response to a Notice of Motion submitted by Councillor Elizabeth Re, it was resolved (Council Resolution Number 0825/051) to receive a further report with information on the current approach to asbestos management in City-owned buildings. Asbestos was commonly used as a construction and fencing material until 1990. While asbestos cement building materials are not a cause for alarm if left undisturbed, care must be taken when handling asbestos to minimise health risks, as exposure to asbestos fibres may cause respiratory disease. Asbestos may be present in products such as eaves sheeting, carpet underlay, vinyl tile backing, roof sheeting and fence sheeting.

As part of its obligations under the *Work Health and Safety Act 2020* (WHS Act), the Work Health and Safety (General) Regulations 2022 (WHS Regulations) and the Work Health and Safety (Mines) Regulations 2022 (WHS Mines Regulations), the City maintains an Asbestos Management Plan, including an asbestos register for all City-owned buildings containing asbestos-containing material (ACM).

To keep the asbestos register up to date, regular audits are undertaken to monitor the condition of existing ACM and update the register with any new ACM found or ACM removed since the last audit. Tests are also undertaken on any 'presumed ACM' identified in previous audits. The City currently manages ACM by either removing it during significant building renewal projects or removing it 'ad hoc' as the condition deteriorates. ACM that remains in good condition and is not subject to a renewal project is usually left in situ.

The 2025 Asbestos Containing Materials Audit commenced in July 2025 and concluded in February 2026.

Given asbestos use continued until 1990, the pre-2025 register identified 70 City-owned buildings that contained ACM. This inventory formed the scope of the 2025 audit.

Methodology

The audit inspected 70 City-owned sites where structures were known or presumed to contain ACM. The contractor was provided with historical ACM site registers for the purpose of testing previously identified 'presumed' ACM, in addition to conducting new inspections.

The objective of each assessment was to identify specific ACM located throughout each site, provide an asbestos register report outlining findings, determine the risk associated with in-situ ACM and provide recommendations for managing the identified ACM.

Registers were provided for each site. Of the 70 sites tested, 13 were found to have no ACM present and will be removed from the Register. All ACM found on the remaining 57 sites was deemed low risk, apart from two sites where a moderate risk was identified. This resulted in the removal of both the ACM and the corresponding risk from the register.

ACM within the City's buildings is predominantly found in a group of components with a few exceptions. To provide a broad cost estimate of ACM removal and reinstatement with modern materials, components were grouped into 'major' and 'minor', with 'major' typically having a greater likelihood of future increased risk or damage, volume or cost.

Major components

- Ceiling, soffits, eaves lining, infill panels;
- Fencing; and
- Vinyl flooring.

Minor components

- Kitchen sinks;
- Urinals; and
- Other minor miscellaneous items.

Estimations to provide a broad cost to remove ACM from the remaining 57 sites were based on previous ACM removal costs and the following assumptions:

- Where ACM exists in ceiling, soffits, eaves lining and infill panels and is visually identified as being sandwiched between roof fabric, costs include removal of all or part of the roof fabric, disposal and reinstatement. No allowance was made for the removal or reinstatement of other assets such as solar panels.
- Supply and installation of Colorbond or similar fencing where ACM fencing is removed.
- Removal and disposal of vinyl flooring do not include other costs such as furniture removal.
- Where sinks and urinals are removed, only minor works to the immediate surrounding area are included.

Comment

All ACM components identified present a low risk and should be assessed on age, condition, planned capital works, and the existing and future use of the building. For example, it would not be economical to remove a urinal and only patch the immediate surrounds, as this would leave both male and female toilets serviceable but outdated and lacking a Universally Accessible Toilet. Practically, additional renewal works would also take place.

Given the overall risk is low at all known ACM sites, it is recommended that the City continue to manage ACM following the existing process, where:

- Registers are kept and updated when:
 - The asbestos management plan is reviewed;
 - Further asbestos or ACM is identified;
 - Asbestos is removed, disturbed, sealed or enclosed; and
 - Refurbishment or demolition work is to be undertaken.
- Visual inspections are conducted bi-annually.
- Recommendations resulting from inspections are actioned in accordance with legislation.
- All ACM is removed from any site where significant renewal is being undertaken.
- Any ACM found to have become greater than a low risk is managed on a site-by-site basis.

Financial Assessment and Implications

Officers estimate the total cost of removing all ACM from City-owned buildings and reinstating materials at approximately \$4.3 million. This amount is indicative only and would be incurred in excess of the City's existing maintenance program.

Stakeholder Engagement

Building tenants (community, business or staff) and contractors will be advised of the results of the recent audit, consistent with long-standing practice. Updated registers will again be kept on site.

Options Summary

The following options were considered.

OPTIONS	
1.	Continue to monitor ACM, removing it through renewal projects or when ACM risk increases.
2.	Remove all ACM at an estimated cost of \$4.3 million as part of the capital works program over approximately 10-15 years.

Option 1 is the current approach. It is risk-based and removed ACM when its condition deteriorates or as part of renewal projects when most cost-effective. This approach optimises staff, financial resources and building availability.

Of the 57 buildings in the register, up to 20 may be addressed via renewal projects or demolition in the next 2-5 years. While this is 42% of buildings by number, it represents approximately 75% of the estimated total cost of removal due to the inclusion of several high-ACM sites.

Option 2 is an interventionalist approach where ACM in good condition and low risk is removed earlier than scheduled. This would incur higher costs due to:

- Multiple mobilisations outside of the renewal program;
- User group relocations during removal; and
- Additional works required to 'make good' areas, such as bathroom renewals, roof upgrades and solar panel reinstatement.

Recommended Action

That Council supports the current approach to managing ACM in City-owned buildings.

Relevant Policies, Legislation and Council Resolutions

- Work Health and Safety Act 2020 (WHS Act)
- Work Health and Safety (General) Regulations 2022 (WHS Regulations)
- Work Health and Safety (Mines) Regulations 2022 (WHS Mines Regulations)

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
26 August 2025	0825/051	<i>That a report be PRESENTED to a Community and Resources Committee Meeting in early 2026 sharing the results of the 2025 Asbestos Containing Materials Audit and options to remove asbestos from all City owned buildings inclusive of costs and time frames.</i>

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: An attractive and well-maintained City

Priority: Provide quality, well-maintained facilities for the benefit of the community

Strategic Risk

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

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

12.1/F2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE MONTHS ENDING 31 JANUARY 2026 AND 28 FEBRUARY 2026

Business Unit:	Finance Services	Service: Financial Accounting
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

Information - *Receiving information about the City or its community.*

Council Resolution**0326/029****Moved Councillor Creado, seconded Councillor Krsticevic**

That the monthly Statement of Financial Activity and other relevant Financial Reports for the months ending 31 January 2026 and 28 February 2026 be RECEIVED.

The motion was put and declared CARRIED (14/0) by exception resolution.

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.

Committee Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the months ending 31 January 2026 and 28 February 2026 be RECEIVED.

Officer's Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the months ending 31 January 2026 and 28 February 2026 be RECEIVED.

Purpose

To apprise Council of the financial position of the City 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.

Details

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 includes:

1. A financial summary comprising a Statement of Financial Activity (Attachments 1 & 5) and an explanation of each material variance in accordance with the requirements of Regulation 34 (see below).
2. The composition of net current assets, less committed assets, and restricted assets (Attachments 2 & 6) in accordance with the requirements of Regulation 34.
3. The Statement of Financial Position (Attachments 3 & 7) in accordance with requirements of regulation 35.
4. An Investment Report (Attachments 4 & 8) detailing the performance of the investment portfolio as required by the City's Investment Policy.

Monthly Statement of Financial Activity for the Period Ending 31 January 2026

It should be noted that the statement shown as Attachment 1 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.

Explanations of major variances between YTD Actual and YTD (Original) Budget for the month ended 31 January 2026 are as follows:

General Rates

The Rates Statements issued in July 2025 generated \$269.05 million in revenue (this figure includes the Rates, Domestic Waste Charge, the Community Safety Service charge and the Emergency Services Levy revenue). \$228.39 million of this debt including balances due from prior years have been collected by 31 January 2026.

Operating Revenue

1. Operating Grants & Subsidies

This revenue item has a negative variance of 18% to YTD budget, mainly due to the budget phasing of General Purpose Grants. This is a timing variance only and revenue for the full year is expected to be in line with budget.

2. Contributions & Donations

This revenue item has a positive variance of 19% to YTD budget, mainly due to Street Tree revenue which will be transferred to reserves and the timing of Care Navigation Service revenue.

3. Fees & Charges

This revenue item has a positive variance of 11% to YTD budget, mainly due increased revenue from Recreation Facilities and the Hamersley Public Golf Course.

4. Registrations, Licences & Permits

This revenue item has a positive variance of 14% to YTD budget, mainly due to increased revenue from Building Plan Approvals, Town Planning Approvals and Health Inspection Services.

5. Underground Power – Income

This revenue item has a negative variance of 11% to YTD budget due to the timing of charges raised for the Doubleview Underground Power project.

6. Other Revenue

This revenue item has a positive variance of 156% to YTD budget, due to higher than anticipated Catalina Estate land sales and the sales forecast will be updated at mid-year budget review to reflect this. This income is separate to the Catalina dividend which is transferred to Reserves.

Operating Expenditure**7. Employee Costs**

The total of direct employee costs (net of the cost of Agency Personnel) was higher than budget for the year to date due to:

- Resourcing of IT projects where project staff have been employed as a better value for money option, but the budget assumed the work would be outsourced and is held elsewhere.
- Increased staffing levels at Recreation Facilities to maintain services levels. The additional cost has been offset by an increase in revenue as noted in the Fees & Charges commentary.
- An increase in leave liability provisions which is a timing variance only. This variance will reduce when staff leave peaks over the Christmas to Easter period.
- Labour recoveries being slightly below budget.

Labour recoveries relate to the transfer of internal staff time to maintenance services and capital projects, and the negative labour recovery variance is offset by reduced costs in those areas.

8. Materials & Contracts – Maintenance

This expenditure item has a negative variance of 14% mainly in building and street tree maintenance. Adjustments were made in the mid-year budget review to reflect the higher contractor costs in these areas.

9. Underground Power - Expenditure

This expenditure item has a positive variance of 40% due to the budget phasing Underground Power Cash Calls from Western Power. This is a timing variance only.

10. Other Expenditure

This expenditure item has a negative variance of 75% due to the Catalina Estate land sales costs. The budget will be updated at mid-year budget review to reflect the costs associated with increased land sales.

11. Loss on Disposal of Assets

This expenditure item has a negative variance of 232% mainly due to assets being written off for redevelopment or replacements.

Investment Activity**12. Capital Grants and subsidies**

This revenue item has a positive variance of 38% mainly due to the timing of grants received from the Departments of Sport and Recreation, Transport and Main Roads.

13. Capital Expenditure

This expenditure item has a positive variance of 29% mainly due to the following major projects and programs:

- \$4.3 million for the Road Renewal Program
- \$1.8 million for the Building Renewal Program
- \$1.1 million for the Citywide Park Asset Refurb Program
- \$1.0 million for the Irrigation Program – the program will be rephased at mid-year review
- \$0.9 million for the Recycling Centre Balcatta Redevelopment Project. The budget will be adjusted at mid-year review to reflect the revised schedule
- \$0.4 million for the Main/Hutton Street Project
- \$0.3 million for the Main Street/Hutton Street/Royal Street safety improvements project

Monthly Statement of Financial Activity for the Period Ending 28 February 2026

It should be noted that the statement shown as Attachment 5 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. The City's mid-year budget review for 2025/26 was approved by Council on 24 February 2026 and the February reports have therefore been updated to show revised budget.

Explanations of major variances between YTD Actual and YTD (Revised) Budget for the month ended 28 February 2026 are as follows:

General Rates

The Rates Statements issued in July 2025 generated \$269.05 million in revenue (this figure includes the Rates, Domestic Waste Charge, the Community Safety Service charge and the Emergency Services Levy revenue). \$235.90 million of this debt including balances due from prior years have been collected by 28 February 2026.

Operating Revenue

1. Operating Grants & Subsidies

This revenue item has a positive variance of 11% to YTD budget, mainly due to the budget phasing of General Purpose Grants. This is a timing variance only and revenue for the full year is expected to be in line with budget.

2. Contributions & Donations

This revenue item has a positive variance of 23% to YTD budget, mainly due to Street Tree revenue which will be transferred to reserves and the timing of Care Navigation Service revenue.

3. Registrations, Licences & Permits

This revenue item has a positive variance of 12% to YTD budget, mainly due to \$453k revenue from Building Plan Approvals, Town Planning Approvals and Health Inspection Services in Development Services.

4. Underground Power – Income

This revenue item has a negative variance of 29% to YTD budget due to the timing of charges raised for the Doubleview Underground Power project.

5. Other Revenue

This revenue item has a positive variance of 127% to YTD budget, due to higher than anticipated Catalina Estate land sales. The sales forecast was updated at mid-year budget review to reflect this, and the variance is expected to decrease over the next four months. This income is separate to the Catalina dividend which is transferred to Reserves.

Operating Expenditure

6. Employee Costs

The total of direct employee costs (net of the cost of Agency Personnel) was higher than budget for the year to date due to:

- Resourcing of IT projects where project staff have been employed as a better value for money option, but the budget assumed the work would be outsourced and is held elsewhere.
- Increased staffing levels at Recreation Facilities to maintain services levels. The additional cost has been offset by an increase in revenue.
- An increase in leave liability provisions which is a timing variance only. This variance will reduce when staff leave peaks over the Christmas to Easter period.
- Labour recoveries being slightly below budget.

Labour recoveries relate to the transfer of internal staff time to maintenance services and capital projects, and the negative labour recovery variance is offset by reduced costs in those areas.

7. Materials & Contracts – Maintenance

This expenditure item has a negative variance of 10% mainly in building and street tree maintenance. Adjustments were made in the mid-year budget review to reflect the higher contractor costs in these areas and the variance is expected to reduce over the next four months.

8. Underground Power - Expenditure

This expenditure item has a positive variance of 24% due to the budget phasing Underground Power Cash Calls from Western Power. This is a timing variance only.

9. Other Expenditure

This expenditure item has a negative variance of 67% due to the Catalina Estate land sales costs. The budget was updated at mid-year budget review to reflect the costs associated with increased land sales and the variance is expected to reduce over the next four months.

10. Loss on Disposal of Assets

This expenditure item has a negative variance of 220% mainly due to assets being written off for redevelopment or replacements.

Investment Activity**11. Capital Grants and subsidies**

This revenue item has a positive variance of 35% mainly due to the timing of grants received from the Departments of Sport and Recreation, Transport and Main Roads.

12. Capital Expenditure

This expenditure item has a positive variance of 29% mainly due to the following major projects and programs:

- \$5.0 million for the Road Renewal Program
- \$1.1 million Rights of Way Program
- \$1.7 million for the Building Renewal Program
- \$1.3 million for the Citywide Park Asset Refurb Program
- \$0.9 million for the Irrigation Program – this program was rephased at mid-year budget review
- \$0.8 million for the Recycling Centre Balcatta Redevelopment Project. The budget was adjusted at mid-year budget review to reflect the revised schedule
- \$0.4 million for the Main/Hutton Street Project
- \$0.2 million for the Main Steet/Hutton Street/Royal Street safety improvements project

Financial Assessment and 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.

Relevant Policies, Legislation and Council Resolutions

The monthly statement of financial activity is prepared in accordance with Regulation 34 of the [Local Government \(Financial Management\) Regulations 1996](#). and [Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
1 April 1997	Item 10.2/A11	A monthly report must be provided to Council detailing the investment portfolio in terms of overall performance, percentage exposure of total portfolio by investment institution and in the case of managed investments, the changes in market value.

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Strategic Risk

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

Relevant Documents and Information

Attachments

- Attachment 1. Statement of Financial Activity in the form of a Rate Setting Statement for the period to 31 January 2026 [↓](#)
- Attachment 2. Net Current Assets as at 31 January 2026 [↓](#)
- Attachment 3. Statement of Financial Position as at 31 January 2026 [↓](#)
- Attachment 4. Statement of Financial Activity in the form of a Rate Setting Statement for the period to 28 February 2026 [↓](#)
- Attachment 5. Net Current Assets as at 28 February 2026 [↓](#)
- Attachment 6. Statement of Financial Position as at 28 February 2026 [↓](#)
- Attachment 7. An Investment Report for the period to 31 January 2026 [↓](#)
- Attachment 8. An Investment Report for the period to 28 February 2026 [↓](#)

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

Statement of Financial Activity

As at period ended 31 January 2026



Account Description	Notes	Actuals 31 January 2026 \$	Ytd Budget 31 January 2026 \$	Variance \$	Variance %	Full Year Budget \$
Net surplus/(deficit) at start of financial year		29,697,956	53,540,831			53,540,831
<i>Revenue from operating activities</i>						
Security Service Charge		6,200,681	6,001,050	199,631	3%	6,001,050
Operating Grants & Subsidies	(1)	7,929,056	9,674,200	(1,745,145)	18%	15,796,973
Contributions & Donations	(2)	1,502,838	1,258,129	244,708	19%	2,254,700
Waste Service Charge		47,421,571	46,912,349	509,221	1%	49,211,412
Fees & Charges	(3)	15,831,588	14,293,702	1,537,886	11%	24,955,843
Interest Earnings		6,078,188	5,954,086	124,101	2%	9,197,086
Registrations, Licences & Permits	(4)	3,802,392	3,343,945	458,447	14%	5,182,120
Underground Power - Income	(5)	1,347,720	1,509,496	(161,777)	11%	9,056,975
Other Revenue	(6)	26,923,646	10,529,610	16,394,036	156%	16,802,213
Profit on Disposal of Assets		88,311	10,676	77,635	727%	1,322,176
		<u>117,125,988</u>	<u>99,487,244</u>			<u>139,780,548</u>
<i>Expenditure from operating activities</i>						
Employee Costs	(7)	(74,155,207)	(72,705,828)	(1,449,379)	2%	(122,868,946)
Materials & Contracts - Maintenance	(8)	(33,230,773)	(29,104,284)	(4,126,489)	14%	(54,207,293)
Materials & Contracts - Other Works		(37,874,367)	(35,212,231)	(2,662,135)	8%	(59,387,883)
Underground Power - Expenditure	(9)	(2,675,843)	(4,493,999)	1,818,157	40%	(7,703,999)
Utilities		(5,562,141)	(6,039,558)	477,417	8%	(10,585,032)
Depreciation & Amortisation		(35,927,215)	(35,035,720)	(891,495)	3%	(59,479,245)
Finance Costs		(205)	0	(205)	0%	0
Insurance Expenses		(2,129,030)	(2,052,940)	(76,091)	4%	(2,054,708)
Other Expenditure	(10)	(11,292,375)	(6,449,330)	(4,843,044)	75%	(10,886,862)
Loss on Disposal of Assets	(11)	(463,553)	(139,676)	(323,877)	232%	(606,173)
		<u>(203,310,708)</u>	<u>(191,233,566)</u>			<u>(327,780,141)</u>
Amount attributed to operating activities		<u>(86,184,720)</u>	<u>(91,746,321)</u>			<u>(187,999,593)</u>
Depreciation on assets		35,927,215	35,035,720	(891,495)	3%	59,479,245
Profit/(Loss) on asset disposals	(11)	(375,242)	129,000	(504,242)	391%	(716,003)
Noncash movements in non current assets and liabilities		(5,742,417)	(2,333,333)			(4,000,000)
Total excluded from operating results		<u>29,809,556</u>	<u>32,831,386</u>			<u>54,763,242</u>
<i>Investing activities</i>						
Capital grants and subsidies	(12)	7,715,909	5,602,057	2,113,852	38%	11,076,100
Proceeds from disposal of assets	(13)	308,537	574,500	(265,963)	46%	4,233,050
Capital Expenditure	(14)	(30,172,229)	(42,782,826)	12,610,597	29%	(119,489,713)
Amount attributed to investment activities		<u>(22,147,783)</u>	<u>(36,606,269)</u>			<u>(84,180,563)</u>
<i>Financial activities</i>						
Transfers to reserves		(11,985,779)	0			(36,230,537)
Transfers from reserves		287,544	0			22,057,664
Transfers to and from Trust		0	0			3,490,546
Amount attributed to financial activities		<u>(11,698,236)</u>	<u>0</u>			<u>(10,682,327)</u>
Amount raised from rates		174,255,601	174,253,329			174,558,410
Net surplus/(deficit) at start of financial year		<u>113,732,373</u>	<u>132,272,956</u>			<u>0</u>

Restricted Assets

As at 31 January 2026

		\$
	<i>Current assets</i>	
500	Cash & Equivalents	246,093,929
510	Receivables - Current	53,809,403
520	Other Assets	3,070,633
530	Inventories	6,775,357
550	Contract Assets	1,317,771
		311,067,092
	<i>Less current liabilities</i>	
700	Creditors & Provisions	(56,789,451)
710	Other Liabilities - Current	(1,789,718)
720	Lease Liabilities - Current	(109,745)
730	Employee Provisions - Current	(20,787,707)
		(79,476,622)
	Net current assets	231,590,471
	Less Restricted assets Reserves	(138,645,804)
	Add - cash backed leave	20,787,707
	Net surplus/(deficit)	113,732,373

City of Stirling
Statement of Financial Position
As at period ended 31 January 2026

	\$
ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	246,093,929
Trade receivables	53,809,403
Other financial assets at amortised cost	3,070,633
Inventories	6,775,357
Contract assets	1,317,771
Total Current Assets	<u>311,067,092</u>
NON CURRENT ASSETS	
Investments	55,646,197
Other financial assets at amortised cost	199,049
Investment Property	10,835,000
Other Receivables	2,303,735
Property, Plant & Equipment	828,590,248
Infrastructure	1,747,088,304
Inventory	59,098
Intangible assets	3,520,388
Right of use assets	474,307
Total Non Current Assets	<u>2,648,716,325</u>
TOTAL ASSETS	<u>2,959,783,418</u>
LIABILITIES	
CURRENT LIABILITIES	
Trade and other payables	39,873,618
Contract liabilities	1,789,718
Lease liabilities	109,745
Employee related provisions	20,787,707
Other provisions	16,915,834
Total Current Liabilities	<u>79,476,622</u>
NON CURRENT LIABILITIES	
Lease liabilities	377,774
Employee related provisions	1,403,260
Total Non Current Liabilities	<u>1,781,034</u>
TOTAL LIABILITIES	<u>81,257,656</u>
NET ASSETS	<u>2,878,525,762</u>
EQUITY	
Accumulated Surplus	1,066,362,530
Transfer to Accumulated Surplus	287,544
Transfer from Accumulated Surplus	(11,985,779)
Change in Net Assets resulting from Operations	95,786,789
Accumulated Surplus	<u>1,150,451,083</u>
Reserves - Cash Backed	138,645,804
Reserves - Asset Revaluation	1,589,428,875
TOTAL EQUITY	<u>2,878,525,762</u>

