City of Stirling

Ordinary Meeting of the 42nd Council

19 May 2026

Minutes

To: The Mayor and Councillors

Here within the Minutes of the Ordinary Meeting of Council of the City of Stirling held Tuesday 19 May 2026 in the City of Stirling Council Chamber, 25 Cedric Street, Stirling.



Michael Quirk | Acting 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

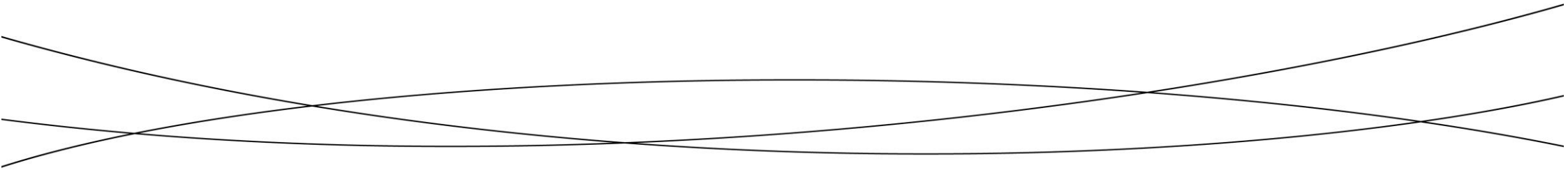
The City of Stirling's core values are:

- 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.

Any plans or documents contained in this document may be subject to copyright law provisions (*Copyright Act 1998*, as amended) and the express permission of the copyright owner(s) should be sought prior to the reproduction.



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.