CITY OF STIRLING
CASH & INVESTMENT REPORT AS AT 31 JANUARY 2026

	Short term Rating	Long-term Rating	Allocation %	AV RATE' %	TOTAL FUNDS \$	MUNI FUNDS \$	REST FUNDS \$	TRUST FUNDS \$	RESERVE FUNDS \$
IN HOUSE INVESTMENTS									
Banks									
Bank of Queensland	A2	A-	20	4.11%	52,826,488	16,990,000			35,836,488
Bendigo / Adelaide Bank	A2	A-	17	3.95%	45,213,774	39,750,000			5,463,774
NAB	A1+	AA-	23	4.36%	60,711,062	11,400,000	14,213,237		35,097,825
Rabo Bank	A1	A+	3	4.10%	9,166,667				9,166,667
Sun Corp Metway	A1+	AA-	12	4.34%	30,247,847	700,000		18,486,110	11,061,737
Westpac	A1+	AA-	24	4.31%	63,747,475	19,780,000	1,929,936		42,037,539
TOTAL INVESTMENTS			100	4.17%	\$ 261,913,312	\$ 88,620,000	\$ 16,143,173	\$ 18,486,110	\$ 138,664,030

'Average Rate for each bank relates to the investments held at monthend i.e. Total Funds balance

	INTEREST RECEIVED TO DATE	%	FULL YEAR BUDGET
INTEREST EARNED			
Municipal Fund	5,660,004	65.08%	8,697,086
TOTAL	5,660,004	65.08%	8,697,086

INTEREST RATES	JUL %	AUG %	SEP %	OCT %	NOV %	DEC %
AVGE EARNED RATE (ALL INVESTMENTS)	4.45	4.08	4.05	4.09	4.11	4.12
BENCHMARK RATE	3.70	3.70	3.70	3.70	3.70	3.70

	JAN	FEB	MAR	APR	MAY	JUN
AVGE EARNED RATE (ALL INVESTMENTS)	4.17					
BENCHMARK RATE	3.70					

MARKET AVERAGE INTEREST RATES	At Call %	30 Day %	90 Days %	180 Days %	5 Yr Bond %	YTD Av %
FOR 2025-26 YEAR ONLY	2.89	3.69	3.66	3.75	0.00	3.70

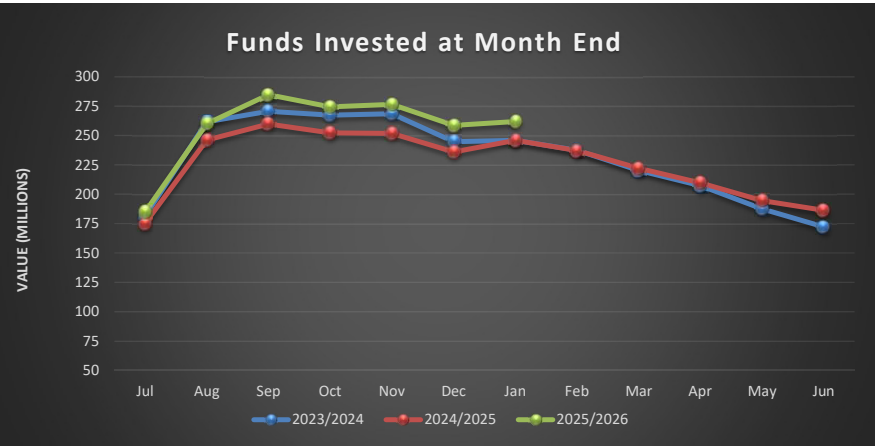
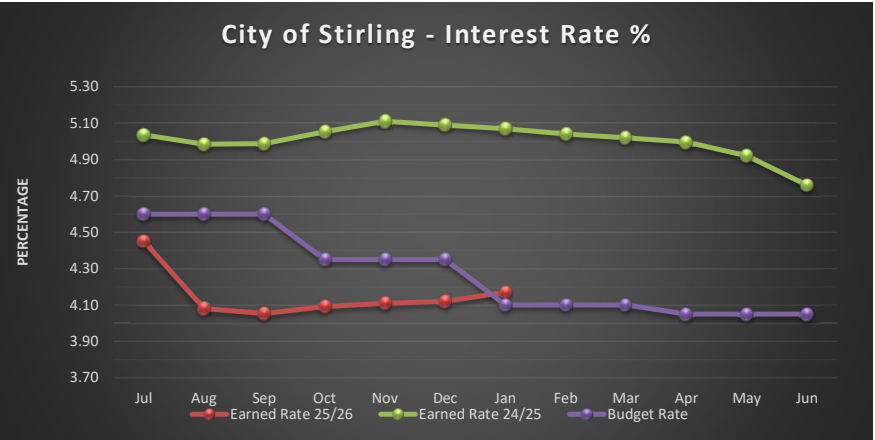
COMMENTARY

- 1 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.
- 2 For this financial year 2025/26, 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.
- 3 This report is supported by detailed statements of borrowers of the City's funds with details thereto.

TRUST FUND DETAILS	BALANCE \$
Other Bonds	594,885
Right of Way Bonds	477,854
Payment in Lieu of Public Open Space	11,140,014
Town Planning Schemes	6,253,044
Other Trusts	20,313
FINANCE ONE	18,486,110
INVESTMENT REGISTER	18,486,110
Funds to be Transferred	- 0

RESERVE FUND DETAILS	BALANCE \$
Asset Acquisition Reserve	110,391
Cash in Lieu of Public Open Space	1,852,348
Churchlands Lighting Reserve	47,119
Corporate Project Fund	8,465,649
Capital Investment Reserve	62,185,272
Investment Income Reserve	5,798,393
Leave Liability Reserve	15,489,475
Long Service Leave Reserve	1,093,183
Payment in Lieu of Parking Reserve	3,390,052
Plant Replacement Reserve	6,843,993
Public Parking Strategy Reserve	7,154,096
Road Widening Compensation Reserve	161,758
Scarborough Development Contribution Plan	341,367
Security Service Reserve	574,467
Strategic Waste Development Reserve	20,323,160
Tree Fund Reserve	1,602,314
Workers Compensation Reserve	3,212,768
FINANCE ONE	138,645,804
INVESTMENT REGISTER	138,664,030
Funds to be Transferred	18,225

RESTRICTED FUND DETAILS	BALANCE \$
Builders Registration Board Levy	429,600
BCITF Levy	454,306
Client Bonds	600
Development Trust	6,230
Hall Hire Bonds	8,500
Other Rest Funds	9,445
Pay in Lieu POS	5,396,650
Performance Bonds	5,216,173
Section 152 Land	1,722,744
Street Trees Bonds	199,885
Unclaimed Monies	134,014
Verge Bonds	3,339,475
FINANCE ONE	16,917,624
INVESTMENT REGISTER	16,143,173
Funds to be Transferred	774,452



Statement of Financial Activity

As at period ended 28 February 2026



Account Description	Notes	Actuals 28 February 2026 \$	Ytd Budget 28 February 2026 \$	Variance \$	Variance %	Full Year Budget \$
Net surplus/(deficit) at start of financial year		29,697,956	53,540,831			53,540,831
<i>Revenue from operating activities</i>						
Security Service Charge		6,201,894	6,001,050	200,844	3%	6,001,050
Operating Grants & Subsidies	(1)	9,434,721	10,629,175	(1,194,455)	11%	15,796,973
Contributions & Donations	(2)	1,700,353	1,376,894	323,459	23%	2,254,700
Waste Service Charge		47,974,458	47,372,162	602,296	1%	49,211,412
Fees & Charges		18,069,918	16,637,419	1,432,499	9%	24,955,843
Interest Earnings		6,910,808	6,675,665	235,143	4%	9,197,086
Registrations, Licences & Permits	(3)	4,164,731	3,711,580	453,151	12%	5,182,120
Underground Power - Income	(4)	1,603,267	2,264,244	(660,977)	29%	9,056,975
Other Revenue	(5)	27,067,175	11,911,603	15,155,572	127%	16,802,213
Profit on Disposal of Assets	(10)	98,561	12,853	85,709	667%	1,322,176
		<u>123,225,886</u>	<u>106,592,645</u>			<u>139,780,548</u>
<i>Expenditure from operating activities</i>						
Employee Costs	(6)	(84,133,462)	(81,978,645)	(2,154,817)	3%	(122,868,946)
Materials & Contracts - Maintenance	(7)	(37,614,726)	(34,342,850)	(3,271,876)	10%	(54,207,293)
Materials & Contracts - Other Works		(41,943,859)	(39,519,313)	(2,424,547)	6%	(59,387,883)
Underground Power - Expenditure	(8)	(3,918,015)	(5,135,999)	1,217,985	24%	(7,703,999)
Utilities		(6,474,247)	(6,927,194)	452,946	7%	(10,585,032)
Depreciation & Amortisation		(40,614,558)	(39,598,511)	(1,016,047)	3%	(59,479,245)
Finance Costs		(205)	0	(205)	0%	0
Insurance Expenses		(2,129,030)	(2,053,293)	(75,737)	4%	(2,054,708)
Other Expenditure	(9)	(12,219,726)	(7,318,016)	(4,901,710)	67%	(10,886,862)
Loss on Disposal of Assets	(10)	(468,197)	(146,431)	(321,766)	220%	(606,173)
		<u>(229,516,025)</u>	<u>(217,020,251)</u>			<u>(327,780,141)</u>
Amount attributed to operating activities		<u>(106,290,138)</u>	<u>(110,427,606)</u>			<u>(187,999,593)</u>
Depreciation on assets		40,614,558	39,598,511	(1,016,047)	3%	59,479,245
Profit/(Loss) on asset disposals	(10)	(369,635)	133,578	(503,213)	377%	(716,003)
Noncash movements in non current assets and liabilities		(5,040,893)	(2,666,667)			(4,000,000)
Total excluded from operating results		<u>35,204,030</u>	<u>37,065,422</u>			<u>54,763,242</u>
<i>Investing activities</i>						
Capital grants and subsidies	(11)	8,149,174	6,033,224	2,115,950	35%	11,076,100
Proceeds from disposal of assets	(10)	353,586	660,500	(306,914)	46%	4,233,050
Capital Expenditure	(12)	(34,121,019)	(48,219,558)	14,098,539	29%	(119,489,713)
Amount attributed to investment activities		<u>(25,618,260)</u>	<u>(41,525,834)</u>			<u>(84,180,563)</u>
<i>Financial activities</i>						
Transfers to reserves		(12,103,709)	0			(36,230,537)
Transfers from reserves		299,020	0			22,057,664
Transfers to and from Trust		0	0			3,490,546
Amount attributed to financial activities		<u>(11,804,689)</u>	<u>0</u>			<u>(10,682,327)</u>
Amount raised from rates		174,136,979	174,405,871			174,558,410
Net surplus/(deficit) at start of financial year		<u>95,325,877</u>	<u>113,058,684</u>			<u>0</u>

Restricted Assets

As at 28 February 2026

	\$
<i>Current assets</i>	
Cash & Equivalents	235,223,851
Receivables - Current	46,589,425
Other Assets	3,322,266
Inventories	6,735,584
Contract Assets	1,147,317
	293,018,443
<i>Less current liabilities</i>	
Creditors & Provisions	(57,495,934)
Other Liabilities - Current	(1,331,760)
Lease Liabilities - Current	(109,745)
Employee Provisions - Current	(20,951,556)
	(79,888,996)
 Net current assets	 213,129,447
 Less Restricted assets Reserves	 (138,755,126)
 Add - cash backed leave	 20,951,556
 Net surplus/(deficit)	 95,325,877

City of Stirling
Statement of Financial Position
As at period ended 28 February 2026

	\$
ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	235,223,851
Trade receivables	46,589,425
Other financial assets at amortised cost	3,322,266
Inventories	6,735,584
Contract assets	1,147,317
Total Current Assets	293,018,443
NON CURRENT ASSETS	
Investments	55,132,856
Other financial assets at amortised cost	199,049
Investment Property	10,822,296
Other Receivables	2,281,944
Property, Plant & Equipment	828,121,091
Infrastructure	1,746,812,015
Inventory	59,098
Intangible assets	3,476,625
Right of use assets	474,307
Total Non Current Assets	2,647,379,281
TOTAL ASSETS	2,940,397,724
LIABILITIES	
CURRENT LIABILITIES	
Trade and other payables	41,368,716
Contract liabilities	1,331,760
Lease liabilities	109,745
Employee related provisions	20,951,556
Other provisions	16,127,218
Total Current Liabilities	79,888,996
NON CURRENT LIABILITIES	
Lease liabilities	377,774
Employee related provisions	1,393,098
Total Non Current Liabilities	1,770,873
TOTAL LIABILITIES	81,659,868
NET ASSETS	2,858,737,856
EQUITY	
Accumulated Surplus	1,066,362,530
Transfer to Accumulated Surplus	299,020
Transfer from Accumulated Surplus	(12,103,709)
Change in Net Assets resulting from Operations	75,996,014
Accumulated Surplus	1,130,553,855
Reserves - Cash Backed	138,755,126
Reserves - Asset Revaluation	1,589,428,875
TOTAL EQUITY	2,858,737,856

The Statement of Financial Position should be read in conjunction with the accompanying notes.

CITY OF STIRLING
CASH & INVESTMENT REPORT AS AT 28 FEBRUARY 2026

	Short term Rating	Long-term Rating	Allocation %	AV RATE ¹ %	TOTAL FUNDS \$	MUNI FUNDS \$	REST FUNDS \$	TRUST FUNDS \$	RESERVE FUNDS \$
IN HOUSE INVESTMENTS									
Banks									
Bank of Queensland	A2	A-	20	4.30%	50,426,488	14,590,000			35,836,488
Bendigo / Adelaide Bank	A2	A-	17	3.98%	42,713,774	37,250,000			5,463,774
NAB	A1+	AA-	24	4.60%	60,361,062	11,050,000	14,213,237		35,097,825
Rabo Bank	F1	A+	4	4.18%	9,166,667				9,166,667
Sun Corp Metway	A1+	AA-	12	4.43%	30,529,592	1,000,000		18,486,110	11,043,482
Westpac	A1+	AA-	23	4.35%	58,667,475	14,700,000	1,929,936		42,037,539
TOTAL INVESTMENTS			100	4.26%	\$ 251,865,057	\$ 78,590,000	\$ 16,143,172	\$ 18,486,110	\$ 138,645,774

¹ Average Rate for each bank relates to the investments held at monthend i.e. Total Funds balance

	INTEREST RECEIVED TO DATE	%	FULL YEAR BUDGET
INTEREST EARNED			
Municipal Fund	6,435,992	74.00%	8,697,086
TOTAL	6,435,992	74.00%	8,697,086

INTEREST RATES	JUL	AUG	SEP	OCT	NOV	DEC
	%	%	%	%	%	%
AVGE EARNED RATE (ALL INVESTMENTS)	4.45	4.08	4.05	4.09	4.11	4.12
BENCHMARK RATE	3.70	3.70	3.70	3.70	3.70	3.70

	JAN	FEB	MAR	APR	MAY	JUN
AVGE EARNED RATE (ALL INVESTMENTS)	4.17	4.26				
BENCHMARK RATE	3.70	3.70				

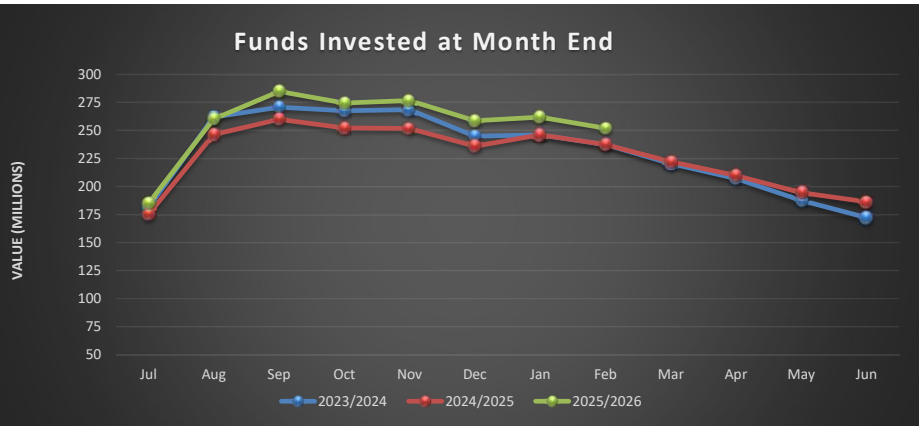
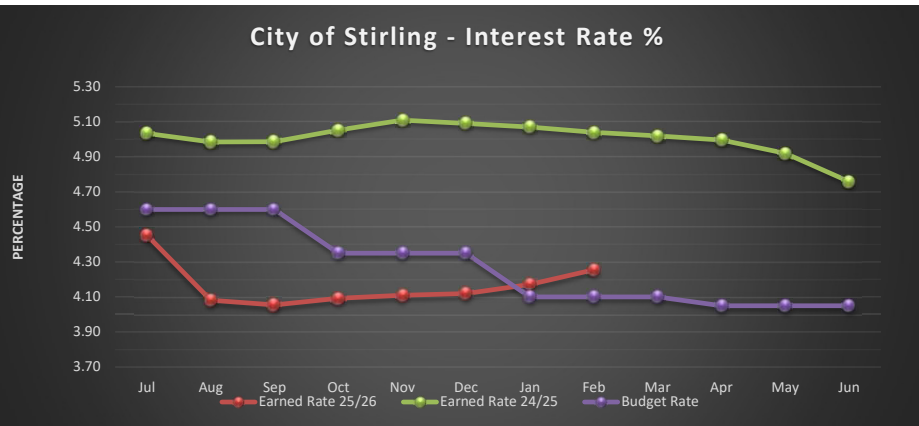
MARKET AVERAGE INTEREST RATES	At Call %	30 Day %	90 Days %	180 Days %	5 Yr Bond %	YTD Av %
FOR 2025-26 YEAR ONLY	2.89	3.69	3.66	3.75	0.00	3.70

COMMENTARY

1 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.

2 For this financial year 2025/26, 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.

3 This report is supported by detailed statements of borrowers of the City's funds with details thereto.



TRUST FUND DETAILS	BALANCE \$
Other Bonds	594,885
Right of Way Bonds	477,854
Payment in Lieu of Public Open Space	11,140,014
Town Planning Schemes	6,253,044
Other Trusts	20,313
FINANCE ONE	18,486,110
INVESTMENT REGISTER	18,486,110
Funds to be Transferred	- 0

RESERVE FUND DETAILS	BALANCE \$
Asset Acquisition Reserve	110,391
Cash in Lieu of Public Open Space	1,967,455
Churchlands Lighting Reserve	47,119
Corporate Project Fund	8,465,649
Capital Investment Reserve	62,185,272
Investment Income Reserve	5,786,917
Leave Liability Reserve	15,489,475
Long Service Leave Reserve	1,098,875
Payment in Lieu of Parking Reserve	3,390,052
Plant Replacement Reserve	6,843,993
Public Parking Strategy Reserve	7,154,096
Road Widening Compensation Reserve	161,758
Scarborough Development Contribution Plan	341,367
Security Service Reserve	574,467
Strategic Waste Development Reserve	20,323,160
Tree Fund Reserve	1,602,314
Workers Compensation Reserve	3,212,768
FINANCE ONE	138,755,126
INVESTMENT REGISTER	138,645,774
Funds to be Transferred	-109,353

RESTRICTED FUND DETAILS	BALANCE \$
Builders Registration Board Levy	429,600
BCITF Levy	154,958
Client Bonds	600
Development Trust	- 408,215
Hall Hire Bonds	8,900
Other Rest Funds	15,767
Pay in Lieu POS	5,396,650
Performance Bonds	5,216,173
Section 152 Land	1,722,744
Street Trees Bonds	100,341
Unclaimed Monies	134,014
Verge Bonds	3,357,475
FINANCE ONE	16,129,008
INVESTMENT REGISTER	16,143,172
Funds to be Transferred	-14,164

13. REPORTS FOR CONSIDERATION IN ACCORDANCE WITH CLAUSE 4.2(4) OF THE MEETING PROCEDURES LOCAL LAW 2021

In accordance with Clause 4.2(4) of the City of Stirling Meeting Procedures Local Law 2021, 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.

Councillor Daniela Ion disclosed an Impartial Interest in Item 13.1 as she is a member of the Mount Lawley - Inglewood RSL Sub-Branch.

13.1 CITY SUPPORT FOR RSL SUB-BRANCH AND NAVAL ASSOCIATION SUB-SECTION COMMEMORATIVE SERVICES

Business Unit:	Recreation and Leisure Services	Service: Active Communities
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0326/030

Moved Councillor Migdale, seconded Councillor Olow

1. That Council **NOTES** the outcomes of engagement with the Returned and Services League of Australia Sub-Branchees and Naval Association of Australia Sub-Section (Attachment 1).
2. That Council **SUPPORTS** the short-term actions identified within this report which will ensure adequate support for the ANZAC Day 2026 commemorative services delivered by the Returned and Services League of Australia Sub-Branchees.
3. That Council **ENDORSES** the preparation of a standalone ‘Commemorative Services Support Policy’ to be presented for consideration prior to Remembrance Day 2026.

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkovic, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.

Recommendation

1. That Council **NOTES** the outcomes of engagement with the Returned and Services League of Australia Sub-Branchees and Naval Association of Australia Sub-Section (Attachment 1).
2. That Council **SUPPORTS** the short-term actions identified within this report which will ensure adequate support for the ANZAC Day 2026 commemorative services delivered by the Returned and Services League of Australia Sub-Branchees.
3. That Council **ENDORSES** the preparation of a standalone ‘Commemorative Services Support Policy’ to be presented for consideration prior to Remembrance Day 2026.

Purpose

To present Council with information on the current support provided to Returned and Services League of Australia (RSL) and other service organisations for commemorative services, and to identify opportunities to improve such support given the increasing complexities of delivering and managing these commemorative services.

Details

At its meeting held 10 February 2026, in response to a Notice of Motion submitted by Councillor Teresa Olow, it was resolved (Council Resolution Number 0226/011) that a report be presented to Council on 31 March 2026 following meetings with RSL and other service organisations regarding the commemorative services they deliver within the community. That report was to identify current costs and requirements associated with these commemorative services as well as the option for the City to increase its support (including community safety and security, traffic management, waste services, etc.) to reduce the burden for these voluntary service clubs.

Current Support for Commemorative Services

The City of Stirling is home to several RSL Sub-Branches and a Naval Association of Australia Sub-Section that provide support, social connection, and commemorative services for veterans and the wider community. Each Sub-Branch and Sub-Section organises and operates a number of events throughout the year, including ANZAC Day and Remembrance Day commemorative services. These services remain significant civic traditions that honour service and sacrifice.

Each of the five RSL Sub-Branches organise and operate the following commemorative services:

- General Sir John Monash RSL Sub-Branch - ANZAC Breakfast Mount Lawley (following Kings Park service), Remembrance Day.
- Mount Lawley – Inglewood RSL Sub-Branch - ANZAC Day Service, Remembrance Day.
- North Beach RSL Sub-Branch - ANZAC Dawn Service, Remembrance Day, Vietnam Veterans Day.
- Osborne Park RSL Sub-Branch - ANZAC Dawn Service, Remembrance Day (delivered by Rotary Club)
- Yokine – Joondanna RSL Sub-Branch - ANZAC Day Service.

The Naval Association of Australia Sub-Section (1) organise and operate the following commemorative services:

- Naval Association of Australia – Perth North Sub-Section - ANZAC Eve Sunset Service, Battle of the Coral Sea, Vietnam Veterans' Day, Remembrance Day.

As per Council's Elected Member Entitlements Policy, the City provides the following support for commemorative services:

- *Floral Tributes* – the City provides floral tributes to Elected Members for attendance at commemorative services, with these floral tributes placed by the Mayor or Ward Councillor/s in attendance at the service.
- *Annual Donation* – each of the RSL sub-branches receive an annual donation of \$3,000 and the Naval Association of Australia sub-section receive an annual donation of \$1,500 to assist with meeting the costs of holding a commemorative service.
- *Milestone Celebration* – subject to a formal application being submitted to the City, a donation of up to \$6,000 (in addition to the annual donation) is available to each of the RSL sub-branches and the Naval Association of Australia sub-section towards holding a Significant Milestone celebration.
- *Traffic Management* – where a sub-branch has a cost associated with traffic management for Anzac Day services, upon submission they may be reimbursed up to \$2,000 in addition to the annual donation. The traffic management reimbursement relates to the preparation and implementation of an accredited Traffic Management Plan and takes into consideration the requirement for sub-branches to provide a safe community event.

Current Requirements for Commemorative Services

The City takes a pragmatic approach to the application of Department of Health Guidelines for Concerts, Events and Organised Gatherings and other event requirements, requiring only essential legislative forms, plans and external approvals, and risk mitigation actions.

- Regulatory Public Health application and certification forms
 - Form 1 - Application to Construct, Alter or Extend a Public Building.
 - Form 2 - Application for a Certificate of Approval (event day).
 - Form 5 - Electrical Certification (if applicable).
 - Certificate of Structures (temporary structures larger than 24sqm)
- Risk and emergency management plans (for events with 1,000 or more attendees at one time)
- A minimum number of toilet facilities (onsite City-owned facilities, or within RSL or other nearby venues)
- Appropriate electrical cable management (to prevent public trip hazards and electrical risks)
- Traffic Management Plan (if applicable, subject to road closures and impact to road reserves, as per the Main Roads Traffic Management for Events Code of Practice and City of Stirling Temporary Traffic Management Guides)
- Waste management (if applicable, when waste is generated at the event, provided free or charge by the City under the Temporary Bins for Events Policy)

The cost to each Club for hosting a commemorative service varies depending on the size and complexity of the event. Cost estimates are likely to range between a few hundred dollars up to \$32,000 for large commemorative services with high traffic management costs and more complex approvals. These costs are not in response to City requirements but include AV equipment hire and other event management costs.

To build a complete picture of current processes, challenges and opportunities for improvement a range of City Business Units were engaged including Community Events, Governance, Community Safety, Engineering Services, Environmental Health, Parks & Environment, Waste & Fleet, and Marketing & Communications.

RSL Sub-Branch and Naval Association Sub-Section Engagement

In order to gain a better understanding of current commemorative services management, the City's Active Communities and Community Engagement teams engaged with each sub-branch and sub-section between February and March 2026. This included both in-person meetings and written submissions to ensure each organisation had the opportunity to provide valuable input. This engagement provided a good understanding of current practices as well as both challenges and opportunities related to these commemorative services (refer to Attachment 1 – RSL & Service Organisations Engagement Outcomes Report).

In addition to meeting with the five RSL sub-branches and one Naval Association sub-section, a meeting was held with the Nollamara Sport & Recreation Club, which has assumed responsibility for hosting the ANZAC Day ceremony following the closure of the Nollamara RSL Sub-Branch in February 2024. The club receives funding support directly from RSL WA and does not expect to receive City donations allocated for RSL sub-branches.

Doubleview Bowling Club was also contacted, as the Scarborough and Doubleview RSL Sub-Branches no longer operate and no commemorative services are currently held at the nearby memorial. The club advised that they do not wish to take on responsibility for hosting these services and believe this role should sit with RSL WA.

Current Challenges & Opportunities for Improvement

Internal and external engagement has identified consistent themes across the planning and delivery of commemorative service, including the following:

- Need for enhanced streamlined contact & processes
- Desire for City-coordinated traffic management support
- Funding limitations & uncertainty about available support
- Operational support needs
- Promotion, visibility & public communication
- Physical infrastructure needs

Based on the engagement outcomes and the themes that emerged from the engagement period, three key recommendations have emerged as priority actions to be undertaken by the City. These three recommendations are:

- Establishment of a centralised, consistent City point of contact for RSL sub-branches and Naval Association sub-section;
- Comprehensive review of the City's administrative and event approval/compliance approach for commemorative services; and
- Development of an improved policy approach to provide clarity and consistency regarding funding/in-kind arrangements and other types of support provided for commemorative services.

Short Term Actions (including ANZAC Day 2026)

It should be noted that a number of short-term actions have already been implemented to support the preparation and delivery of ANZAC Day services in April 2026. This includes the following:

- The City's Community Events team have contacted service organisations to ensure any outstanding issues are resolved.
- Osborne Park RSL sub-branch has again sought direct assistance with traffic management requirements and responsibilities. Arrangements are being confirmed through the City's Community Safety Business Unit for ANZAC Day 2026 although an agreed, consistent practice is required for future commemorative events.
- Sir John Monyash commemorative event will receive security patrols via the City's Community Safety team during the event.

Medium Term Actions (including Remembrance Day 2026)

A number of medium-term actions have been identified to support the preparation and delivery of Remembrance Day services in November 2026, and commemorative services generally moving forward. This includes the following:

- Development of a specific Commemorative Services Support Policy. Establishing a standalone policy will provide greater clarity, transparency and governance rigour in relation to RSL provided by the City. The creation of a Commemorative Services Support Policy will necessitate a slight amendment to the existing Elected Member Entitlements Policy in relation to RSL financial support.
- Active Communities team are to be assigned as a point of contact for each sub-branch throughout the year. Sub-Branch representatives strongly supported a more coordinated and centralised communication model, noting that current arrangements rely heavily on individual volunteer effort and informal knowledge.
- City-led coordination meetings prior to major commemorative events, providing a structured forum to address operational matters such as waste management, documentation requirements and timeframes and amenity impacts.
- Volunteers expressed the view that responsibility for arranging Traffic Management Plans (TMPs) and managing on-ground traffic operations should not fall to volunteers and requested that the City take a greater role in these activities. Some organisations also indicated an expectation that the City would assume responsibility for traffic management arrangements associated with commemorative services.
- A comprehensive review of the funding model for each sub-branch will be undertaken with a view to providing a more fit-for-purpose model. While the current annual financial donation is valued by each sub-branch, volunteers noted that the current flat funding model does not adequately reflect the varying scale, complexity and cost of commemorative services across the district. A preferred approach is for funding to be consolidated in one delivery at the commencement of each financial year as opposed to sub-branches applying for the additional milestone donations throughout the year.
- Additionally, volunteers requested stronger City-led promotion of commemorative events to increase attendance, enhance community awareness and support membership recruitment. Improved promotion was viewed as a key opportunity to strengthen community participation and ensure the ongoing sustainability of service organisations.

Overall, while it remains appropriate for the RSL Sub-Branches and Naval Association of Australia Sub-Section to continue to directly deliver commemorative services it is necessary for the City to review and improve the support provided to these highly valued service organisations.

Financial Assessment and Implications

An amount of \$40,000 is allocated in the 2025/26 budget for the Annual Financial Donation to each of the five RSL sub-branches and the Naval Association of Australia sub-section. Traffic management reimbursements are managed on a case-by-case basis. Additionally, a budget allowance of \$5,000 is also made for Elected Member floral tributes at commemorative services.

Should Council support changes to level and type of support provided towards commemorative services, financial implications will be presented to Council for consideration and then listed through the annual budget process. Any additional contribution required from the City can be addressed through the 2026/27 mid-year budget review to ensure Remembrance Day event planning can proceed with improved clarity about what additional assistance the City can provide. In order to meet short term actions for ANZAC Day 2026, a financial amount of \$3,500 may be required.

Financial History

During the 2025/2026 financial year, the City has provided the following donations to support various Sub-section's commemorative activities:

Date	Donation Recipient	Commemorative Service	Donation Amount
23 July 2025	Naval Association of Australia - Perth North Sub-Section	Vietnam Veterans' Day	\$3,000.00
8 August 2025	General Sir John Monash RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
8 August 2025	Mount Lawley – Inglewood RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
8 August 2025	Naval Association of Australia – Perth North Sub-Section	Annual Donation - As per Elected Member Entitlements Policy	\$1,500.00
8 August 2025	North Beach RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
8 August 2025	Osborne Park RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
8 August 2025	Yokine – Joondanna RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
1 September 2025	Naval Association of Australia – Perth North Sub-Section	Remembrance Day 2025	\$3,400.00
21 November 2025	Osborne Park RSL Sub-Branch	Remembrance Day 2025	\$2,296.00
		Total	\$25,196.00

During the 2024/2025 financial year, the City has provided the following donations to support various Sub-section's commemorative activities:

Date	Donation Recipient	Commemorative Service	Donation Amount
2 August 2024	Nollamara RSL Sub - Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
2 August 2024	General Sir John Monash RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
2 August 2024	Mount Lawley – Inglewood RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
2 August 2024	Naval Association of Australia – Perth North Sub-Section	Annual Donation - As per Elected Member Entitlements Policy	\$1,500.00
2 August 2024	North Beach RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
2 August 2024	Osborne Park RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
2 August 2024	Yokine – Joondanna RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$3,000.00
29 August 2024	Naval Association of Australia – Perth North Sub-Section	Vietnam Veterans' Day	\$2,700.00
1 November 2024	Naval Association of Australia – Perth North Sub-Section	Remembrance Day 2024	\$2,600.00
27 March 2025	Naval Association of Australia – Perth North Sub-Section	Battle of the Coral Sea Service	\$3,000.00
		Total	\$27,800.00

During the 2023/2024 financial year, the City has provided the following donations to support various Sub-section's commemorative activities:

Date	Donation Recipient	Commemorative Service	Donation Amount
1 August 2023	Naval Association of Australia – Perth North Sub-Section	Vietnam Veterans' Day	\$2,500.00
8 August 2023	Nollamara RSL Sub - Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	General Sir John Monash RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	Mount Lawley – Inglewood RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	Naval Association of Australia – Perth North Sub-Section	Annual Donation - As per Elected Member Entitlements Policy	\$1,500.00
8 August 2023	North Beach RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	Osborne Park RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	Yokine – Joondanna RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
8 August 2023	Scarborough RSL Sub-Branch	Annual Donation - As per Elected Member Entitlements Policy	\$2,000.00
1 May 2024	Naval Association of Australia – Perth North Sub-Section	Battle of the Coral Sea Service	\$2,700.00
		Total	\$20,700.00

Stakeholder Engagement

The City engaged directly with RSL sub-branches and Naval Association of Australia sub-section to identify key issues, opportunities and priority areas related to the commemorative services (refer to Attachment 1 – RSL & Service Organisations Engagement Outcomes Report).

Options Summary

The following options were considered:

OPTIONS	
1.	Maintain current level of support for commemorative services as per Council's Elected Member Entitlements Policy
2.	Review and improve level of support for commemorative services through a standalone Commemorative Services Support Policy.

Recommended Action

Given the importance of commemorative services, and the increasing complexity and cost of delivering them, it is considered appropriate to establish a standalone Commemorative Services Policy. This will necessitate a comprehensive review of funding arrangements and associated administrative processes with the expected increase in levels of support reducing the administrative and operational burden on service organisations.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995

Community Grants Program Policy

Elected Member Entitlements Policy

Meeting Date	Council Resolution Number	Council Resolution
10 February 2026	0226/011	That a report be PRESENTED to Council on 31 March 2026 following urgent meetings with our Returned and Services League of Australia and service organisations detailing which commemorative services they run for our community, current costs and requirements to comply with our standards including amenities closures and traffic management. The report is to provide the option for Council to provide and deliver traffic plans, management, waste services, security et cetera to remove requirements and burden off our voluntary service clubs.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: An inclusive and harmonious City

Priority: Encourage active participation and volunteering

Strategic Risk

Strategic Risk	Risk Appetite
Partnerships	The City will be proactive in improving existing relationships and working with new partners to grow its reputation as an organisation that the community, business, government and other organisations choose to engage with.
Reputation	The City will ensure that any decisions that may affect the City's reputation are made at the appropriate level with stakeholders remaining informed and engaged.

Relevant Documents and Information

Attachments

Attachment 1. Engagement Outcomes RSL & Service Organisations [↓](#)

Available for viewing at the meeting

Nil.

Linked Documents

Nil.



RSL & Service Organisations Engagement

Engagement Outcomes Report – March 2026

Project overview

This project responds to a Notice of Motion adopted at the Council Meeting on 10 February 2026, requiring a report be presented to Council on 31 March 2026 following urgent meetings with our Returned and Services League of Australia (RSL) and service organisations. Its purpose is to identify the commemorative services these organisations deliver for the community and understand their current costs and requirements to comply with City standards, including amenities, closures and traffic management.

These commemorations are significant civic traditions that honour service and sacrifice, preserve our shared history, and are delivered as a community service by volunteers. In that context, the report will outline the option for Council to provide and deliver traffic plans, management, waste services, security and related supports, to remove requirements and burden off our voluntary service clubs.

Engagement approach

The Engagement and Active Communities teams met with, or obtained written input from, every service organisation currently delivering commemorative activities within the City of Stirling. This included all five local RSL sub-branches, the Naval Association sub-section, plus the Nollamara Sports & Recreation Club, which has assumed responsibility for ANZAC Day services following the closure of the local RSL sub-branch.

The organisations were:

- North Beach RSL Sub-Branch
- Osborne Park RSL Sub-Branch (and partner Rotary Club of Osborne Park)
- Mount Lawley–Inglewood RSL Sub-Branch
- Yokine–Joondanna RSL Sub-Branch
- The General Sir John Monash RSL Sub-Branch
- Naval Association of Australia – Perth North
- Nollamara Sports & Recreation Club



A summary table outlining each service organisation's commemorative services, attendance, requirements and City support is provided in Appendix A.

To build a complete picture of current processes, challenges and opportunities for improvement, meetings were also held with all internal services involved in planning, regulating or supporting commemorative events, including: Events, Governance, Community Safety, Engineering, Environmental Health, Parks & Environment, Waste & Fleet, and Marketing & Communications.

Stakeholder engagement summary

Across discussions, a clear theme emerged around working together to make community commemorations easier to deliver. Service organisations value the City's financial assistance and the support provided by the Events team, but identifying the correct City contact, managing administrative requirements and coordinating increasingly complex events were commonly described as challenging. Organisations expressed strong support for a more streamlined, centralised coordination model that makes processes easier and enables them to focus on supporting veterans and community connection, such as through a single-contact approach, simplified requirements and more collaborative, face-to-face support to accommodate varying levels of digital capacity.

Traffic Management Plans (TMPs) and road closures were raised as key operational concerns. Some organisations requested, or expected, the City to take responsibility for arranging TMPs and managing on-ground traffic operations, feeling these activities should not fall to volunteers. The engagement identified ongoing uncertainty between Osborne Park RSL and the City regarding TMP requirements. To ensure public safety for ANZAC Day 2026, Community Safety has indicated it will again facilitate a road closure similar to last year's arrangement, however, this is not confirmed as a standard approach moving forward and reinforces the need for a clearer, long-term approach to traffic management responsibilities.

The engagement also highlighted opportunities to strengthen both funding and promotion. While the Annual Financial Donation is appreciated, organisations noted that it does not reflect the differing scales and costs of services across the district. Some were unaware of additional options such as Milestone Celebration Donations and Traffic Management Reimbursements. Governance has confirmed that future correspondence will more clearly outline available support. Organisations also requested stronger City promotion to grow attendance, improve community awareness, and support membership recruitment.



Stakeholder engagement outcomes in detail

The table below outlines the detailed engagement findings, highlighting the key themes and issues identified by organisations and the related insights from internal services.

Theme	Key issues raised by organisations	Related internal insights
Need for enhanced streamlined contact & processes	Some organisations reported difficulty navigating the City's internal structure. Mount Lawley–Inglewood RSL described being directed between Events, Engineering and Parks, while North Beach RSL noted having no “go-to person” for non-event issues. Administrative workload was also raised, including forms, risk assessments and approvals, compounded by limited digital capacity among older volunteers. Osborne Park RSL reported spending “90% of our time preparing for a three-hour event,” reducing capacity to focus on supporting veterans. While Events staff were frequently praised, organisations expressed a desire for a single, end-to-end coordination point and more streamlined processes.	Internal teams noted that Events already carries much of the coordinating work – acting as a primary contact, preparing or cloning applications, collecting documentation, and liaising with other teams. Difficulties arise when organisations are unsure who to contact or direct matters outside the Events team, leading to fragmented advice or delays. A more streamlined model was discussed, where all communication (event and non-event related) is channelled through a single coordinating team, supported by annual emails or letters and face-to-face meetings. Suggestions included a printed guide for organisations with clear information and contacts, as well as a dedicated webpage.
Desire for City-coordinated TMPs and traffic management	Organisations expressed that the City should take responsibility for TMPs and on-ground traffic safety to reduce volunteer burden. Mount Lawley–Inglewood would prefer City-managed TMPs, while Osborne Park expects the City to lead and deliver road closures.	Internal discussions acknowledged that more organisations may require TMPs as services grow and that City-led coordination could reduce burden and provide a more consistent, equitable approach. However, taking on TMPs would shift liability to the City and require resourcing and staffing considerations.
Funding limitations & uncertainty about available support	Some organisations were unaware of existing support such as Milestone Celebration Donations. While grateful for current assistance, some noted rising costs and that flat Annual Financial	Governance committed to including Milestone Celebration information in annual correspondence and expressed interest in expediting reimbursements by no longer



	Donations do not reflect significant variations in event scale and needs.	requiring Council approval. Internal discussions also explored tiered Annual Financial Donations aligned to event scale and needs. It was also noted that Traffic Management Reimbursements may increase under an upcoming policy review.
Operational support needs	Requests included buses for mobility-restricted veterans, hands-on assistance with event set-up and crowd management (Osborne Park), additional shade (Mount Lawley–Inglewood), and increased Community Safety presence (General Sir John Monash RSL due to antisemitism concerns).	Internal teams expressed willingness to provide additional support but noted capacity constraints. Events already processes and coordinates nearly 500 events per year, and Community Safety resources are limited. However, Community Safety has committed to patrols for General Sir John Monash RSL.
Promotion, visibility & public communication	Organisations requested stronger City promotion to increase attendance and community awareness of elements such as road closures. Yokine–Joondanna asked for help promoting membership through the City newsletter.	Marketing & Comms currently receives only basic event details for promotion, via Events. With a more streamlined coordination model and clearer information flow, the team could better identify opportunities to provide enhanced promotional support.
Physical infrastructure needs	North Beach RSL requested bollards or proper gating due to hostile-vehicle risks, and noted a lack of confidential space for welfare support. Osborne Park expressed concerns about maintaining their ageing memorial hall and its long-term viability.	A streamlined coordination model may help ensure such issues are raised early and directed to the appropriate teams for assessment and follow-up.



Appendix A – Overview of service organisations, event delivery, requirements and supports

Organisation	Commemorative services & approx. attendance	City donations / reimbursements	TMP requirement	Requests outside of top themes/issues
North Beach RSL Sub-Branch	• ANZAC Dawn Service – 9,000 • Remembrance Day – 100 • Vietnam Veterans' Day – small service	• Annual Financial Donation		• Bollards/gating for hostile-vehicle risk • Dedicated space/room for veteran support
Osborne Park RSL Sub-Branch (partner Rotary Club of Osborne Park)	• ANZAC Dawn Service – 400 • Remembrance Day – 200 (delivered by Rotary Club)	• Annual Financial Donation • Milestone Celebration Donation (for Remembrance Day)	• Uncertainty re. TMP requirement, but road closure needed	• For City to take possession of ageing memorial hall
Mount Lawley–Inglewood RSL Sub-Branch	• ANZAC Day Service – 2,500 • Remembrance Day – small service	• Annual Financial Donation • TMP Reimbursement	• TMP required	• More shade • Bus support • Education on City services for elderly
Yokine–Joondanna RSL Sub-Branch	• ANZAC Day Service – 150	• Annual Financial Donation		• Membership promotion
The General Sir John Monash RSL Sub-Branch	• ANZAC Breakfast Mount Lawley (following Kings Park service) – 50 • Remembrance Day – 50	• Annual Financial Donation		• Community Safety presence • No promotion due to safety concerns
Naval Association of Australia – Perth North	• ANZAC Eve Sunset Service – 60	• Annual Financial Donation		



	• Battle of the Coral Sea – 100 • Vietnam Veterans' Day – 100 • Remembrance Day – 100	• Milestone Celebration Donations (typically 3 per year) • Monthly meeting facilities at City Admin		
Nollamara Sports & Recreation Club	• ANZAC Day Service – 300 at service (1,000 through venue across day)	• No City donations (they receive RSL WA funding support)		• Bus support

13.2 MILESTONE EVENT APPLICATION - NAVAL ASSOCIATION OF AUSTRALIA PERTH NORTH SUB-SECTION

Business Unit:	Governance	Service: Council Governance
Ward:	Osborne	Location: Stirling Civic Gardens – 2A Cedric Street, Stirling WA 6021
Applicant:	Naval Association of Australia Perth North Sub-section	

Role

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

Council Resolution**0326/031****Moved Councillor Re, seconded Councillor Krsticevic**

That Council APPROVES a one-off donation of \$3,540 to the Naval Association of Australia Perth North Sub-section to support the Commemorative Service for the Battle of the Coral Sea, to be held Saturday 9 May 2026, in accordance with the Elected Members' Entitlements Policy.