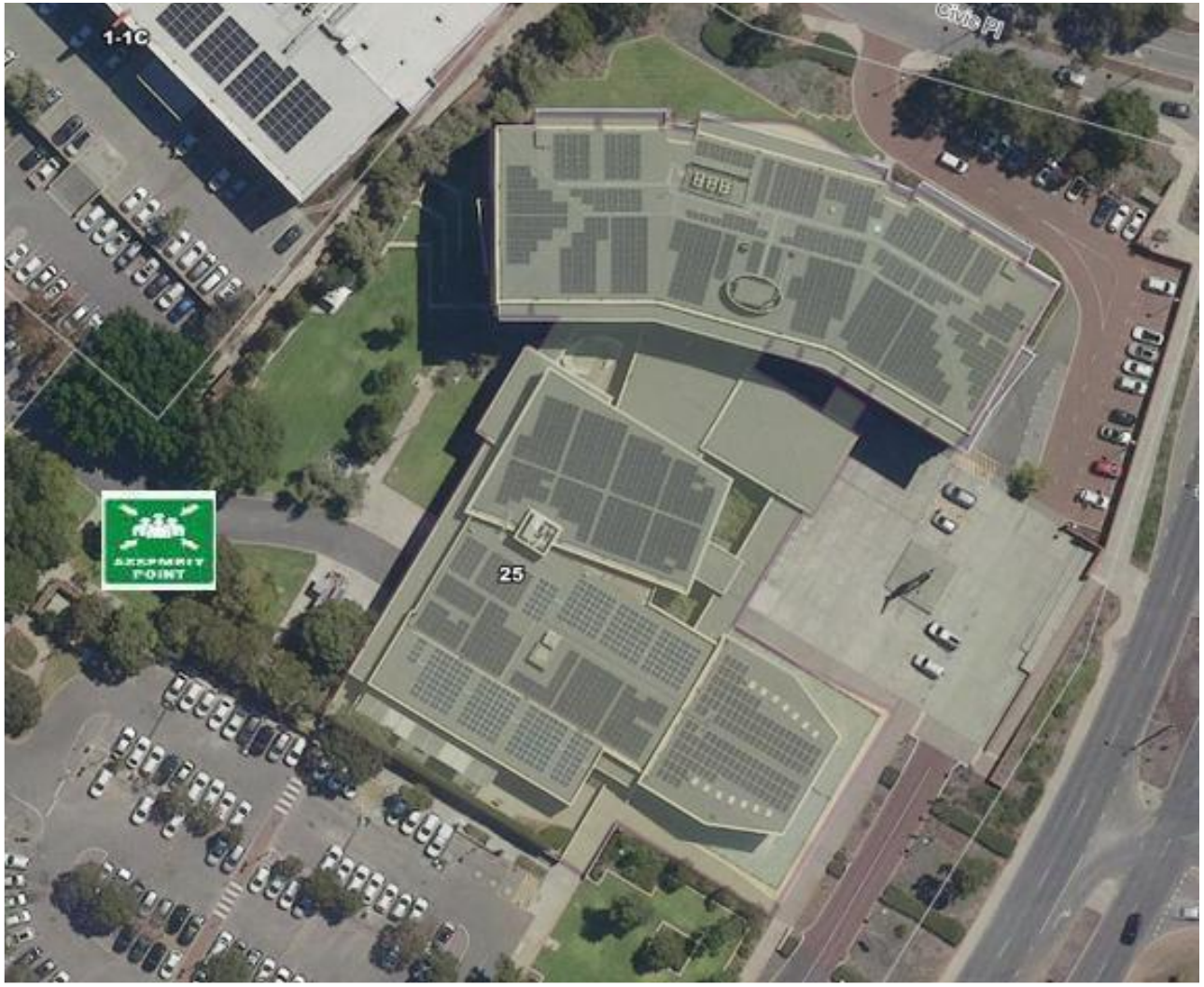

1-1C
Civic Pl
ASSEMBLY POINT
25

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	OFFICIAL OPENING	8
2.	ATTENDANCE AND APOLOGIES	8
3.	APPROVED LEAVE OF ABSENCE	9
4.	DISCLOSURES OF INTEREST	10
5.	PETITIONS	11
6.	RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE	11
7.	PUBLIC QUESTION TIME	12
7.1	PUBLIC QUESTION TIME - L FARRELL	12
7.2	PUBLIC QUESTION TIME - M CAIN	14
7.3	PUBLIC QUESTION TIME - F CAIN	16
7.4	PUBLIC QUESTION TIME - C SOFIANOS	18
7.5	PUBLIC QUESTION TIME - V HUUPPONEN	19
7.6	PUBLIC QUESTION TIME - T DEMBO	20
7.7	PUBLIC QUESTION TIME - L THOMPSON	22
7.8	PUBLIC QUESTION TIME - M BOND	24
7.9	PUBLIC QUESTION TIME - R HADLEY	25
7.10	PUBLIC QUESTION TIME - A BRADLEY	26
8.	APPLICATIONS FOR LEAVE OF ABSENCE	27

9. CONFIRMATION OF MINUTES 27

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER 28

10.1 ANNOUNCEMENT - THANK YOU DEPUTY MAYOR PERKOV 28

11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING 28

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES 29

12.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE - 11 MAY 2026 29

12.1/IA2 STRATEGIC INTERNAL AUDIT PLAN 2026-2029 AND ANNUAL INTERNAL AUDIT PLAN 2026/2027 29

12.1/IA1 INTERNAL AUDITOR ACTIVITY REPORT 46

12.2 PLANNING AND DEVELOPMENT COMMITTEE - 12 MAY 2026 53

12.2/CF2 DRAFT LOCAL PLANNING SCHEME NO.4: LOCAL PLANNING POLICY - BEAUFORT STREET AND CENTRES IN HERITAGE AREAS 53

12.2/CF3 DRAFT LOCAL PLANNING SCHEME NO.4 LOCAL PLANNING POLICIES - CHARACTER RETENTION - MOUNT LAWLEY, MENORA AND INGLEWOOD HERITAGE PROTECTION AREAS - OUTCOMES OF ADVERTISING 92

12.2/CF1 DRAFT LOCAL PLANNING SCHEME NO.4 - LOCAL PLANNING POLICY - NON-RESIDENTIAL DEVELOPMENT IN RESIDENTIAL AND PRIVATE COMMUNITY PURPOSE ZONES 275