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.

Recommendation

That Council APPROVES a one-off donation of \$3,540 to the Naval Association of Australia Perth North Sub-section to support the Commemorative Service for the Battle of the Coral Sea, to be held Saturday 9 May 2026, in accordance with the Elected Members' Entitlements Policy.

Purpose

To consider the application from the Naval Association of Australia (NAA) Perth North Sub-section for a donation towards coordinating a 2026 Commemorative Service at Stirling Civic Gardens.

Details

The NAA Perth North Sub-section, chartered in 2005, currently has 40 members and is open to serving and ex-serving members of any Allied Naval Force.

For the past 20 years, the Sub-section has delivered commemorative services across the Cities of Stirling, Joondalup and Wanneroo. These events include the Battle of the Coral Sea, Anzac Day, Vietnam Veterans' Day, and Remembrance Day.

This Commemorative Service is Western Australia's only Service held to remember and honour those who served in the Battle of the Coral Sea and will be held at the Stirling Civic Garden War Memorial. The Naval Association anticipates the presence of the Consuls from the United States of America and Japan.

Financial Assessment and Implications

The NAA Perth North Sub-section has submitted a formal application for financial assistance in line with the requirements of the Elected Members' Entitlements Policy.

The Policy states:

"Subject to a Formal Application submitted to the City and approved by Council, a donation may be made in addition to the annual donation, towards holding a Significant Milestone celebration. A 'one-off' monetary donation will be available to the above branches of up to \$6,000."

The Sub-section is requesting \$3,540 to cover costs for audio equipment, a marquee, chairs and catering. They will contribute \$800 towards the Service for additional infrastructure, wreaths and audio equipment.

It is recommended that Council approves the requested \$3,540, from within the existing 2025/2026 budget, to support the NAA Perth North Sub-section's Battle of the Coral Sea Commemorative Service milestone event.

Financial History

During the 2025/2026 financial year, the City has provided the following donations to support the Sub-section's commemorative activities:

Date	Commemorative Service	Donation Amount
23 July 2025	Vietnam Veterans' Day	\$3,000.00
8 August 2025	Annual ANZAC Day Donation 2025/2026	\$1,500.00
1 September 2025	Remembrance Day 2025	\$3,400.00
	Total	\$7,900.00

Stakeholder Engagement

Nil.

Relevant Policies, Legislation and Council Resolutions

The Elected Member Entitlements Policy adopted 29 October 2024 (Council Resolution Number 1024/022) provides:

- An annual donation of \$3,000 to each City of Stirling Sub-Branch;
- An annual donation of \$1,500 to the NAA Perth North Sub-section for the Anzac Day Service; and
- One-off milestone contributions of up to \$6,000.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: An inclusive and harmonious City

Priority: Encourage active participation and volunteering

Priority: Build strong relationships with our multicultural and diverse community

Strategic Risk

Strategic Risk	Risk Appetite
Partnerships	The City will be proactive in improving existing relationships and working with new partners to grow its reputation as an organisation that the community, business, government and other organisations choose to engage with.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at meeting

Nil.

Linked Documents

Nil.

14. NOTICES OF MOTION FOR CONSIDERATION

'Notices of Motion for Consideration' include a brief report to assist Council in deciding to approve or not approve the Motion.

A further and more detailed report will be submitted at a future Ordinary Council meeting for Motions that are approved, in accordance with Clause 4.5(2)(c) of the City of Stirling Meeting Procedures Local Law 2021.

14.1 PROPOSED NOTICE OF MOTION - COUNCILLOR TONY KRSTICEVIC - GENERAL INSPECTORS

Business Unit:	Community Safety	Service: Ranger Services
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0326/032

Moved Councillor Krsticevic, seconded Councillor Perkov

That a report be PRESENTED to the Community and Resources Committee Meeting to be held on 28 April 2026, investigating the opportunity for Rangers and Community Patrol Officers to be authorised as General Inspectors, under the *Animal Welfare Act 2002*.

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Papparde, Perkov, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee Meeting to be held on 28 April 2026, investigating the opportunity for Rangers and Community Patrol Officers to be authorised as General Inspectors, under the *Animal Welfare Act 2002*.

Background provided by Elected Member

“The City regularly receives complaints about cruelty to dogs, cats, and native fauna. While Council is considering Local Law amendments to address fishing activity and the taking/injuring of fauna there are stronger enforcement powers within the State Government Animal Welfare Act 2002 concerning offences against animals (including cruelty against animals). Given the limited capacity for the RSPCA to monitor compliance and investigate reports of cruelty, including the ability to respond to such issues in a timely manner, I consider that it is worthwhile investigating the opportunity for relevant City Officers to be authorised under this Act. As I have previously mentioned it is important to give City Officers appropriate additional powers so they can carry out their duties in a more holistic manner.”

Details

The *Animal Welfare Act 2002* (the Act) protects animals in Western Australia (WA) through provisions within the Act and Regulations. General Inspectors are appointed by the Director General of the Department of Primary Industries and Regional Development (DPIRD), holding the power to appoint General Inspectors under the Act. Local Government officers may be appointed as General Inspectors under the Act however there are limitations.

General Inspectors who are employed by a Local Government are limited by the Act in the following ways:

- The person is only a General Inspector for the district of the employing local government
- The person may only exercise their powers of an Inspector outside of their district where:
 - It relates to an offence reasonably suspected to have been committed in the Inspector’s district
 - The Local Government of the area has authorised the Inspector to exercise their power in the district, or
 - The Inspector considers the situation to be an emergency.

Officers can prepare a report to be presented to the Community and Resources Committee Meeting on 28 April 2026 outlining the benefits and disbenefits of General Inspector authorisation for Rangers and Community Patrol Officers as well as the associated process, training and costs.

Financial Assessment and Implications

The financial implications will be provided within the report presented to the Community Resources Committee Meeting on 28 April 2028.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: A safer City

Priority: Educate our community and provide support to enhance community safety

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Priority: Provide local government sector leadership

Strategic Risk

Strategic Risk	Risk Appetite
Purpose	The City will pursue community and sector leadership through forward thinking decision making, and alignment of its services and operations with its strategic objectives.
Environment	The City will prioritise protection, enhancement and sustainability of the natural environment unless this cannot be achieved without significantly compromising the City's economic or social sustainability.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

14.2 PROPOSED NOTICE OF MOTION - COUNCILLOR TERESA OLOW - TUART HILL LOCAL CENTRE PROJECT

Business Unit:	City Future	Service: City Future Projects
Ward:	Osborne	Location: Tuart Hill Neighbourhood Centre
Applicant:	Not Applicable	

Role

Advocacy - *Advocating to government or other organisations.*

Council Resolution**0326/033****Moved Councillor Olow, seconded Councillor Thornton**

That a report be PRESENTED to a future Council meeting, providing an update on the implementation of the 2016 Tuart Hill Local Centre Urban Design Strategy and identify items that can be funded by the State Government's recent election commitment.

The motion was put and declared CARRIED (14/0).

For: Councillors Creado, Dudek, Ferrante, Hatton, Ion, Krsticevic, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.

Notice of Motion Recommendation

That a report be PRESENTED to a future Council meeting, providing an update on the implementation of the 2016 Tuart Hill Local Centre Urban Design Strategy and identify items that can be funded by the State Government's recent election commitment.

Background provided by Elected Member

“The Tuart Hill Local Centre Project commenced in April 2013. After various resident and business owner workshops, Council endorsed a modified Tuart Hill Local Centre Urban Design Strategy in September 2016. The intent of the Urban Design Strategy was to provide a plan for modifications to parking, landscaping and access for the group of shops and businesses along Wanneroo Road, between Cape and Lawley Streets.

Earlier this year, the State Government announced it would provide \$100,000, as an election commitment, for upgrades and improvements to this commercial centre.

Given the funding being provided by the State Government, I request the City revisit the implementation of the Tuart Hill Local Centre Urban Design Strategy.”

Details

The collection of commercial properties fronting Wanneroo Road between Cape Street and Lawley Street, Tuart Hill, forms one of the City's 79 activity centres. The City's current Local Planning Strategy identifies this as the 'Tuart Hill Neighbourhood Centre'. Neighbourhood centres act as local focal points, providing daily to weekly household shopping needs, community facilities and a small range of convenience services. They are also a focus for medium-density housing and are intended to support walkable access to services and facilities for local communities.

Wanneroo Road is designated as an Urban Corridor by the Perth and Peel@3.5 million Planning Framework. Urban Corridors are intended to accommodate higher-density residential development, generally located along transit corridors, and promoted as attractive places to live by optimising proximity to public transport while minimising impacts on surrounding urban areas and the regional transport network.

Wanneroo Road is designated as a 'Primary Regional Road' under the Metropolitan Region Scheme. Planning and management of Primary Regional Roads is the responsibility of Main Roads Western Australia (MRWA), which is also the final decision maker for their design, upgrade and construction.

The 'Tuart Hill Local Centre Project' commenced in April 2013. A community workshop was held in May 2013 to establish a community vision for the centre. Following the workshop, the City engaged planning consultants develop a draft 'Tuart Hill Local Commercial Centre Urban Design Strategy' (Urban Design Strategy), incorporating workshop findings. The draft Urban Design Strategy was then circulated to relevant State Government working groups for comment.

In July 2013, MRWA advised the City it did not support key components of the design - particularly the proposed pedestrian crossing and on-street parking. This position was reaffirmed at a meeting with MRWA in November 2013.

At its meeting held 16 September 2014, Council resolved (Council Resolution Number 0914/050) to initiate public advertising of the draft Urban Design Strategy, the draft Tuart Hill Local Centre Local Development Plan (including provisions relating to built form, parking and access), and an amendment to Local Planning Scheme No.3. This resolution also included:

4. *"That meetings with the Commissioner of Main Roads Western Australia, the Minister for Transport and Local Members of Parliament be REQUESTED to seek State Government support of the Draft Tuart Hill Local Commercial Centre Improvement Urban Design Strategy, in particular, for on-street parking and a new pedestrian crossing on Wanneroo Road."*

Public submissions on the planning proposals raised concerns from landowners regarding implementation of kerbside parking, closure of medians and crossovers, signalling, the pedestrian crossing, and the potential opening of the Lawley Street cul-de-sac. It was determined that additional engagement with landowners and businesses was required before seeking meetings with State agencies and Members of Parliament.

At its meeting held 13 September 2016, Council resolved (Council Resolution Number 0916/013):

1. *"That Council ENDORSES the modified Tuart Hill - Urban Design Strategy, as outlined in Option 3.*
2. *That the City REQUESTS meetings with the Commissioner of Main Roads Western Australia, the Minister for Transport and Local Members of Parliament to seek State Government support for the implementation of the Tuart Hill - Urban Design Strategy.*
3. *That the City UNDERTAKES a 15% design involving local businesses and traders in a review process, and REPORTS back to Council and that the process includes investigation of the following:-*
 - a. *Formalising a "U" turn at Lawley Street to allow access to the eastern side of the centre; and*
 - b. *The possibility of a trial period and / or staging of new or changed access arrangements."*

The Tuart Hill Urban Design Strategy explains how the street will be improved over time. In the short term, changes focus on making the area safer and more attractive using the existing road space. These include a new traffic-light pedestrian crossing, lower speed limits, traffic calming, better bus stops, landscaped medians and a new small public plaza. These short-term works would remove 24 public parking bays.

In the longer term, the plan looks at widening the road reserve to 42m (requiring purchasing land), improving public transport, safer walking and cycling paths, wider footpaths, fewer driveways, and more trees and landscaping.

How quickly these changes happen will depend on land ownership and redevelopment, as not all land will be developed at the same time, improvements may happen slowly and unevenly across the centre.

A copy of the endorsed Tuart Hill - Urban Design Strategy is provided at Attachment 1.

On 5 May 2017, the Director General responsible for the Transport Portfolio - which includes the Department of Transport, MRWA and the Public Transport Authority - wrote to the City advising that the Portfolio had “given careful consideration to the proposal to ensure that it aligns with the [State Government] policies that have been developed to guide the future development of Perth.” The letter concluded that the proposal “does not sufficiently resolve road safety issues and therefore cannot be supported.”

Considering the funding now being offered by the State Government, the City will prepare a report identifying which elements of the Urban Design Strategy can be implemented. This report will be presented to the Planning & Development Committee meeting scheduled for 4 August 2026.

Financial Assessment and Implications

The State Government is providing \$100,000 to the City for *“improvements to the external of the shopping centres to enhance the area and support local community and business engagement”*.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

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

Strategic Risk

Strategic Risk	Risk Appetite
Purpose	The City will pursue community and sector leadership through forward thinking decision making, and alignment of its services and operations with its strategic objectives.

Relevant Documents and Information

Attachments

Attachment 1. Endorsed Tuart Hill Urban Design Strategy

Available for viewing at the meeting

Nil.

Linked Documents

Current Local Planning Strategy ([Part 1](#) & [Part 2](#))

[Tuart Hill Local Centre Local Development Plan](#)



Tuart Hill Local Centre Urban Design Strategy

Endorsed by Council on the 6 September 2016



TUART HILL LOCAL CENTRE - URBAN DESIGN STRATEGY - September 2016



Contents

1.0 Introduction

2.0 Context

3.0 Vision

4.0 SWOT Analysis

5.0 Recommendations

- Community + Cultural
- Natural Environment
- Built Environment
- Economic Development
- Transport + Movement Network

6.0 Tuart Hill Local Centre Concept Plan

7.0 Implementation + Action Plan

- Quick Wins (2017-2019)
- Strategic (2031+)

1.0 introduction

The City engaged Roberts Day and SKM to prepare an Urban Design, Placemaking, Transport and Parking Strategy (the ‘Strategy’) and supporting Local Development Plan to guide and facilitate the improvement of the Tuart Hill Local Commercial Centre.

The Strategy is being developed as a result of the City’s Local Commercial Centres Urban Design Improvement Program. This Program was developed with the aim of assisting traditional local and neighbourhood commercial centres in recognition that commercial centres provide an important community focus and help shape the identity of local areas.

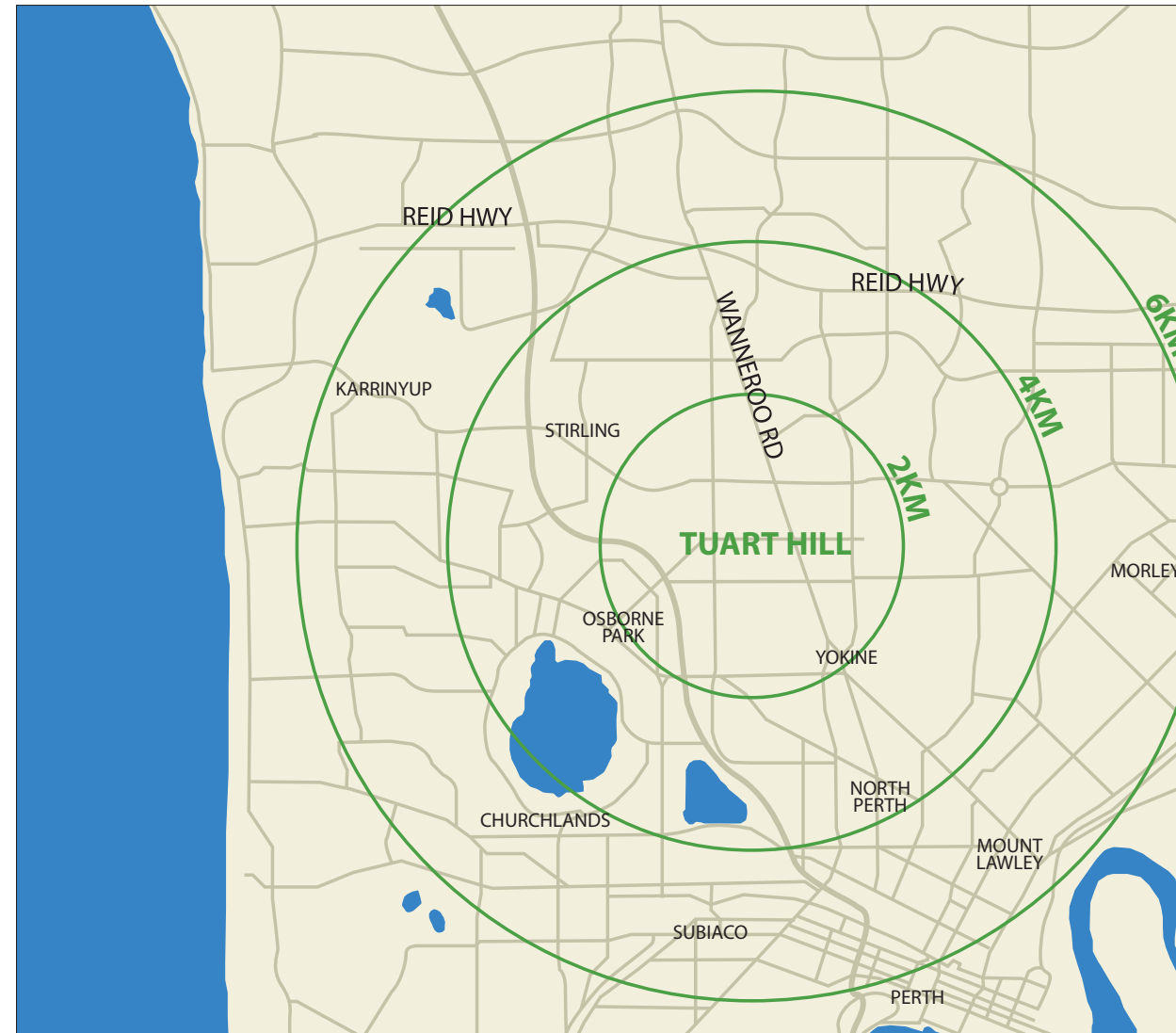
The objectives of Strategy, as identified by the City, are:

- To create a hub for the local community that is vibrant with mixed-use land uses on an identified activity corridor;
- To improve the economic activity, appearance, streetscape and image of the centre;
- To identify parking, access and egress within and to the centre;
- To identify future road reservation requirements, including public transport lanes and stops on Wanneroo Road; and
- To comply with the Crime Prevention Through Environmental Design (CPTED) guidelines.

The recommendations in this Strategy were prepared following 7 landowner and resident workshops, the preparation of a SWOT analysis and consultation with the Department of Planning, Main Roads WA and the Public Transport Authority.

2.0 context

Figure 1: Location Plan



2.1 Location

The Tuart Hill Local Centre is located approximately six kilometres north of the Perth CBD within the City of Stirling. The Centre is dissected east-west by Wanneroo Road, which functions as an important vehicular and public transport route to the northern metropolitan area. The Centre is in proximity to the major employment centres of Osborne Park, Herdsman, Balcatta and Malaga.

The Centre's proximity to the Perth CBD and its location on a major arterial road make it an ideal location for redevelopment.

2.2 Site

The Centre was originally developed in the 1950's, with a majority of the original buildings still remaining. There is currently a mix of uses within the Centre, including food and beverage, office, service commercial and small retail.

The site slopes from north-east to south-west and is steep in some areas. The existing built form has responded to this slope. There are opportunities for views to the south and west as a result of this slope.

The Centre is surrounded by medium density residential development to the north, east and south and the Tuart Hill Primary School to the west.

2.0 context

Figure 2: Aerial

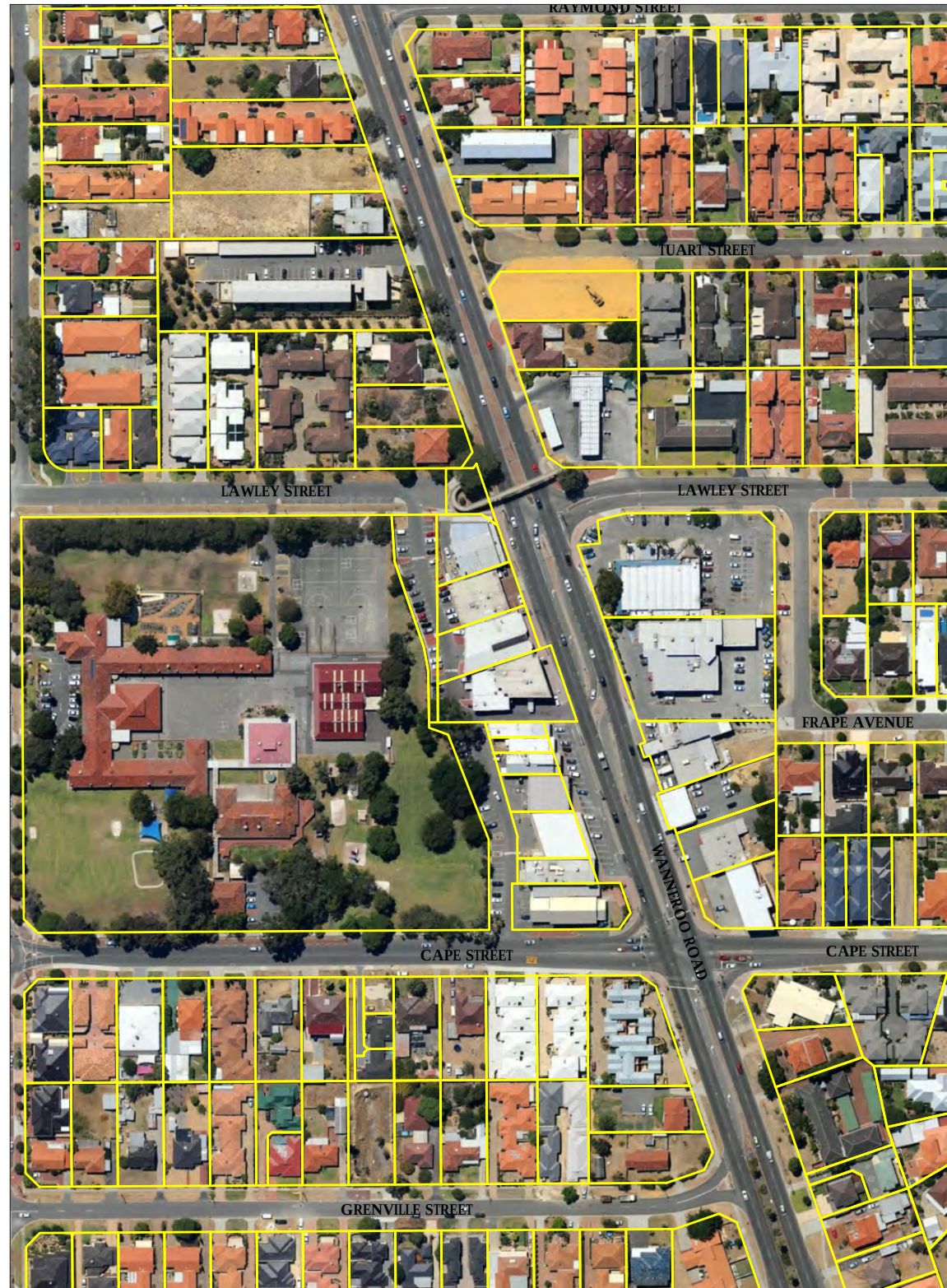
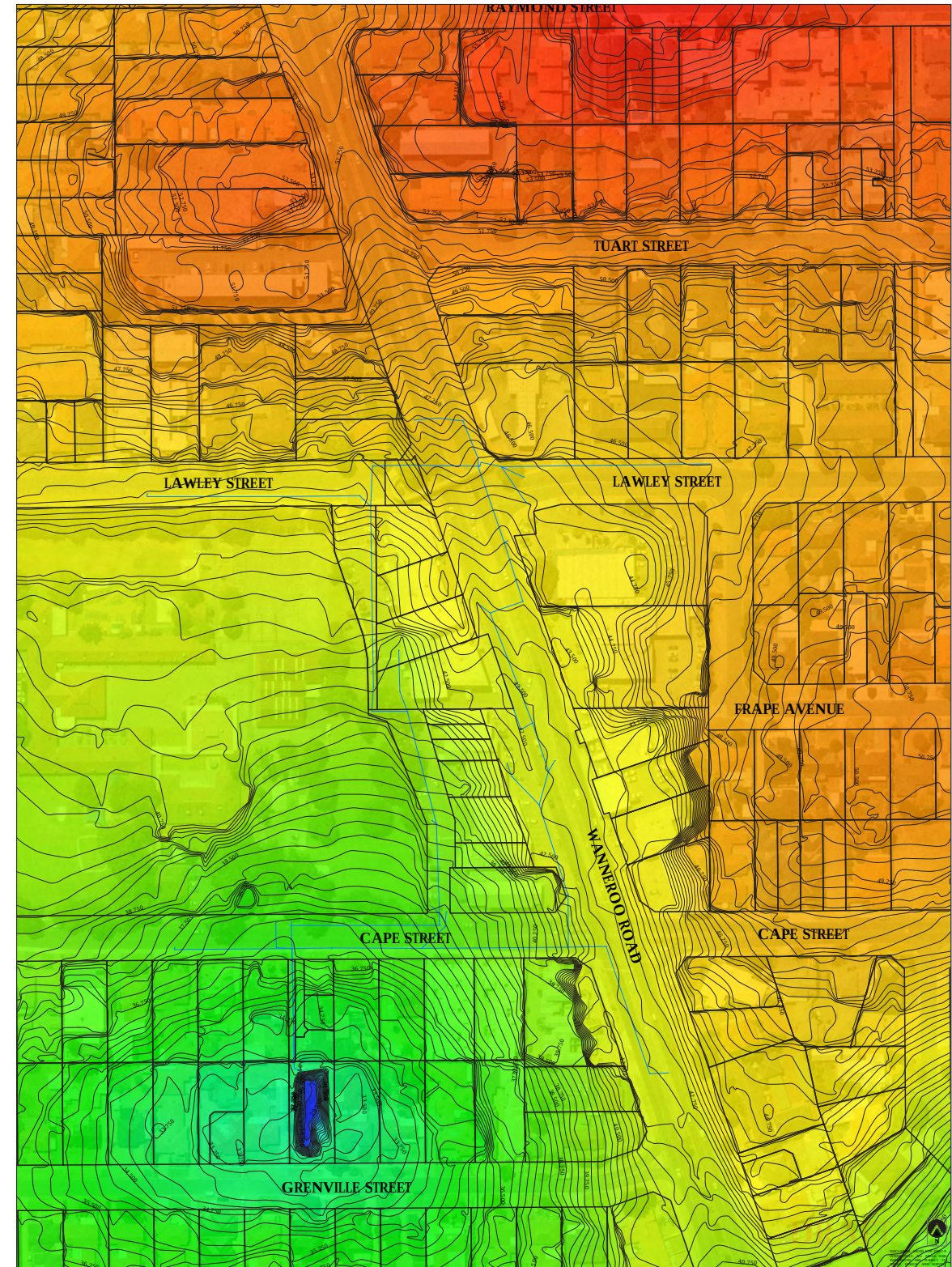


Figure 3: Contour Tint



2.3 Statutory Framework

Metropolitan Region Scheme

The Tuart Hill Local Centre is zoned 'Urban' under the MRS. Wanneroo Road is reserved as a 'Primary Regional Road'. The reservation boundary for Wanneroo Road abuts the adjoining property boundaries with the exception of No's 85, 100 and 102. The portions of land encroaching into the reservation will need to be acquired.

City of Stirling Local Planning Scheme No. 3

The Local Planning Scheme No. 3 (LPS3) zones the majority of the Tuart Hill Local Centre as 'Local Centre'. No. 112 on the south-east corner of Wanneroo Road and Lawley Street is zoned 'Hotel', No. 116 on the north-east corner of Wanneroo Road and Lawley Street is zoned 'Residential' with an 'Additional Use' of 'Motor Vehicle Wash' and No. 118 Lawley Street, located between the Tuart Hill Primary School and the Local Centre is zoned 'Civic'. Local Planning Scheme Amendment No. 58 seeks to rationalise the zoning in the centre to be predominantly "Local Centre" and create a residential codig of RAC0 which enables buildings of up to 6 storeys in height. this Amendment has received final approval from the Western Australian Planning Commission.

The City of Stirling has produced the Tuart Hill Local Centre Local Development Plan which outlines development provisions for new development in the centre. This document was adopted by Council on the 17 November 2015 and will become operational once Amendment No. 58 is gazetted.

2.0 context

Figure 4: MRS

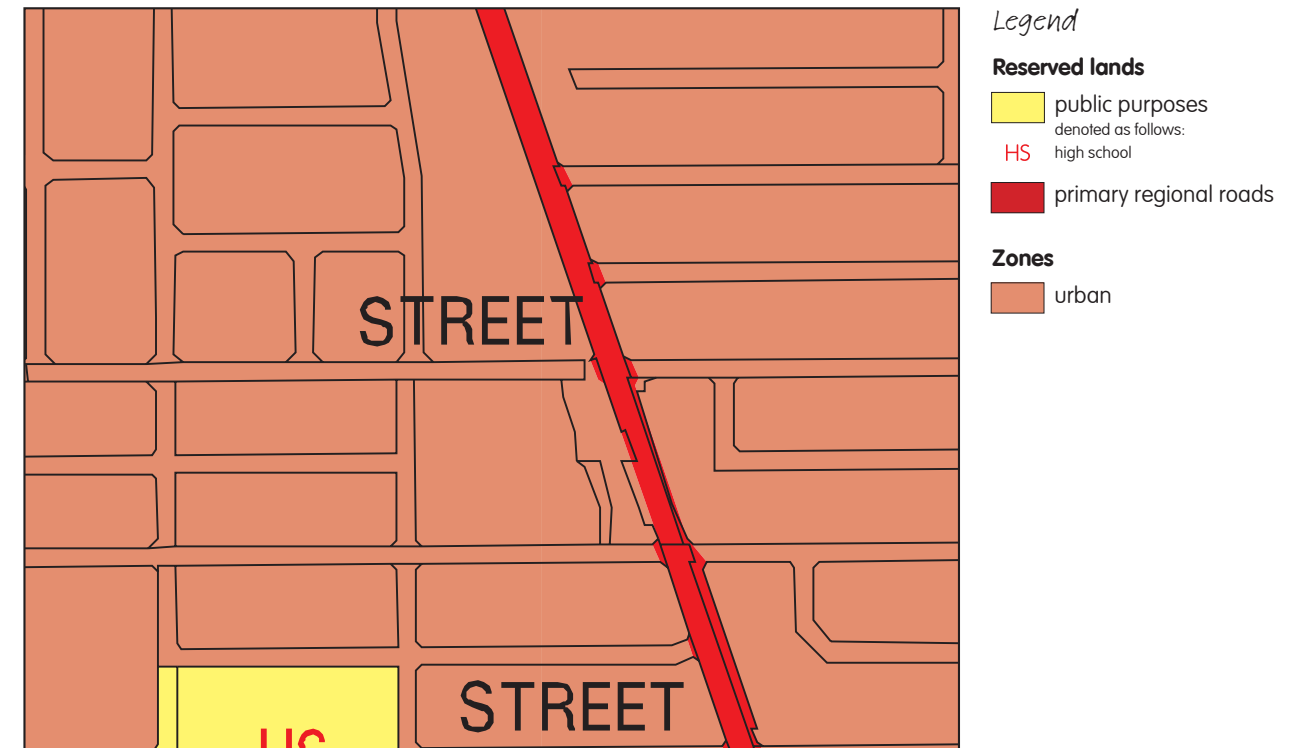
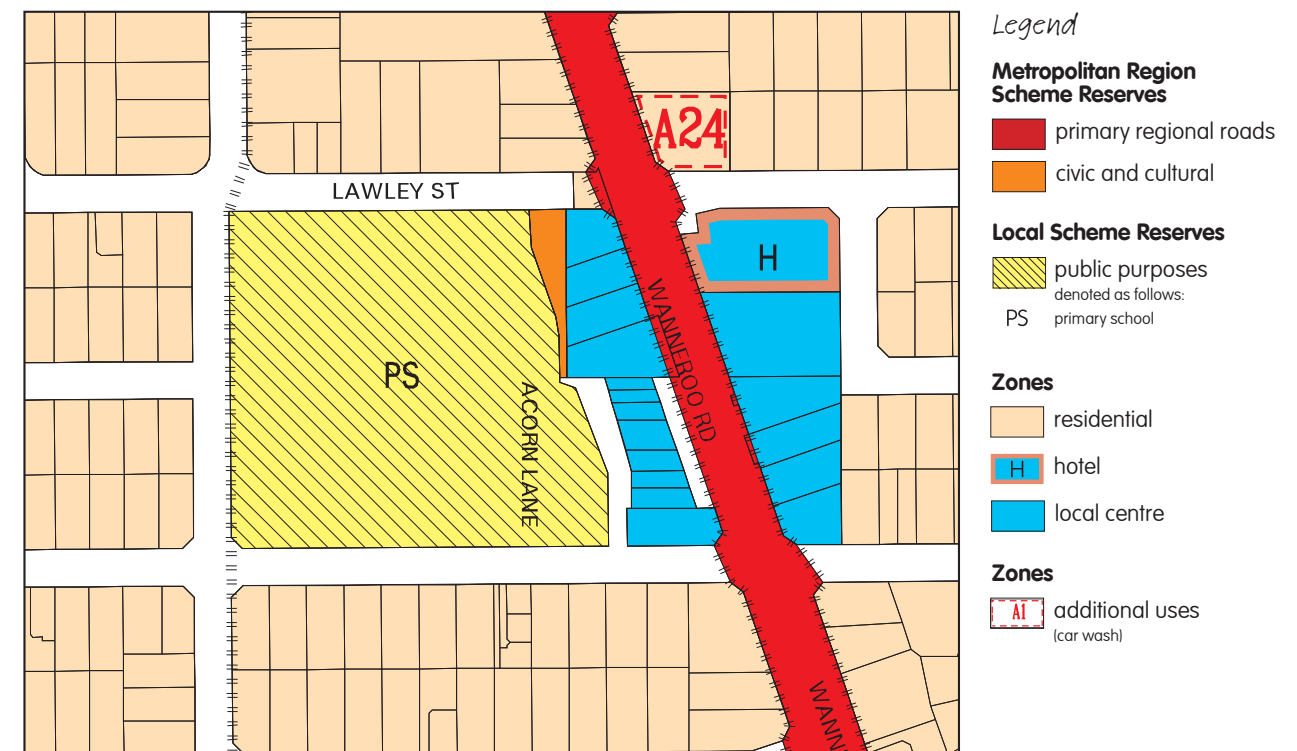


Figure 5: TPS Zonings



2.0 context

2.4 Parking – Survey + Observations

The existing Tuart Hill Centre located along Wanneroo Road currently provides a variety of uses such as offices, manufacturing, utilities and retail shops. The current number of parking bays located in the area is sufficient for the present parking demand, as shown in the data below. The City of Stirling has indicated its intent to expand the Tuart Hill Centre and requires an analysis using current data on the amount of parking bays any expansions would require.

Two surveys were conducted by the City of Stirling on the subject area to assess the amount of parking bays vacant/occupied and location of parking. The first survey was carried out on Tuesday the 3rd of June 2014 at 2:30pm – 3:30pm and the second survey was carried out on Wednesday the 4th of June 2014 at 7:45am – 8:45am. The surveys were conducted at different times to get an indication about what the car park was being used for. The results of these surveys are shown below.

Tuesday 3rd of June 2014 2:30pm – 3:30pm Survey:

EAST OF WANNEROO ROAD

Address	Bays	Occupied	Purpose	Location	Notes
Frape Avenue	10	9	Public	Reserve	Verge Parking
112 Wanneroo Road	55	26	Public	Rear	Might Quinn
112 Wanneroo Road	3	2	Staff	Front	Might Quinn
Lawley Street	17	1	Public	Reserve	On Street Parallel
108 Wanneroo Road	12	5	Public	Front	Gatto
108 Wanneroo Road	29	22	Staff	Rear	Gatto
102 Wanneroo Road	11	6	Public	Front	Meat Lovers
102 Wanneroo Road				Rear	Meat Lovers
100 Wanneroo Road	12	11	Staff	Rear	Holdsworth Realty
98 Wanneroo Road	6	1	Public	Front	Baby Cakes
96 Wanneroo Road	8	6	Staff	Front	JGC
97 Wanneroo Road	8	0	Public	Front	JGC
Total	171	89		Occupancy	52%

WEST OF WANNEROO ROAD

Address	Bays	Occupied	Purpose	Location	Notes
Wanneroo Road	3	2	Public	Reserve	On Street Parallel
75-81 Wanneroo Road	24	14	Public	Reserve	On Street head in
89 Wanneroo Road	6	0	Public	Front	Ruby's, Chinese and Marina's
87 Wanneroo Road	8	4	Staff	Rear	Blue force
85 Wanneroo Road	7	4	Public	Front	Chemist
83 Wanneroo Road	3	3	Staff	Rear	Cleaners
81 Wanneroo Road	5	2	Staff	Rear	Save the Children
79 Wanneroo Road	5	0	Staff	Rear	Wizard
77 Wanneroo Road	6	4	Staff	Rear	Rumours
73 Wanneroo Road	3	2	Staff	Front	ON Cape Street
Reciprocal	82	43	Public		
Total	152	78		Occupancy	51%

SUMMARY

	Bays	Occupied	Rate
TOTAL BAYS	323	167	52%
Breakdown	Bays	Occupied	Rate
Staff Bays	82	45	55%
Public Bays	241	111	46%
Rear	123	72	59%
Front	64	26	41%
Reserve	136	69	51%

Wednesday 4th of June 2014 7:45am – 8:45am Survey:

EAST OF WANNEROO ROAD

Address	Bays	Occupied	Purpose	Location	Notes
Frape Avenue	10	6	Public	Reserve	Verge Parking
112 Wanneroo Road	55	3	Public	Rear	Might Quinn
112 Wanneroo Road	3	0	Staff	Front	Might Quinn
Lawley Street	17	0	Public	Reserve	On Street Parallel
108 Wanneroo Road	12	0	Public	Front	Gatto
108 Wanneroo Road	29	14	Staff	Rear	Gatto
102 Wanneroo Road	11	5	Public	Front	Meat Lovers
102 Wanneroo Road	1	1		Rear	Meat Lovers
100 Wanneroo Road	12	7	Staff	Rear	Holdsworth Realty
98 Wanneroo Road	6	0	Public	Front	Baby Cakes
96 Wanneroo Road	8	2	Staff	Front	JGC
97 Wanneroo Road	8	0	Public	Front	JGC
Total	172	38		Occupancy	22%

WEST OF WANNEROO ROAD

Address	Bays	Occupied	Purpose	Location	Notes
Wanneroo Road	4	1	Public	Reserve	On Street Parallel
75-81 Wanneroo Road	24	11	Public	Reserve	On Street head in
89 Wanneroo Road	6	4	Public	Front	Ruby's, Chinese and Marina's
87 Wanneroo Road	16	14	Staff	Rear	Blue force
85 Wanneroo Road	7	3	Public	Front	Chemist
83 Wanneroo Road	3	0	Staff	Rear	Cleaners
81 Wanneroo Road	5	0	Staff	Rear	Save the Children
79 Wanneroo Road	5	0	Staff	Rear	Wizard
77 Wanneroo Road	6	0	Staff	Rear	Rumours
73 Wanneroo Road	3	0	Staff	Front	ON Cape Street
Reciprocal	82	34	Public	Reserve	
Total	161	67		Occupancy	42%

SUMMARY

	Bays	Occupied	Rate
TOTAL BAYS	333	105	32%
Breakdown	Bays	Occupied	Rate
Staff Bays	90	30	33%
Public Bays	242	67	28%
Rear	132	39	30%
Front	64	14	22%
Reserve	137	52	38%

2.0 context

Analysis of these results shows that when considering the peak times between 2:30pm and 3:30pm, the occupancy of parking bays is only 52% with 167 out of 323 bays occupied. Comparing staff bays to public bays shows a similar occupancy rate with staff bays only slightly higher.

To assess the parking conditions for future proposed developments we can use the above data and some simple calculations to see if it has the required capacity or if further bays are required. To conduct this analysis, the 2010 Department of Planning – Land Use Survey was used and the data from this Survey is shown below.

State Complex Name	Floorspace (m2 nla) by Planning Land Use Category (PLUC) Nov 2010												
	Primary/Rural	Manufacturing	Storage Distribution	Service Industry	Shop/Retail	Other Retail	Office	Health/Welfare	Entertainment	Residential	Utilities	Vacant Floor Area	TOTAL 2010
TUART HILL	0	80	669	625	2805	120	1580	96	885	0	100	757	7717

This table shows the centres floor space separated into different categories depending on the shops intended purpose. By adding together all the floor space except for the vacant floor area, the total comes to 6960 m². (69.6 x 100m²) Using this number it is possible to determine the current rate of bays per 100m² for the peak time at the centre. This calculation is shown below.

Current Rate

=

Occupied Parking Bays

Total Floor Space (100m²)

=

167

69.6

= 2.399 bays/100m²

If you then apply a factor of safety of 1.25 to the current rate, the adjusted current rate equals 3 bays/100m². This number is quite low compared to a typical shopping centre area and hence for any small expansions over the immediate future, the results indicate that the current number of parking bays would be sufficient.

3.0 vision



TUART HILL LOCAL CENTRE - URBAN DESIGN STRATEGY - September 2016

The Tuart Hill Centre and surrounds will be redeveloped to create a quality, unique and attractive destination for residents and visitors, which is of a scale that creates vitality, has a mix of appropriate uses and facilities, is safe and generates community pride.