12.2/PCS1 AMENDMENT OF MANGEMENT ORDER OVER RESERVE 23683 - 62 WOODSOME STREET, MOUNT LAWLEY 291

13. REPORTS FOR CONSIDERATION IN ACCORDANCE WITH CLAUSE 4.2(4) OF THE MEETING PROCEDURES LOCAL LAW 2021 297

13.1 PUBLIC OPEN SPACE FRAMEWORK AND PRIORITY AREAS 297

14. NOTICES OF MOTION FOR CONSIDERATION 330

14.1 PROPOSED NOTICE OF MOTION - COUNCILLOR JOE FERRANTE - E-VEHICLE CHARGING 330

14.2 PROPOSED NOTICE OF MOTION - COUNCILLOR SUZANNE MIGDALE - E-SCOOTERS AND ELECTRIC BIKES, YOKINE 333
14.3 PROPOSED NOTICE OF MOTION - COUNCILLOR ELIZABETH RE - E-SCOOTERS AND ELECTRIC BIKES, WOODLANDS 336
15. NOTICES OF MOTION FOR CONSIDERATION AT THE NEXT MEETING 339
15.1 PROPOSED NOTICE OF MOTION - MAYOR MARK IRWIN – PROPOSED MRS AMENDMENTS FOR THE STEPHENSON HIGHWAY PRIMARY REGIONAL ROAD RESERVE 339
15.2 PROPOSED NOTICE OF MOTION - COUNCILLOR DANIELA ION - COMMUNITY LEGAL SERVICES TRIAL AT DIANELLA LIBRARY 339
16. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 340
17. NEW BUSINESS OF AN URGENT NATURE 340
18. MATTERS BEHIND CLOSED DOORS 340
19. CLOSURE 341

MINUTES OF THE ORDINARY MEETING OF COUNCIL OF TUESDAY 19 MAY 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
Deputy	Councillor Karlo Perkov
Councillors	Councillor Andrea Creado Councillor Michael Dudek Councillor Joe Ferrante Councillor Damien Giudici Councillor Chris Hatton Councillor Daniela Ion Councillor Tony Krsticevic Councillor Suzanne Migdale Councillor Teresa Olow Councillor Rob Paparde Councillor Stephanie Proud JP Councillor Elizabeth Re Councillor Lisa Thornton

Employees	Acting Chief Executive Officer - Michael Quirk Director Corporate Services - Ingrid Hawkins Director Planning and Development - Amanda Sheers Acting Director Community Development - Cheyne Cameron Acting Director Infrastructure - Dion Johnson Manager City Future - Emille van Heyningen Manager Community Safety - Peter Mullins Manager Facilities, Projects and Assets - Paul Kellick Manager Governance - Brad Sillence Internal Auditor - Kerry Flynn Coordinator City Future Projects - Gareth Glanville Coordinator Schemes, Policies and Heritage - Neil Maull Lead Governance Officer - Regan Clyde Senior Elected Member Services Officer - Nathaniel McBain Senior Media Advisor - Liam Croy Acting Senior Governance Officer - Cooper Thomas
Public	13
Press	0

APOLOGIES

Chief Executive Officer - Stevan Rodic

3. APPROVED LEAVE OF ABSENCE

Nil.

4. DISCLOSURES OF INTEREST

Where a member has disclosed a financial or proximity interest in an item, they must leave the 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.

Audit, Risk and Improvement Committee - 11 May 2026

Nil.

Planning and Development Committee - 12 May 2026

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.2/CF2 as he owns a unit in Mount Lawley.

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.2/CF2 as she is a member of the Mount Lawley Society.

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.2/CF3 as he owns a unit in Mount Lawley.

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.2/CF3 as she is a member of the Mount Lawley Society.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/PCS1 as his son is a member of the Mount Lawley Inglewood Junior Football Club and as a family they participate at the club in a volunteer capacity.

Council - 19 May 2026

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.2/CF2 as she is a member of the Mount Lawley Society.

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.2/CF3 as he is a resident in the Character Retention Area.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/CF3 as his principal home is within and affected by the LPP.

5. PETITIONS

Nil.

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

All Public Question Time responses from the previous Council meeting were published in the minutes of that meeting.

Nil.