The Vision for the Tuart Hill Centre was prepared during a Community Workshop held on 15 May 2013. The purpose of the Workshop was to prepare a Vision for the Centre and to identify the Centre's strengths, weaknesses, opportunities and threats. A total of 21 landowners and residents participated in the Workshop and their input was invaluable in identifying and clarifying issues that affect and impact the Centre – both positive and negative. The Vision was prepared having due regard to the comments provided by the participants below:

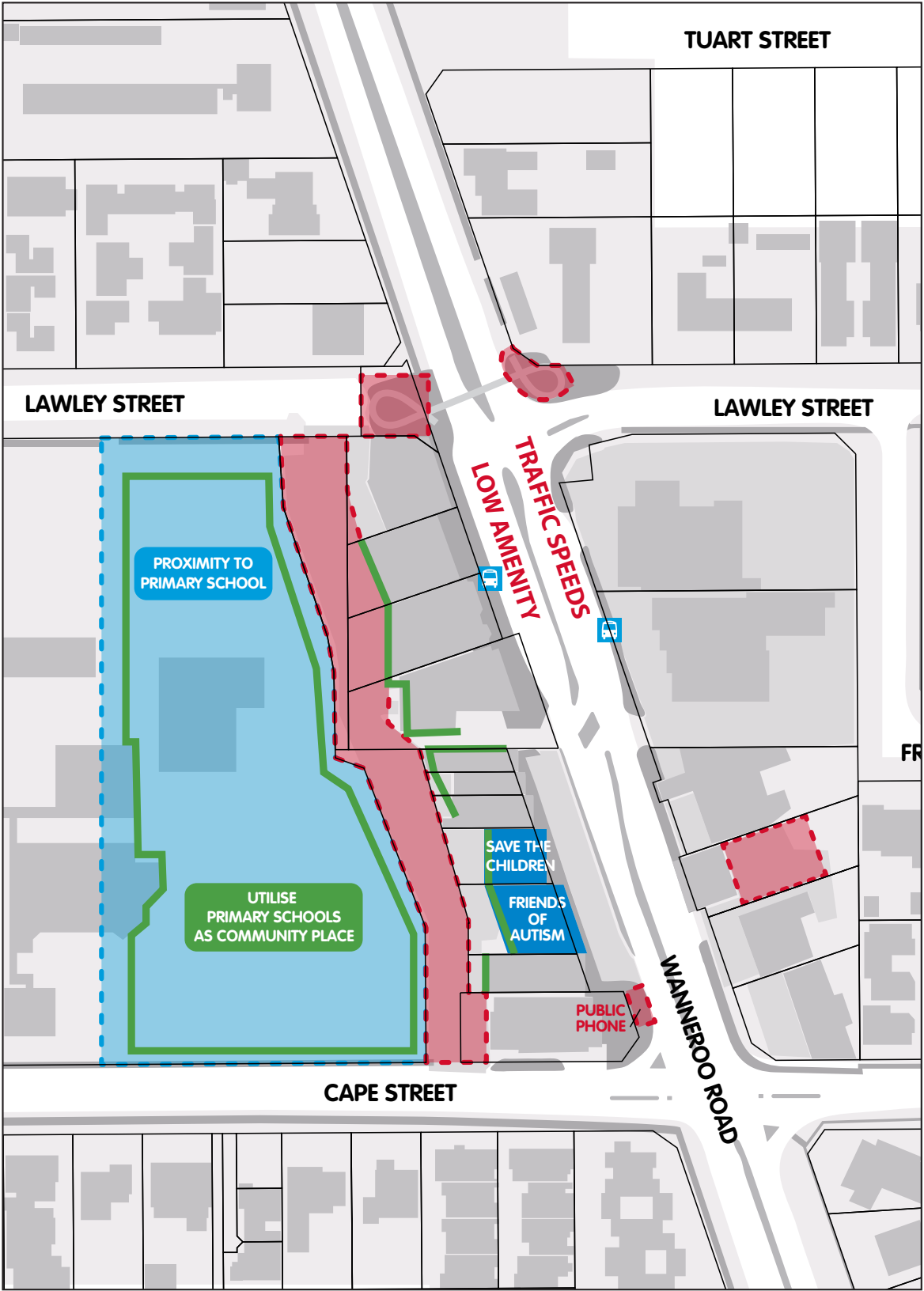
- Small space – needs to be bigger – extend to Royal Street and surrounds
- High density residential for centre and surrounds
- Potential redevelopment of primary school
- Rezoning – needs scale
- Signs need to be controlled
- Quality development (e.g. Subiaco, South Perth)
- Needs community pride – safe
- Needs coordinated redevelopment
- Needs to be a destination
- Change the character
- Lack of signage to rear parking area
- Community interaction
- Needs to be different from other centres in the area
- What demographics are going to be using and living in the Centre?
- What do we want for the future?

An Open Day followed by a number of landowner / tenant workshops were held in 2014 and 2016 to finalise the Strategy by trying to reach an agreement on the short term upgrade to the centre. These additional workshops have resulted in the current short term plan being proposed.

4.0 SWOT Analysis

Community & Cultural

Strengths	Weaknesses	Opportunities	Threats
- Willingness of landowners to redevelop - Mix of land uses - Proximity to Primary School - Charitable organisations in area - Public transport accessibility - Cultural and demographic diversity	- Anti-social behavior, theft and drug use - People gathering near pedestrian overpass and asking for money from passing pedestrians - Lack of night-time uses and residents (especially in terms of activation and safety) - Existing environment (e.g. road width, amenity, traffic speed) does not promote and encourage community	- Landowners to co-operate and work together to promote and enhance the centre - Community events (murals, paint rear of buildings, school and local arts groups involvement, busy bees, markets) - Community based landscape improvements ('guerilla urbanism') - Utilise primary school as a community place - Improve private/public relationships - The Centre to be a destination	- No community involvement - Landowners do not wish to participate - Balancing conflicts between residents (new and existing) and business operations - Aesthetics of the centre



LEGENDS

STRENGTHS

- PROXIMITY TO PRIMARY SCHOOLS
- CHARITABLE ORGANISATIONS IN AREA
- PUBLIC TRANSPORT ACCESSIBILITY

WEAKNESSES

- ANTI-SOCIAL BEHAVIOR, THEFT AND DRUG USE

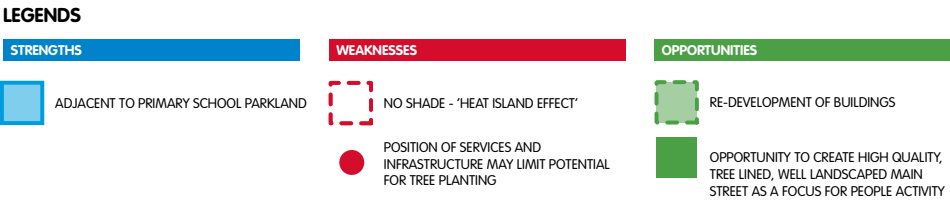
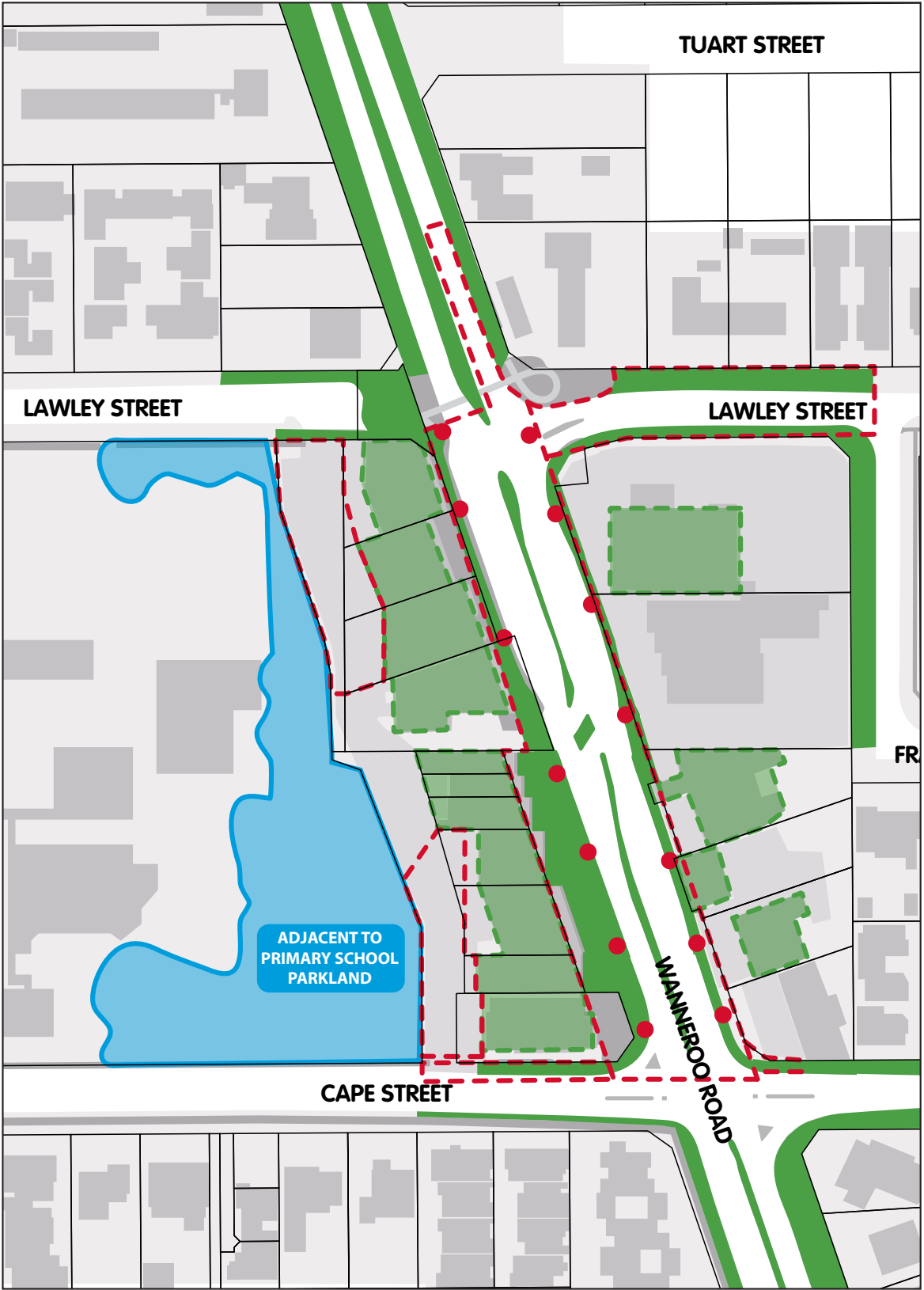
OPPORTUNITIES

- COMMUNITY EVENTS (MURALS, PAINT REAR OF BUILDINGS, SCHOOLS AND LOCAL ARTS GROUPS INVOLVEMENT, BUSY BEES, MARKETS)

4.0 SWOT Analysis

Natural Environment

Strengths	Weaknesses	Opportunities	Threats
- Adjacent to Primary School parkland - Starting from a low base. Can only get better!	- Multiple land ownership. Hard to implement sustainability initiatives - Lack of native vegetation - Existing buildings (no solar panels). Old building stock - Orientation of buildings – east to west. Limited winter sun and west facing elevated areas - No shade – ‘heat island’ effect - No coordinated landscaping - Position of services and infrastructure may limit potential for tree planting - Rubbish on verge	- Introduce sustainability initiatives - Re-development of buildings - Opportunity to create high quality, tree lined, well landscaped main street as a focus for people activity and reduce ‘heat island’ effect - Landscaping improvement around pedestrian overpass entry points - Landscaping of roofs and walls	- Expense of implementing sustainability initiatives and ongoing maintenance - Regulatory authorities not supporting changes (e.g. MRWA and landscaping) - Implications of associated engineering design works in road reserve (including sequencing of work)



4.0 SWOT Analysis

Built Environment

Strengths	Weaknesses	Opportunities	Threats
- Mix of built form - Existing frontages are reasonably coordinated in terms of facades, awnings, footprints (albeit of modest quality) - Awnings over footpath - Articulation in the streetscape - Land ready for redevelopment - Urban structure	- Segregation of the built form by wide Wanneroo Road reserve - A variety of architecture - Separate ownerships limit ability to coordinate improvements, and ongoing property management - Buildings past their use by date - Signage proliferation - Windows painted out (e.g. pharmacy) - Topography of east side presents problems in physical coordination of secondary circulation - Location of service areas - Lack of identity - Non CPTED compliance - Land use conflict - Existing services (drainage and power) - Town Planning Scheme limiting density to R80 (4 storeys maximum height) - Poor lighting - Footpath paving is poor and dangerous	- Creation of secondary spaces (eg. to side streets, lane and towards school) - Rationalise signage - Building redevelopment / demolition – new buildings - Introduction of residential land uses - Potential rezoning – increase densities - Assess CPTED compliance - Landowner coordinated improvements (e.g. painting, fixing broken items) - Joint venture redevelopment (particularly residential development above existing commercial properties) - Improve interface with adjoining residential land - Introduce highest and best use - Potential for views - Provide underground power to facilitate tree planting and streetscape improvements - Mix of land uses - Buildings to provide a uniform appearance - Rationalisation of lots to create larger lots which are more suitable for development - Centre to act as a 'Gateway' for the locality - Construct buildings closer to Wanneroo Road - Centre branding	- Landowner participation - Uncertainty of street works, funding and overall strategy may affect willingness of individual owners to invest in interim improvements - Regulatory Authorities not supporting change - The topography of the centre, in particular the eastern side - Expense of redevelopment - Town Planning Scheme not permitting dwellings on the ground floor fronting a street. Will have impact if residential development is proposed fronting Frape Street

LEGENDS

STRENGTHS

AWNINGS OVER FOOTPATH

WEAKNESSES

SEPARATE OWNERSHIPS LIMIT ABILITY TO COORDINATE IMPROVEMENTS, AND ONGOING PROPERTY MANAGEMENT

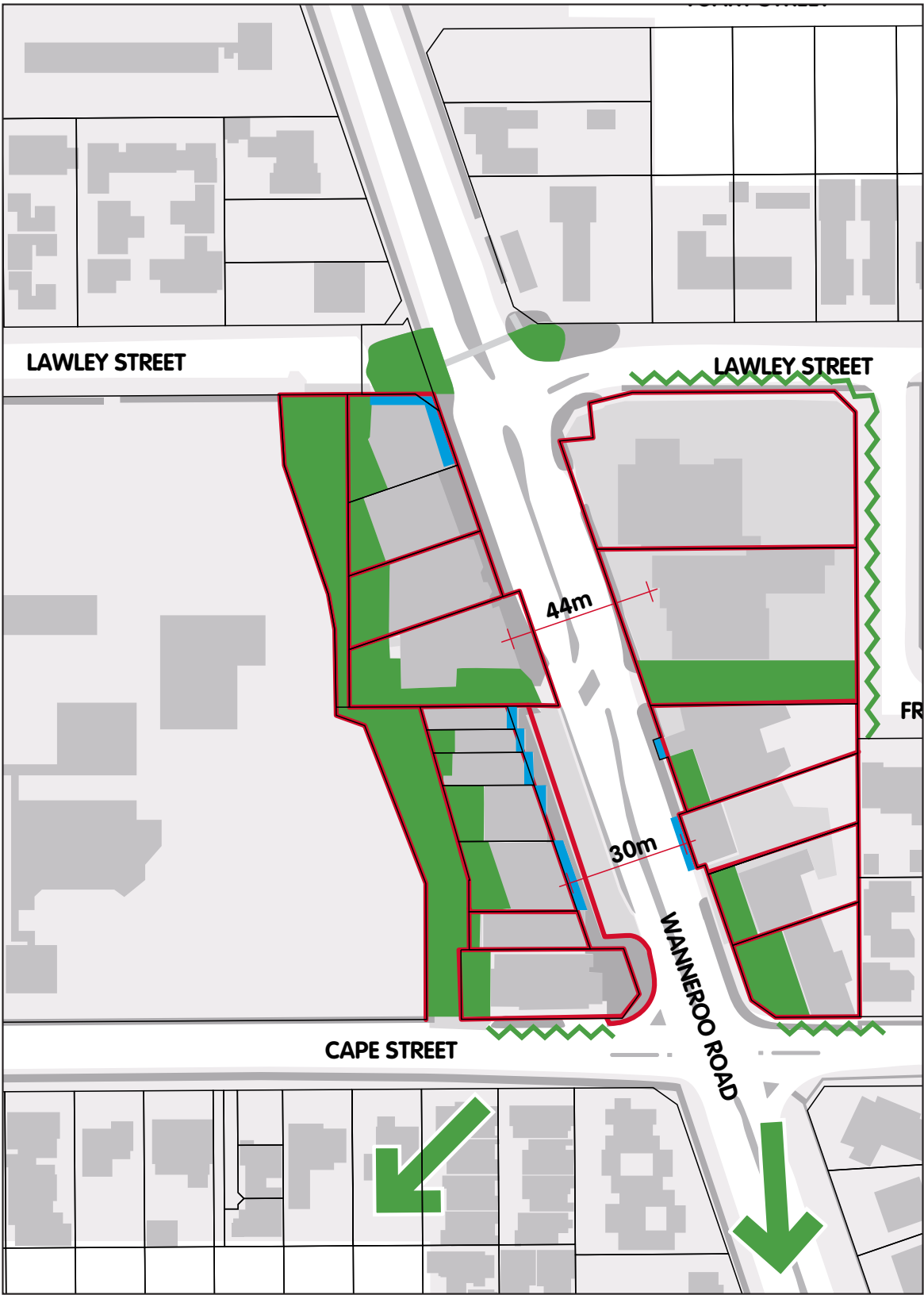
SEGREGATION OF THE BUILT FORM BY WIDE WANNEROO ROAD RESERVE

OPPORTUNITIES

IMPROVE INTERFACE WITH ADJOIN RESIDENTIAL LAND

CREATION OF SECONDARY SPACES (EG. TO SIDE STREETS, LAND AND TOWARDS SCHOOLS)

POTENTIAL FOR VIEWS



4.0 SWOT Analysis

Economic Development

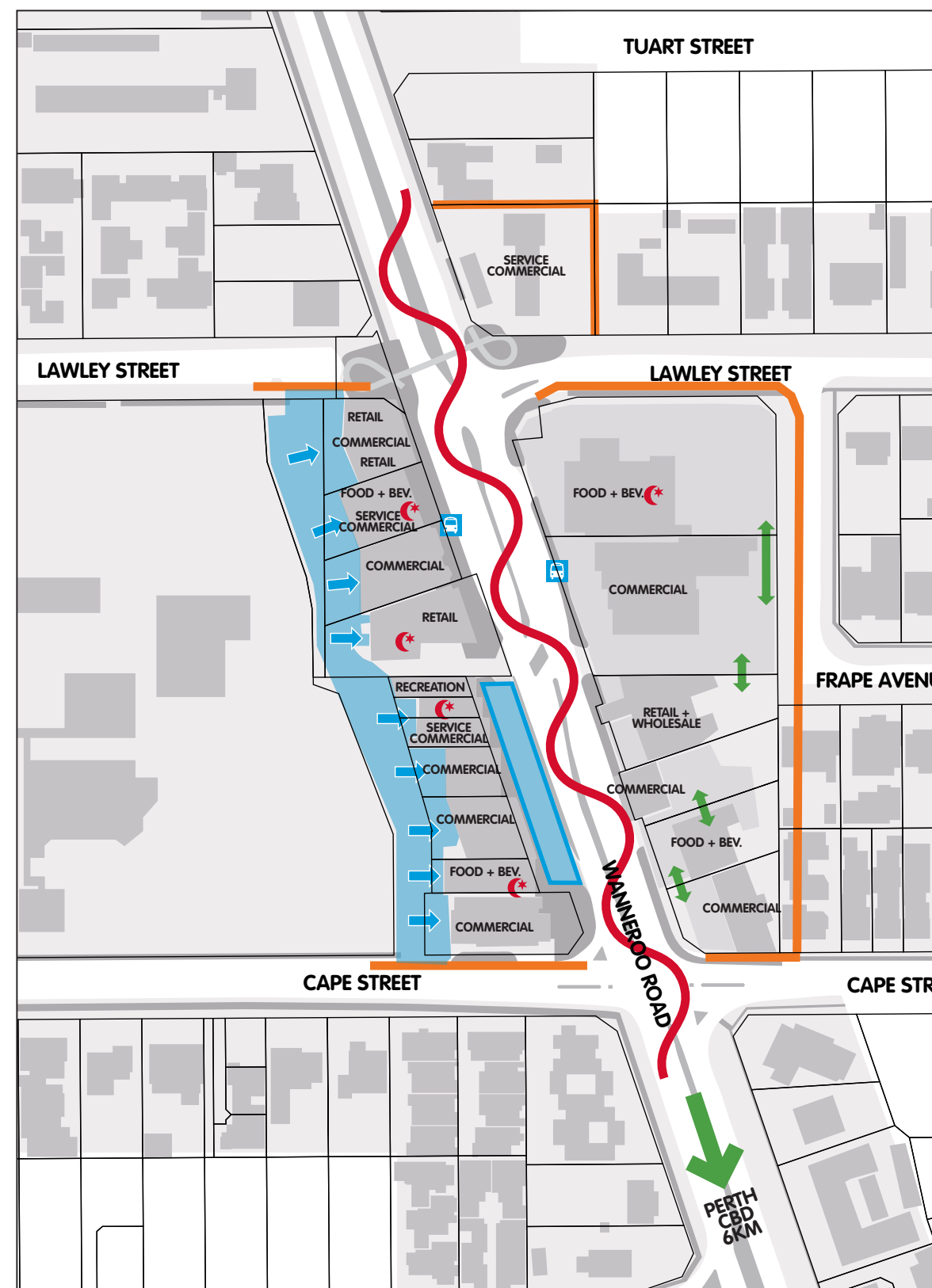
Strengths	Weaknesses	Opportunities	Threats
- Low vacancy rate - Strong demand from potential tenants - Properties (on west side) with existing rear access have opportunity for individual redevelopment - Willingness of landowners to redevelop or undertake interim improvements - Mix of land uses – retail food and beverage, office - Attractor uses (pharmacy, pub, deli) - Good parking supply and access to parking on west side - Good accessibility to public transport - High visibility	- Pedestrian accessibility - Poor rear coordination of eastern properties present limitations for independent redevelopment - coordinated projects (or property accumulation) may be required - Low activity uses (e.g. book store) - Disjointed night time uses - East and west segments of centre are segregated - Low amenity - High floor space uses	- Proximity to city, and prospect for views present significant opportunity for multistorey mixed use redevelopment - Financial incentives for redevelopment (e.g. differential rating) - Local business networking opportunities - Engage Stirling Small Business Centre Service - More food and beverage uses - Improve access to and connectivity of parking on eastern side - Community events - Improve security - Consolidate similar land uses on either side of Wanneroo Road (e.g. residential/commercial on east side and retail/food and beverage on western side) - City of Stirling to purchase land and redevelop - Development of health related uses - City of Stirling to take proactive / day-to-day with business improvement and community development.	- Vacancy rate increase - No redevelopment - Redevelopment delayed due to major road works - Anti-social behavior and crime - Community concerns regarding traffic, density, activity and height related to redevelopment - Interface with surrounding uses - Loss of parking may adversely impact businesses in the area

LEGENDS

STRENGTHS
PROPERTIES (ON WEST SIDE) WITH EXISTING REAR ACCESS HAVE OPPORTUNITY FOR INDIVIDUAL REDEVELOPMENT
GOOD PARKING SUPPLY AND ACCESS TO PARKING ON WEST SIDE
GOOD ACCESSIBILITY TO PUBLIC TRANSPORT

WEAKNESSES
DISJOINTED NIGHT TIME USES
EAST AND WEST SEGMENTS OF CENTRE ARE SEGREGATED

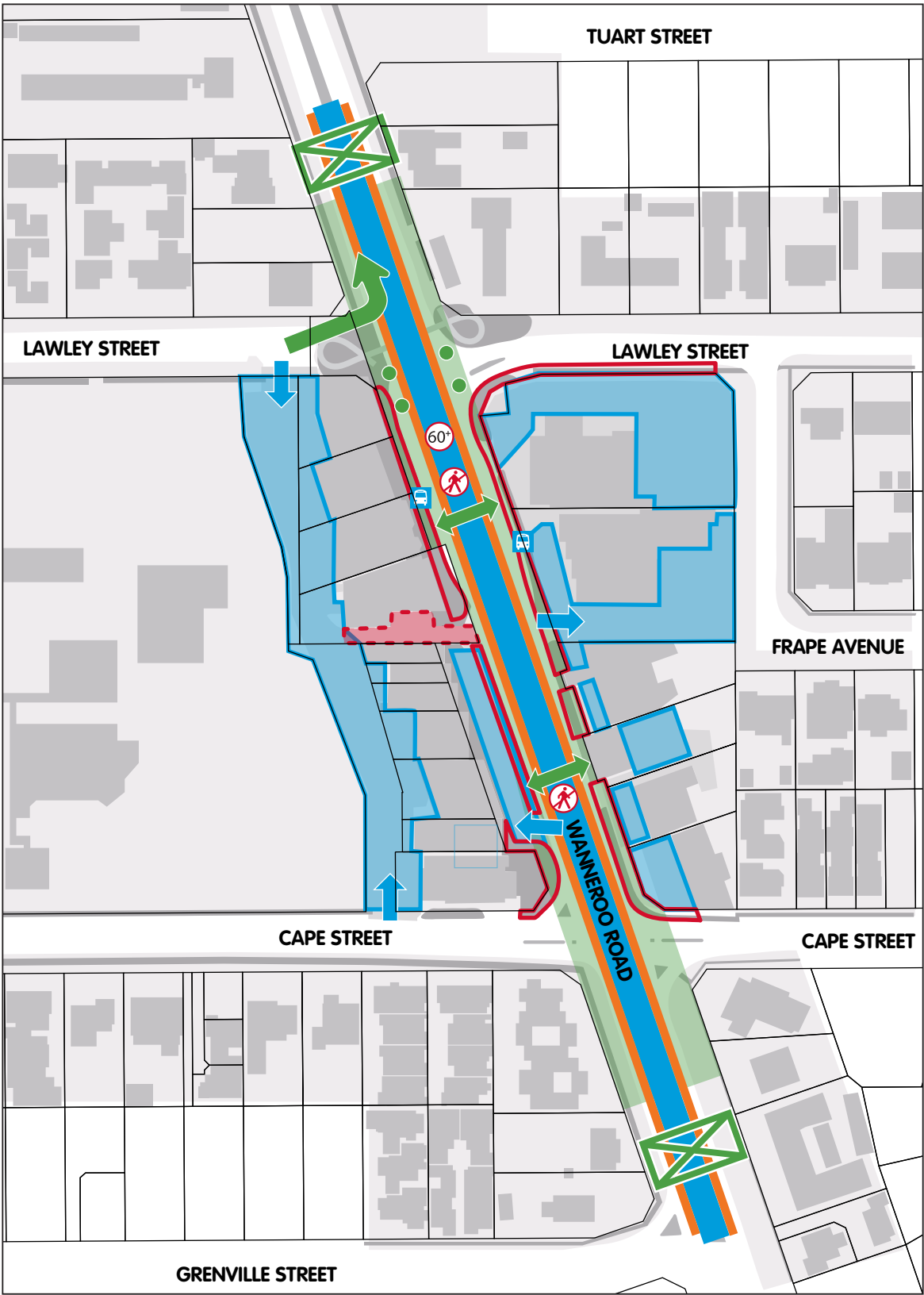
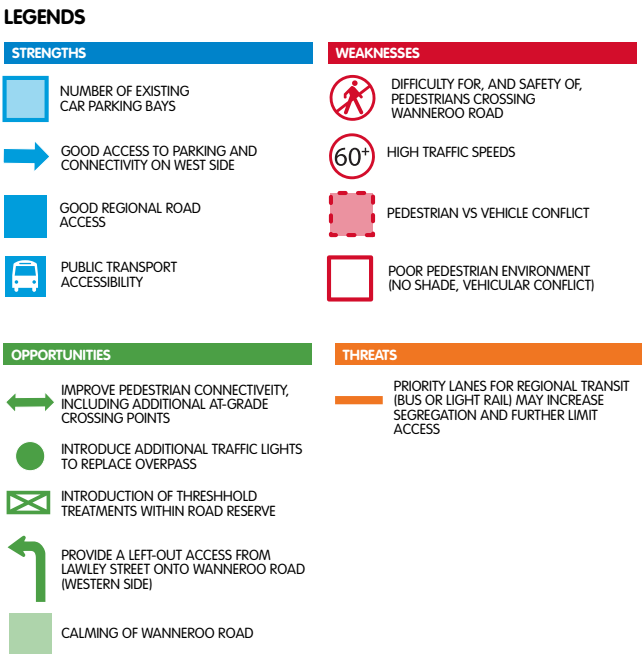
OPPORTUNITIES
IMPROVE ACCESS TO AND CONNECTIVITY OF PARKING ON EASTERN SIDE
PROXIMITY TO CITY
THREATS
INTERFACE WITH SURROUNDING USES



4.0 SWOT Analysis

Transport & Movement Network

Strengths	Weaknesses	Opportunities	Threats
- Number of existing car parking bays - Public transport accessibility - Good regional road access - Road profile contains adequate space to accommodate either transit infrastructure or landscaping - Centre presents good mix of existing uses to function as both an origin and destination for trips - Good access to parking and connectivity on west side	- Geometry and carriageway width encourages operational speeds significantly above posted limits - Pedestrian environment (no shade, vehicular conflict) - Difficulty for, and safety of, pedestrians crossing Wanneroo Road - Poor accessibility to parking and connectivity on eastern side - Traffic volumes and possible growth in volumes may inhibit prospects for 'complete street' design - Existing environment (e.g. Road, amenity, traffic speed) creates segregation of east and west segments of the centre and does not promote & encourage community - Traffic conflicts, both with vehicles and pedestrians, at the entry point to the pharmacy site from Wanneroo Road	- Lower traffic speeds to posted limits - Improve pedestrian connectivity, including additional at-grade crossing points 'Calming' and 'complete streets' revisioning to create Tuart Hill Centre as a liveable village - Transit based village node, leveraging on existing bus servicing as well as prospects for future light rail - Centre presents opportunities for growth and intensification to support transit - Introduction of threshold treatments within road reserve - Future Parking controls may include Paid Parking - Introduce additional traffic lights to replace overpass - Provide a left-out access from Lawley Street onto Wanneroo Road (western side) - Rationalise access points from Wanneroo Road in front of buildings	- Regulatory Authorities not supporting change. MRWA and PTA Policy and practice may limit opportunities for 'complete streets' design - Cost, timing and staging of major works - Existing services may limit redesign opportunities - Priority lanes for regional transit (bus or light rail) may increase segregation and further limit access to parking - Uncertainty about light rail and/or bus priority along Wanneroo Road



TUART HILL LOCAL CENTRE - URBAN DESIGN STRATEGY - September 2016

5.0 recommendations

In essence, Tuart Hill is a small, inner urban town centre. Despite its location on a significant inner urban arterial, the vision for the centre revolves around transcending the constraints and limits of Wanneroo Road, so that it flourishes and thrives as the heart of the Tuart Hill community.

To achieve this, the planning and design recommendations for the centre are underpinned by two key considerations:

1. That the ultimate transport function of Wanneroo Road must be respected, but calibrated to its inner urban context; and
2. That the continued growth and improvement of the uses within the centre always remains focussed on the creation of a high quality public domain, and the enabling of placemaking.

Succinctly, the vision espoused earlier in this document bears restating; that **“the Tuart Hill Centre and surrounds will be redeveloped to create a quality, unique and attractive destination for residents and visitors, which is of a scale that creates vitality, has a mix of appropriate uses and facilities, is safe and generates community pride”.**

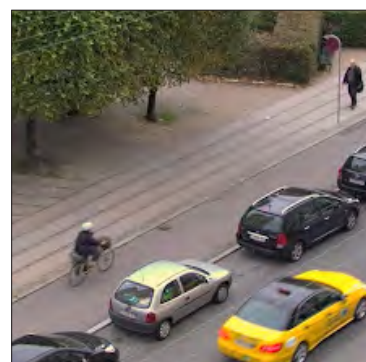
The ultimate urban design concept that has been formulated pursues this vision through a number of significant major strokes, and a subsequent layer of interventions.

The key strokes include:

1. The upgrading of Wanneroo Road to six lanes (four through lanes and two peak-bus and off-peak parking lanes);
2. The compression of road geometries to those that are appropriate to an inner urban context, ultimate removal of crossovers and superfluous access points) and the introduction of street trees, to slow speeds and improve safety;
3. The placement of a new signalised pedestrian crossing;
4. The improvement of the pedestrian and cyclist environment, through widened paths, tree planting and landscaping, street furniture, public art and lighting;
5. The creation of secondary pedestrian paths, civic places and ‘linger nodes’; and
6. The encouragement of redevelopment of existing built form, to accommodate an evolution of commercial and cultural activity, and residential uses to the type of mix, density and positive character that is typical of inner urban locations.



MIDBLOCK DRIVEWAY REPLACED BY PEDESTRIAN LANES AND ‘LINGER NODES’



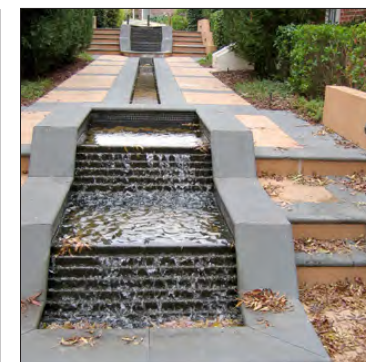
COPENHAGEN-TYPE BICYCLE LANES ON FOOTPATH SIDE OF PARKING LANE



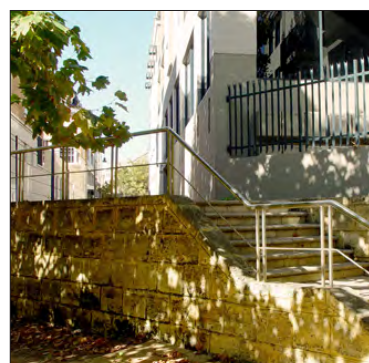
SIGNATURE PUBLIC ART AT THRESHOLD



TERRACE HOUSE TYPOLOGIES TO FRAPE STREET



PEDESTRIAN WALKWAYS TO FRAPE STREET



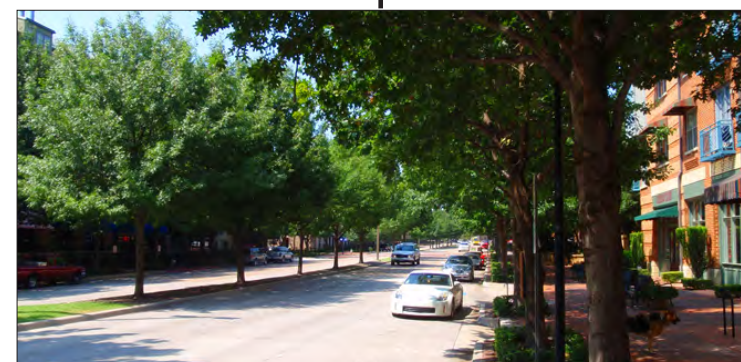
PEDESTRIAN CONNECTIONS TO REAR PARKING AREAS



MIDBLOCK DRIVEWAY REPLACED BY PEDESTRIAN LANES AND ‘LINGER NODES’



COMMUNITY ART AND PLACEMAKING STRATEGIES TO LINK WITH SCHOOL



WANNEROO ROAD UPGRADED BUT CALIBRATED TO AN INNER-URBAN CONTEXT



GROUND FLOOR FRONTAGES TO WANNEROO ROAD ARE ACTIVATED, WITH MEDIUM RISE RESIDENTIAL AREA

The following outlines the specific interventions contemplated to achieve these outcomes.

5.1 Community + Cultural

- Organise community events (e.g. markets, busy bees to improve centre). These community events will generate activity and a sense of ownership for the surrounding community. They will also assist in making the Centre a destination;
- Undertake CPTED audit to determine areas which require improved lighting and surveillance;
- Implement recommendations of CPTED audit to assist in reducing the anti-social behavior and crime in the Centre;
- Establish a Tuart Hill Local Centre Landowners Group. The purpose of the THLCG is to coordinate improvements to the Centre, assist each other in the management of their properties and allow for a coordinated approach to dealing with issues in the Centre (e.g. anti-social behaviour); and
- Landowners to provide a contribution to a Tuart Hill Local Centre Improvement Fund when redeveloping. The Fund can be used for improvement such as landscaping, street furniture and public art. The contribution can be calculated based on the cost of redevelopment (e.g. 0.5% of redevelopment cost)

5.2 Natural Environment

- Liaise with Main Roads WA to plant mature trees within the Wanneroo Road reserve median and verges. The planting should commence to the north of the pedestrian overpass and to the south of the Cape Street traffic lights. It is recommended that the trees within the Centre be deciduous (e.g. London Plane) to allow for winter sunlight;
- Improve landscaping in the car parks on the western portion of the Centre;
- Landscape and improve the portion of road reserve on the south-eastern corner of the Wanneroo Road and Lawley Street intersection, which is currently being used as a car park. Improvements may include street furniture, public art and shade structures;
- Landscape and improve the verge on the north-eastern corner of the Wanneroo Road and Lawley Street intersection, at the base of the pedestrian overpass. Improvements may include street furniture, lighting and shade structures;
- Prepare a Landscaping Strategy for the entire Centre, both public and private realm, to ensure that the landscaping, hardscaping and street furniture is coordinated; and

- Underground powerline infrastructure to facilitate tree planting and streetscape improvements. This may be undertaken in conjunction with the Wanneroo Road upgrading.

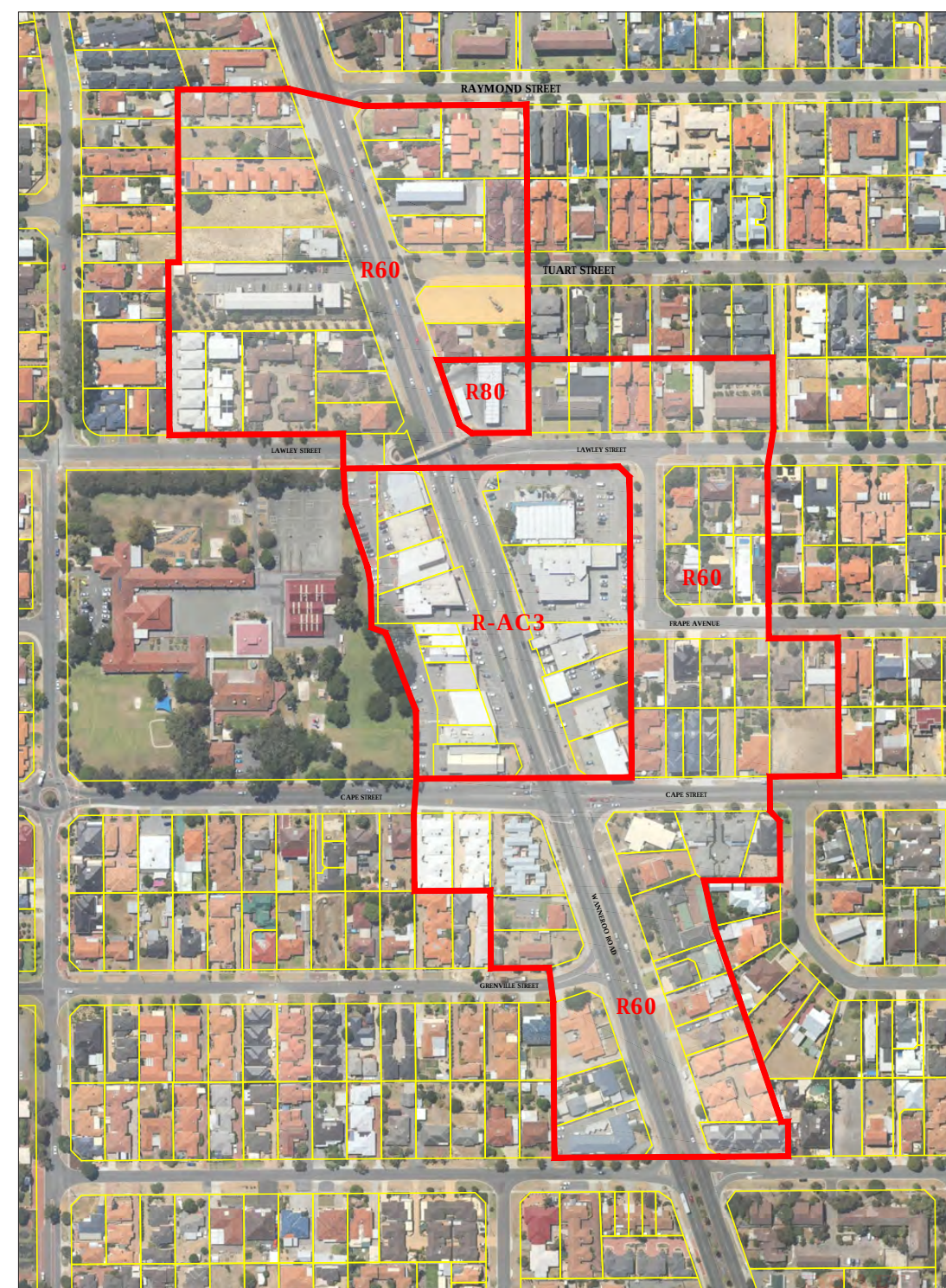
5.3 Built Environment

- Prepare a Local Development Plan in accordance with clause 6A.16 of LPS3 to guide the redevelopment of sites within the Centre. The LDP shall address redevelopment matters, including building height, building mass, integration with adjoining properties, parking and access;
- Cosmetic improvements to existing buildings (e.g. painting, repairing damaged fixtures);
- Rationalise signage to reduce the current proliferation and activate street frontages (e.g. pharmacy);
- Prepare and implement a signage strategy;
- Investigate and promote mixed use redevelopment opportunities (particularly residential development above retail/commercial uses);
- encourage rationalisation (amalgamation) of lots to create larger lots more suited for redevelopment;
- Undertake works on the pedestrian overpass bridge to improve its aesthetics and convert it into a piece of public art (e.g. painting, LED lighting);
- Amend Local Planning Scheme No. 3 to rezone No. 112 Wanneroo Road (The Mighty Quinn) from 'Hotel' to 'Centre' with an Additional Use of 'Hotel'. This is required to allow for residential development to be permissible on the subject site;
- Amend Local Planning Scheme No. 3 to rezone No. 116 Wanneroo Road (car wash) to a Residential Density Coding of R80. This increase in density acknowledges the strategic location of this site and provides the incentive for the landowner to redevelop;
- Any new buildings fronting Wanneroo Road shall be setback in accordance with Ultimate Wanneroo Road design (e.g. 42 metre road reserve);

5.0 recommendations

- Increase densities on the surrounding 'Residential' zoned properties, as identified on Figure 6, to a density of R60. These areas have been identified for an increase in density due to their proximity to the Centre, their proximity to Wanneroo Road and their potential for redevelopment. It is recommended that the final extent of the increase in density should be determined following consultation with the local residents.

Figure 6: Density Plan



5.0 recommendations

5.4 Economic Development

- Landowners to engage with Stirling Small Business Centre Service to assist in matters including, but not limited to, Centre branding, marketing and obtaining grants.

5.5 Transport + Movement Network

One of the major influences on the redevelopment of the Centre will be the redesign and upgrading of Wanneroo Road. The purpose of upgrading Wanneroo Road within the Centre is to improve the street aesthetics, improve the pedestrian and cyclist amenity, promote the redevelopment of sites within the Centre and improve access.

The redesign and upgrading of Wanneroo Road is to be undertaken in two stages; interim and ultimate. The interim upgrading has been designed to be accommodated within the existing road reserve and is predicated on the buildings on 100 and 102 Wanneroo Road remaining where they are.