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 - L FARRELL

The following questions were submitted by L Farrell, Menora 6050, prior to the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. "Recently we have conducted a petition with over 780 signatures from people who are concerned about certain aspects of the ECU Development regarding the lack of transparency on the height of some of the potential dwellings, Mount Lawley High School, WAAPA assets, existing trees and green spaces. With the removal of mature trees from the site and not much usable green space, the impact will be around the surrounding parks and suburbs of Hamer Park and Ron Stone Park, where a lot of birds and ducks nest. What is the City of Stirling doing to address the residents' concerns about this?"

A1. The Manager City Future advised that the Precinct Structure Plan proposes to provide 2.6 hectares of Public Open Space, which equates to about 17%. As a total, usually 10% Public Open Space is required for a residential development such as this. The City therefore considers that the provision of Public Open Space is adequate in this instance.

The Mayor also advised that the consultant team behind the Precinct Structure Plan briefed Elected Members on Monday 18 May, on the proposed redevelopment. During this briefing, the Ward Councillors made it clear to the consultant team that the use of surrounding areas of Public Open Space to supplement what is required within the development site would not be supported.

Q2. *"In regard to the social housing and affordable housing that are being included on the site, what is that going to look like and can I have some transparency on the numbers? What would the City's position be on that?"*

A2. The Mayor advised that the City has not been provided a quota or a number that is proposed for that current site, but the City can provide a response in writing with any details available.

Q3. *"Is it true that Mount Lawley Senior High School, which has been promised the WAAPA facilities and obviously got it in their long-term planning as a school, may not be retaining the WAAPA assets or some of it may be partially demolished, unless it can be proved to be commercially viable?"*

A3. The Manager City Future advised that the State Government is currently in the process of investigating the reuse of the buildings, including the WAAPA facility. The City's knowledge at the moment is that they are investigating the use of those buildings for creative and educational purposes; the City does not have any information to the contrary at this stage.

During the briefing provided to Elected Members on 18 May, referred to by Mayor Irwin, the consultant team stated that the WAAPA building would be used for both creative industries and by Mount Lawley Senior High School.

Additional Information

A2. There is no state or local framework that requires the provision of social or affordable housing on sites such as this. However, the City understands that the site will accommodate some social and or affordable housing and supports this.

7.2 PUBLIC QUESTION TIME - M CAIN

The following questions were submitted by M Cain, Nollamara 6061, at the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the Agenda.

Q1. *"Can the City of Stirling confirm exactly how many self-contained ancillary dwellings are currently approved for 'BC25/1131 - modular ancillary dwelling' at this property zoned R20, and can the City of Stirling explain how approval for one ancillary structure appears to have resulted in three separate accommodation structures being installed on the property?"*

A1. The Director Planning and Development advised that the City is aware of the concerns that have been raised by residents around that particular site. The City shares the community's concerns and it is currently being investigated by the City.

Q2. *"What steps is the City of Stirling taking to ensure compliance with its code of conduct to prevent corruption, conflicts of interest, or improper influence within planning and development decision-making, and outline what safeguards are in place to ensure transparency, accountability, the integrity in planning compliance investigations, particularly where there is significant community concern, and how does the City of Stirling ensure the planning and compliance decisions are free from both actual and perceived corruption or preferential treatment?"*

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

Q3. *"Can the City of Stirling explain how the current on-site outcome regarding BC25/1131, aligns with community expectations of what constitutes a single ancillary structure within an R20 Residential Zone?"*

A3. The Director Planning and Development advised that ancillary dwellings are supposed to be 70m^2 as a deemed to comply requirement, but proposals can be submitted for more than that. This particular one is under investigation for that reason.

Additional Information

A2. The City of Stirling has an Integrity Framework that applies to all employees and Elected Members, and includes business ethics and codes of conduct. This integrity framework informs, along with the City's Compliance Enforcement Policy, how the City undertakes business and how decisions are made around planning compliance investigations. This means a planning compliance investigation is to be undertaken in an unbiased and equitable manner and taking account for the interest of public health, safety and amenity. For example, where a compliance investigation has resulted in a development application for unauthorised works or use, the assessing officer declares any interests prior to the commencement of any assessment. The officer assigned to review any such application must also declare any interests prior to the review. Where there are interests declared, the matter is assigned to another officer for assessment or review.

7.3 PUBLIC QUESTION TIME - F CAIN

The following questions were submitted by F Cain, Nollamara 6061, at the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. "I have the same concerns raised by my husband about the same development. Would the City of Stirling support identical developments throughout all, and I mean all, residential streets under the same interpretation?"

A1. The Director Planning and Development advised that the City appreciates and shares the residents' concerns. The site is being investigated thoroughly right now.

Q2. "Can the City confirm whether adjoining neighbours were ever formally notified or consulted regarding the scale and placement of these structures? Has the City of Stirling assessed whether the height, length and positioning of these structures create an overbearing visual presence for adjoining residents?"

A2. The Director Planning and Development advised that with that particular building application, they do not get advertised to neighbours (planning applications do). That is one of the aspects that the City is investigating in terms of how this has come to be on site.

Q3. "Can the City of Stirling explain the apparent contradiction between advising residents that this matter remains under investigation while occupation, additional servicing and continued works appear to proceed uninterrupted, including the delivery of additional rubbish bins to the property by the City of Stirling the morning after I raised concerns regarding continued works and overflowing waste. What independent oversight exists to review planning compliance decisions and to ensure consistency with the City of Stirling Code of Conduct? A restaurant in Scarborough gets shut due to non-compliance, but a caravan park in a residential R-20 backyard gets approved and continues operating while residents deal with the noise, loss of privacy, and overcrowding concerns. Same Council, different standards - interesting how rules apply very differently.

Some residents need approvals if they want to dig a hole in their backyard to make small changes to their homes, but apparently multiple dongas to house a foreign workforce in a suburban street are somehow acceptable. Fair and equal compliance, or selective enforcement?"

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

Additional Information

A3. The City acknowledges the concerns raised, however, it is important to address the assertions made and to clarify that the City does not accept allegations of 'different standards' or 'selective enforcement' where these are not supported by evidence.

Compliance matters are complex and must be assessed strictly in accordance with relevant legislation, available evidence, and procedural fairness. The City cannot take enforcement action based on perception, speculation, or community sentiment alone. To do so would be unlawful and inconsistent with its statutory obligations.

Each compliance investigation is undertaken on a case-by-case basis, having regard to:

- The specific legislative framework governing the matter
- The nature and severity of any alleged breach
- Risks to public health, safety, and amenity
- The availability and sufficiency of admissible evidence

It is also critical to recognise that different types of compliance matters are governed by different laws and regulatory thresholds. For example, the investigation and enforcement of a food business for breaches impacting public health operates under a distinct legislative regime, with immediate intervention powers where necessary. This is not directly comparable to planning or land use matters, which require evidence gathering, procedural steps, and, in many cases, the opportunity for property owners to regularise or respond to alleged non-compliance.

The City is legally required to:

- Investigate allegations thoroughly and impartially
- Gather and assess evidence before taking action
- Provide affected parties with an opportunity to respond
- Follow due process prior to issuing enforcement actions

These requirements mean that investigations may progress at different speeds and result in different outcomes. Consistency in process does not equate to identical outcomes, as each matter turns on its own facts, evidence, and legal context.

The provision of services such as waste collection, does not constitute approval or endorsement of any land use or development and should not be interpreted as such.

The City strongly rejects any suggestion that compliance decisions are influenced by favouritism or improper considerations. All matters are managed in accordance with the City's Integrity Framework, its Compliance Enforcement Policy, and relevant legislation to ensure decisions are fair, lawful, and defensible.

7.4 PUBLIC QUESTION TIME - C SOFIANOS

The following question was submitted by C Sofianos, Nollamara 6061, at the Council meeting held Tuesday, 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. *"In relation to 26 Linden Street, what consideration has been given to the cumulative impacts of overlooking, noise transfer, increased occupancy, visual bulk, and reduced privacy on adjoining residents?"*

A1. The Director Planning and Development advised that this particular site has a building approval, and it does not have a planning approval. Those certain aspects are something that the City would investigate as part of a planning approval. The investigation that Officers are currently undertaking is part of that process. The City does need to collect evidence and undertake site inspections. It can be a lengthy process sometimes, because it is important that if the City ends up attending the State Administrative Tribunal, that there is adequate supportive evidence.