The ultimate design is predicated on the Wanneroo Road reserve being widened to 42 metres. The following are details of the proposed interim and ultimate designs:

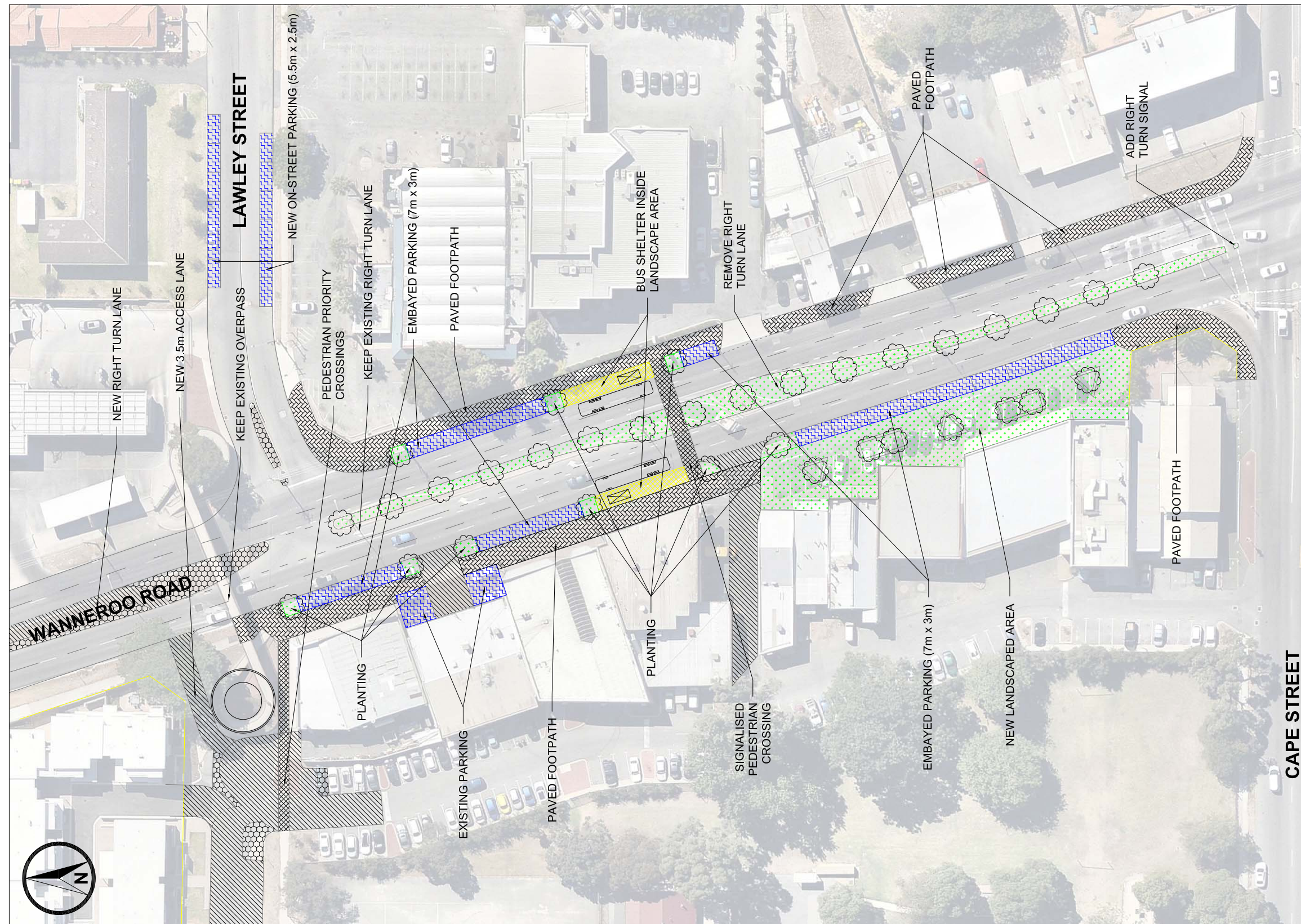
Interim Wanneroo Road Design

The interim design includes:

- Redesign the intersection with Wanneroo Road and Lawley Street as follows:
 - Construct new right turn pocket on Wanneroo Road to allow a right turn movement from traffic headign southbound on Wanneroo Road into the car park at the rear of the centre. This intersection design will not allow traffic to head west along Lawley Street as it will restrict access only to the rear car park.
- Close the crossover from Wanneroo Road to the parking area in front of No's. 73 to 83 Wanneroo Road and create an urban plaza with the potential for alfresco dining, landscaping and public art;
- Close the median breaks on Wanneroo Road that provide right turn access to No's. 85 and 108 Wanneroo Road;
- Construct a continuous 5.0 metre wide median on Wanneroo Road, with landscaping and street lighting;
- Construct a signalised pedestrian crossing on Wanneroo Road;
- Relocate bus stops so they are adjacent to the signalised pedestrian crossing;
- Construct on-street parking bays on either side of Wanneroo Road;
- Provision of new on street parking on Lawley Street (east);
- Introduce a right turn signal at the traffic lights at the intersection of Wanneroo Road and Cape Street to make it easier for traffic approaching the centre from the north to turn into Cape Street and then into Acorn Lane at the back of the centre;
- New signage on Wanneroo Road to identify new right turn pocket into Acorn lane
- Undergrounding of power;
- Provide landscaping, tree planting and improved paving to improve centre amenity and pedestrian convenience;
- Introduce a 50 km/h speed limit and provide signage to clearly identify access points to the centre; and
- Conversion of bus bays to on-road bus stops.

5.0 recommendations

Figure 7: Interim Wanneroo Road Design



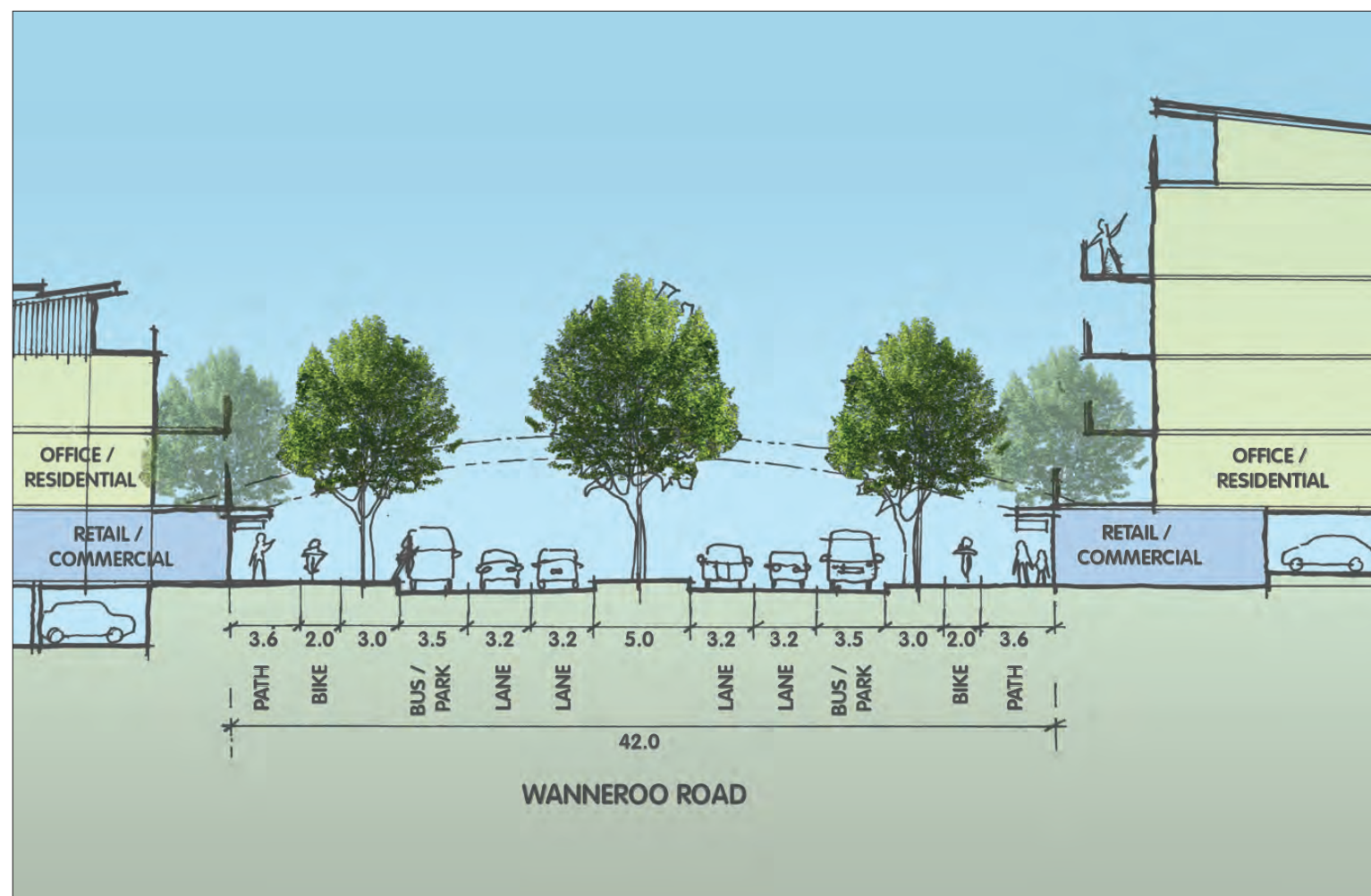
5.0 recommendations

Ultimate Wanneroo Road Design

This Scenario is predicated on the Wanneroo Road reserve being widened to 42 metres and all existing buildings protruding into this reserve being redeveloped. The plan should be reviewed having due consideration to the potential ultimate design of Wanneroo Road north and south of the Centre.

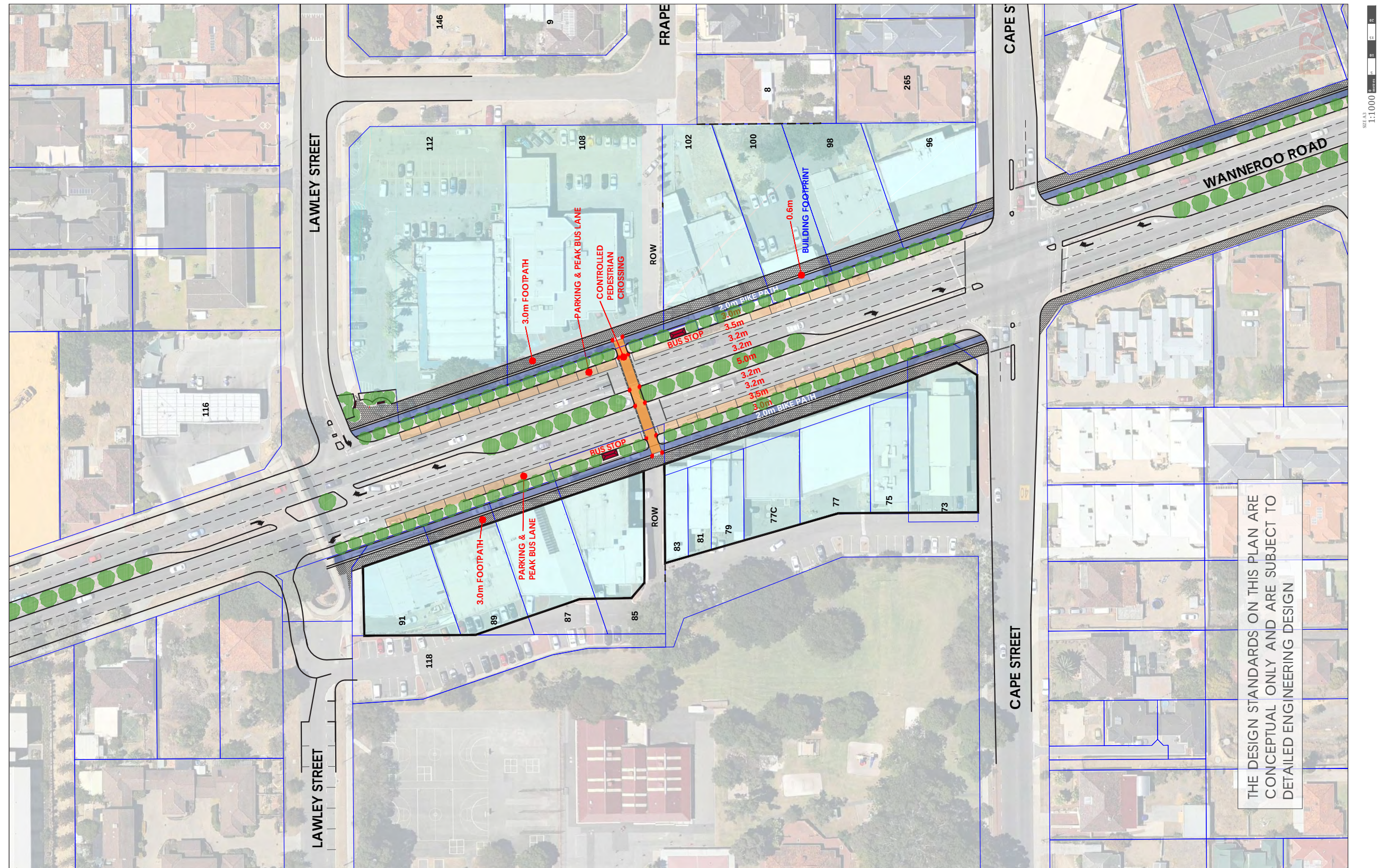
- Widen the Wanneroo Road reserve to 42 metres;
- Include a dedicated peak hour bus lane with clear zone off peak parking. This bus lane should be continued north and south of the Centre;
- Landscaping strip between the bus lane and bike path;
- Include a bike path and associated buffer area;
- Include 3.6 metre footpath;
- Close remaining crossovers to Wanneroo Road; and
- Construct on-street parking bays on either side of Wanneroo Road.

Figure 8: Ultimate Wanneroo Road Cross Section



5.0 recommendations

Figure 9: Ultimate Wanneroo Road Design Plan

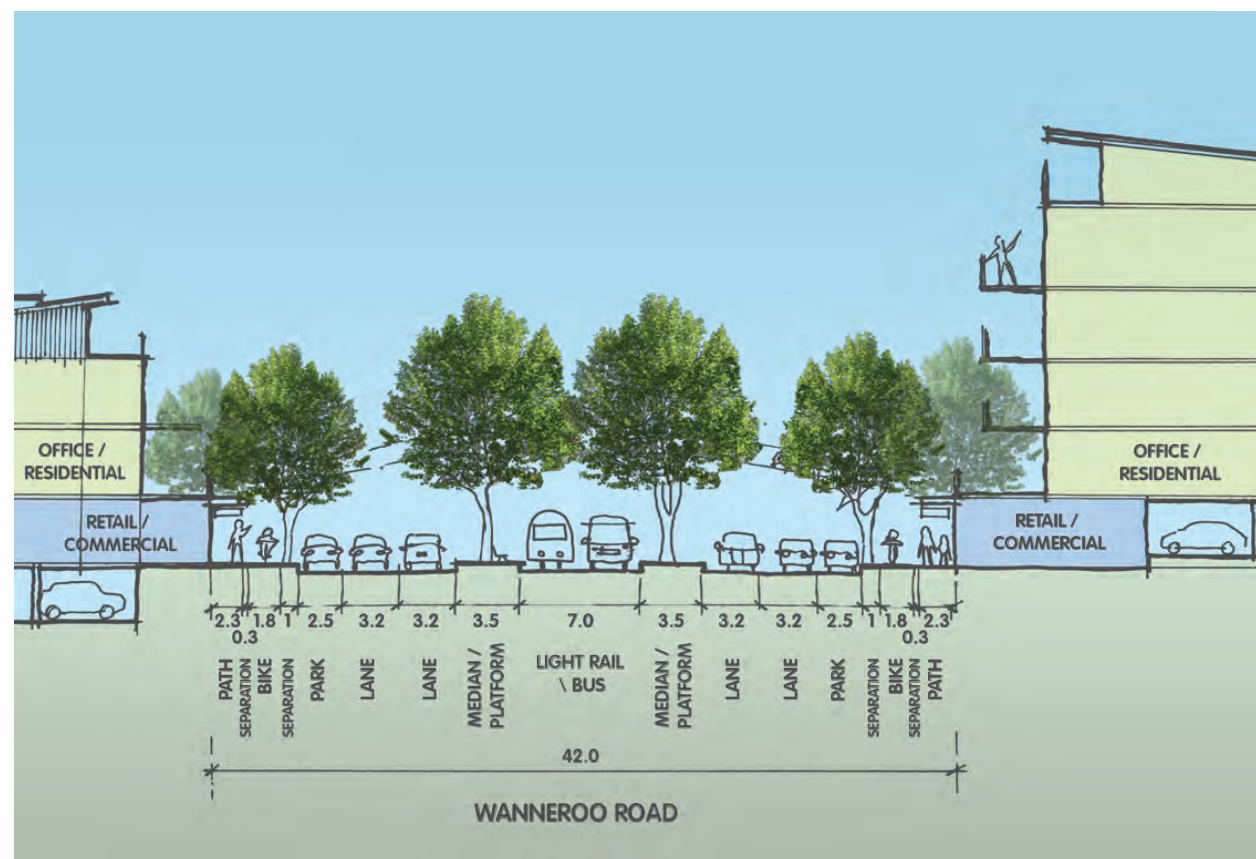


5.0 recommendations

Potential Provision of Light Rail

The potential for a light rail line being constructed along Wanneroo Road is identified in the City of Stirling Transport Strategy. The following is a potential Wanneroo Road cross section based on the ultimate road width of 42.0 metres with the provision of a light rail reserve in the centre of the road reserve. The final cross section for the light rail will be designed having due consideration for the entire length of the light rail line along Wanneroo Road. The indicative cross section is one way the line can be constructed through the Centre.

Figure 10: Light Rail Cross Section



Parking

The parking survey demonstrates that there is more than sufficient parking to meet the needs of Centre users. As the Centre increases in size there may be a need for additional parking. The need for additional parking should be assessed against the parking utilisation at the time and the scale and type of development.

Non-residential parking at the Centre should continue to be based on shared parking with no parking bays being allocated to individual tenants or owners. All on street parking and a portion of the off street parking should be allocated for short term parkers between the hours of 8.00am and 6.00pm to ensure there are always bays available for customers. The remaining parking bays should be available for all day parking to meet the needs of business owners and workers at the Centre.

In the short term, it is recommended there be no charge for parking at the Centre. In the longer term there may be a need to introduce a fee for some types of parking at some times to assist in the management of demand for parking. Because Wanneroo Road is a high frequency bus route serving Perth City, there is a possibility that some people could use the free all day parking as park and ride for travel to Perth City. Should this limit the availability of parking for Centre users a fee may need to be charged for all day parking. Owners and workers at the Centre could be provided with a sticker for their windscreens providing them with access to the all day parking for a reduced fee.

The supply of all residential parking should be unbundled from the sale of residential units. Tenants or owners could lease, rent or purchase parking spaces to meet their current needs. Parking for residents would be in a private secure area. Some additional public or shared parking may need to be provided for residential visitors or a cash-in-lieu payment made to the Council.

The parking strategy prepared by Jacobs recommends the following parking rates be used for any future expansion of the centre:

- Residential: Based on Residential Design Codes of WA
- Retail: 3.0 bays/100m²
- Supermarket: 5.0 bays/100m²

All non-residential parking should be shared parking.

Other Recommendations:

- Upgrade existing bus stops, including seating and weather protection;
- Ensure that parking and access arrangements (e.g. access easements and reciprocal parking agreements) are formalised when assessing and determining development applications;
- Improve the access to and connectivity of the parking on the eastern side when assessing development applications.

6.0 tuart hill local centre concept plan

The following Tuart Hill Local Centre Concept Plan is an illustrative example on how the Centre could be developed following the recommendations of the Strategy. The Plan indicates the following:

- Indicative building height and footprints;
- Locations for public spaces and public art;
- Landscaping;
- Access and egress points;
- Parking areas; and
- Bus stops.

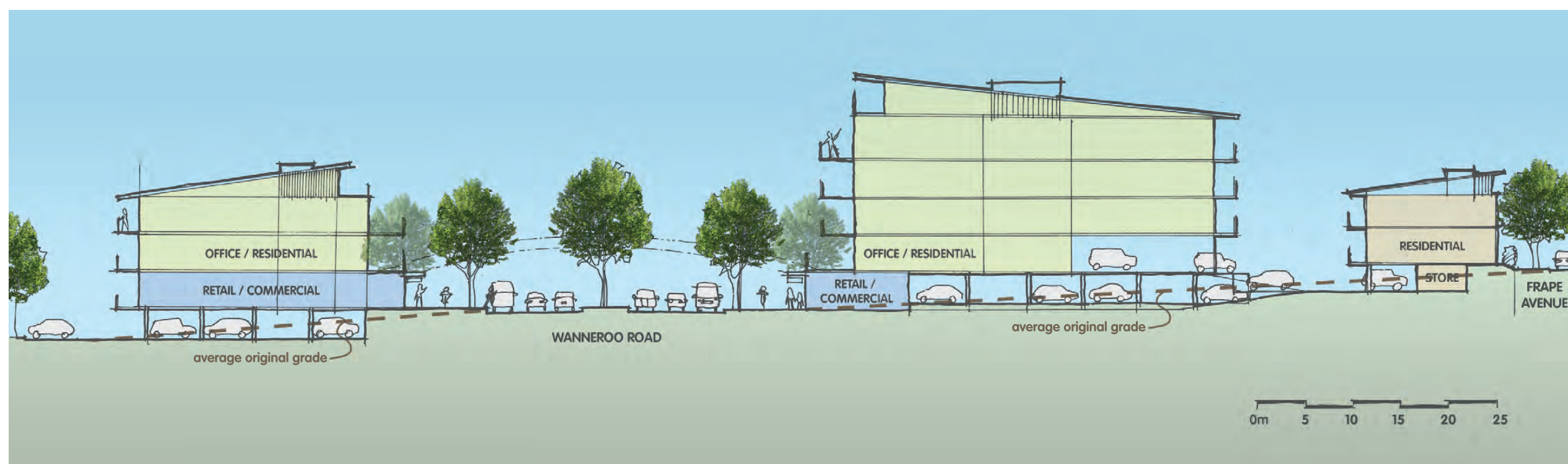


Figure 11: Illustrated Plan

6.0 tuart hill local centre concept plan

The following east-west cross section through the Centre demonstrates how the current slope can be dealt with via the built form. The construction of split-level buildings with undercroft parking will maximise the use of land by negating the need for expanses of at-grade car parks. The resulting built form will result in an Centre that is urban in nature.

Figure 12: Building Cross Section



7.0 implementation + action plan

To ensure that there is rigor and surety in the implementation of this Strategy and its recommendations it is proposed that they be documented in a Local Planning Scheme No. 3 Local Development Plan. This LDP will be endorsed by the City of Stirling and used when assessing any development applications, subdivision or other proposals that will impact the Centre. The implementation of this strategy will be the responsibility of a number of stakeholders, including (but not limited to) the following:

- City of Stirling;
- Landowners;
- Main Roads WA;
- Public Transport Authority;
- Department of Planning;
- Western Australian Planning Commission; and
- Department of Transport.

The following Action Plan is to assist the City of Stirling and other stakeholders to translate the recommendations of this Strategy into

effective on the ground improvements to the public and private realms of the Centre. The implementation of the recommendations (both policy and physical works) are often multidisciplinary and will require collaboration between a number of stakeholders. In doing so there may conflicting standards, practices or policies that need to be overcome in order to achieve mutually acceptable outcomes.

QUICK WINS (2017-2019)		
	Action	Implementation Responsibility
Physical Works	Organise community events (e.g. markets, busy bees to improve centre)	City of Stirling Landowners
	Undertake the works to complete the interim Wanneroo Road Design.	City of Stirling
Policy	Establish a Tuart Hill Local Centre Landowners Group. The purpose of the THLCLG is to coordinate improvements to the Centre, assist each other in the management of their properties and allow for a coordinated approach to dealing with issues in the Centre (e.g. anti-social behaviour)	Landowners (assisted by City of Stirling)

STRATEGIC (2020+)		
Physical Works	Implement the Ultimate Wanneroo Road design and cross section	City of Stirling Main Roads WA PTA Department of Transport Department of Planning Landowners



15. NOTICES OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

Nil.

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

Nil.

19. CLOSURE

The Presiding Member declared the meeting closed at 8.11pm.

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

Date:

SIGNED:

.....
Presiding Member Signature

.....
Presiding Member Name (*please print*)