Q2. *"At what point does a residential backyard cease functioning as a normal residential backyard and become a high intensity accommodation set up?"*

A2. The Mayor advised that this would form part of the investigation referred to by the Director Planning and Development.

Q3. *"Would the Mayor and Council members personally consider this an acceptable development outcome directly adjoining their own family home?"*

A3. The Mayor advised that the Director Planning and Development has already advised that the City shares the residents' concerns.

7.5 PUBLIC QUESTION TIME - V HUUPPONEN

The following questions were submitted by V Huupponen, Balcatta 6021, at the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. *"Why does the City of Stirling plant street trees under power lines when it is a wide verge, and why they don't set them back or forward, closer to the footpaths to provide shade? Does the Council itself have a tree-lopping business or do any Councillors have shares in a tree-lopping business because it seems to be quite a profitable business?"*

A1. The Mayor advised that Council does not have a tree lopping business or shares. He further advised that it does not matter if verge trees are under power lines or just back from the power lines - they do still have to be trimmed. If possible, the City would underground power across the whole City as rapidly as possible, but it is not quite possible just yet. The City will continue planting trees but with the hope that the power lines across the City can be undergrounded as soon as possible, and let the trees flourish.

Q2. *"Is the Council responsible for the strip of Main Street between Royal and Cape Street? It's been nicely upgraded on the north side of Royal Street, but the strip between Royal Street and Cape Street is gutted, and has been for many years, from the heavy trucks that go over it. Are there plans to upgrade that area?"*

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

Additional Information

A2. The City is responsible for managing and maintaining the majority of public roads within the City of Stirling boundary, except for those State highways which fall under the jurisdiction of Main Roads WA, such as Wanneroo Road.
The improvements recently completed along Main Street north of Royal Street were undertaken as part of a State Government-funded intersection upgrade. At this time, there are no specific plans in place to upgrade the section of Main Street south of Royal Street. However, the City remains committed to maintaining both the roadway and surrounding landscaping in line with its established maintenance schedules.

7.6 PUBLIC QUESTION TIME - T DEMBO

The following questions were submitted by T Dembo, Menora 6050, at the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. *"There's currently a community petition with about 780 signatures on it that raises concerns in relation to the ECU Precinct Structure Plan, including the lack of height restrictions in key areas. What is the City of Stirling doing to address community concerns about the lack of height restrictions, both in its recommendations to WAPC and otherwise."*

A1. The Manager City Future advised that the public consultation has now concluded, so the City is currently going through all the submissions. The City is aware of the submission referred to, and officers will be preparing a report for Council's consideration, where they will consider all the submissions.

Q2. *"There's no other meaningful Perth precedent for any residential development exceeding 10 storeys with the sort of density proposed in the Precinct Structure Plan, which is located more than 2km from a train station. It seems wholly irresponsible and inappropriate to have a development of this scale, where there's no adequate transport infrastructure or serviceability. It also seems out of accord with other precinct structure plans in surrounding areas where height uplifts have been tied to transport triggers. Could we have the officer's comment on that one too, please?"*

A2. The Manager City Future advised that the ECU site is located next to a high-frequency bus route. Although the City prefers density in station precincts, it also focuses density within the City along transport corridors and close to centres. This site is quite close to centres and it's next to minor roads with bus routes.

Q3. *"The Transport Impact Assessment, which is attached to the Precinct Structure Plan, notes that key intersections would degrade to unacceptable levels of service, that there'll be severe queuing at Bradford Street and Learoyd Street and that the primary school will be the predominant factor in generating unresolved congestion. In addition, the Precinct Structure Plan does not seem to adequately address the parking for residents at the site and makes zero minimum parking assumptions in some cases. Traffic is already bad at pickup time at the high school, and Bradford Street and Stancliffe Street. We've also seen what's happened to surrounding streets, for example, the Karrinyup Shopping Centre, where Development WA said that parking and traffic would not be an issue.*

What is the City of Stirling doing to address these issues, and is it looking to specifically request amendments to the Precinct Structure Plan to deal with them?"

A3. The Mayor advised that the Manager City Future has provided parts of that answer already. The matter will be presented to Council and form part of Council's decision-making process. While the City is not a decision-maker in the outcome of this site, Council had a briefing last night on this particular Precinct Plan. Councillors shared your concerns with the traffic outcomes around that area.

Additional information

A2. While residential development over 10 storeys is currently not common in Perth, more of this is being seen in Stirling, with a number of nine and 10 storey buildings having been constructed in Scarborough - an area that underwent detailed planning but is without a train station. There are also a number of development approvals in place, for example at Karrinyup Shopping Centre, for development in excess of 10 storeys - also an area without a train station (3.5km).

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 that Public Question Time be EXTENDED.

7.7 PUBLIC QUESTION TIME - L THOMPSON

The following questions were submitted by L Thompson, Trigg 6029, at the Council meeting held Tuesday, 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. *"I wanted to say thank you to all those involved in cleaning up the rubbish in the A-Class reserve dunes. They had become a dumping ground, and the Stirling employees worked hard for two days there to clean up, so I just wanted to really thank you.*

Has the City lodged an application or been successful in obtaining any funding from government departments, state or federal, or industry partners towards the construction costs of the proposed Trigg to Scarborough Boardwalk?"

A1. The Mayor advised that the City has not.

Q2. *"Have any environmental approvals been completed and been submitted to the State, closed door planning departments, EPA, DPIRD, the Department of Biodiversity, Conservation and Attractions, or any other government agency which requires approval for the project?"*

A2. The Mayor advised that he was not aware of any, but the question would be taken on notice and a written response provided.

Q3. *"Under the FOI Act 1992, and in accordance with the City of Stirling's governance obligations, the following documents are made public:*

- *Your written application for legal representation costs made on 5 November 2025*
- *Four legal invoices issued to you and attention to the CEO*
- *The changes made by the Council to the Legal Representation for Elected Members and Employees Policy in the closed-door meeting on 11 November 2025.*

These documents have been deemed to be in the public interest by your employer, the City of Stirling. They are satisfied that the public interest is in allowing the community to understand the basis on which decisions are made, outweighs the factors favouring confidentiality. This puts paid to your ongoing assertions that you knew nothing about the issue on 10 February and that you aren't allowed to talk about it on the 24th. With this knowledge and the specific reference to the four invoices from Thomas Geer amounting to $3,754.71, can you advise on this non-confidential, public matter and simply advise ratepayers if you have paid it or will pay back the money?"

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

Additional Information

A2. No requests for environmental approvals have been submitted to the State Government for the proposed coastal boardwalk project.

A3. The provisions of the *Freedom of Information Act 1992* operate independently of the confidentiality provisions within the *Local Government Act 1995.* In view of this, and as the matter relating to Elected Member legal representation costs discussed at the Council meeting held 11 November 2025 was deemed confidential under the *Local Government Act 1995,* details of that matter cannot be disclosed by the City.

Previous responses to similar questions over various meetings have advised that the City cannot respond on behalf of the actions of an individual Elected Member and any repayment of Elected Member costs associated with provision of legal services would be in accordance with Council's requirements.

7.8 PUBLIC QUESTION TIME - M BOND

The following questions were submitted by M Bond, Scarborough WA 6019, at the Council meeting held Tuesday 19 May 2026.

The following questions do not relate to an Item on the agenda.

Q1. "*I want to thank all Councillors who unanimously supported the Elector's motion to address the bottleneck on West Coast Highway pathway, by widening the path over the underpass south of South Trigg car park and to consider installing a guardrail.*

Has the City completed the 15% design of the proposed Scarborough to Trigg Boardwalk? And if no, when do you expect it to be completed, and a design proposal submitted for consideration?"

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

Q2. "*The City has $138 million in cash reserves, plus $2.9 billion in assets. Ratepayers are struggling in this cost-of-living crisis, including mortgage increases. Mr Mayor, as WALGA President, you said that City of Stirling rates are going to increase 5% to 8% and that you see a reduction in non-essential services and some of the 'nice-to-haves'.*

Could you please give an example or explain the 'nice-to-haves' and non-essential services the ratepayers could do without?"

A2. The Mayor provided a clarification that the comment attributed to him was not in relation to the City of Stirling. He further advised that the question would be taken on notice and a written response provided.

Q3. "*Could you please justify how a $25 million boardwalk, now costing at least $1 million more in the present economic climate, could be considered essential and not a 'nice-to-have'? Is the Boardwalk a priority in the City of Stirling?"*

A3. The Mayor advised that Council has determined that the Boardwalk is being progressed to a 15% design. It certainly would not form part of this year's budget to be built.

Additional Information

A1. The 15% design for the proposed Scarborough to Trigg coastal boardwalk has not yet been complete. It is expected that this will be completed by the end of this calendar year.

A2. The City's Corporate Business Plan and Annual Budget is currently in development for the 2026/27 financial year which will include this detail. This will be submitted to the Council meeting on 7 July, outlining the services, projects and programs that will be delivered during that period.

7.9 PUBLIC QUESTION TIME - R HADLEY

The following question was submitted by R Hadley, Woodlands WA 6018, at the Council meeting held Tuesday 19 May 2026.

The following question does not relate to an Item on the agenda.

Q1. "*The Ewen Street Community Group wish to know if Development Application DA25/0807, the Woodlands North Application, which is the sand pit which borders Scarborough Beach Road and Ewen Street East, has passed through the City's processes? What changes, if any, have been made to form, height, traffic flow, lighting and parking and is this information available on the City's website?"*

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

Additional Information

A1. This application is currently still being assessed by City officers. City officers during the assessment process have requested modifications to aspects relating to the proposal, particularly matters relating to traffic, access and the associated safety of these aspects. As these components are still being worked through by the Applicant and the City, the modifications are not available on the City's website, however will be made available in the City's Responsible Authority Report when the City is at a stage to submit this report to the Development Assessment Panel for determination.

7.10 PUBLIC QUESTION TIME - A BRADLEY

The following question was submitted by A Bradley, Balcatta WA 6021, at the Council meeting held Tuesday 19 May 2026.

The following question does not relate to an Item on the agenda.

Q1. "*It's about a hoarding issue at Green Avenue, Balcatta. I have brought it up to the Council before and I've actually got a six hour SAT hearing about the property this Thursday 21 May. Is the Council still going to be looking at the back? Because the back is basically rat infested and we're just trying to clean it up."*

A1. The Mayor confirmed that the Acting CEO would contact Ms Bradley tomorrow to discuss the issue further.

Additional Information

A1. The Acting Chief Executive Officer advised that City Officers made contact with Ms Bradley on 20 May 2026 and discussed matters relating to this private property and associated common property.

8. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES

Council Resolution

0526/027

Moved Councillor Paparde, seconded Councillor Hatton

That the Minutes of the Ordinary Meeting of Council of 5 May 2026 be confirmed as a true and correct record of proceedings.

The motion was put and declared CARRIED (15/0).

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

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10.1 ANNOUNCEMENT - THANK YOU DEPUTY MAYOR PERKOV

Mayor Mark Irwin made the following announcement:

"I want to thank the Deputy Mayor, Karlo Perkov, for chairing the last Council meeting and for acting Mayor for the last two weeks. Thank you Council for supporting him, and thank you Councillor Perkov for your work."

11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING

Nil.

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

12.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE - 11 MAY 2026

12.1/IA2 STRATEGIC INTERNAL AUDIT PLAN 2026-2029 AND ANNUAL INTERNAL AUDIT PLAN 2026/2027

Business Unit:	Office of the CEO	Service: Executive Services
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/028

Moved Councillor Perkov, seconded Councillor Krsticevic

That Council ENDORSES the Strategic Internal Audit Plan 2026/2027–2028/2029 and the Annual Internal Audit Plan 2026/2027, as contained in Attachment 1.

The motion was put and declared CARRIED (14/1).

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

Committee Recommendation

That Council ENDORSES the Strategic Internal Audit Plan 2026/2027–2028/2029 and the Annual Internal Audit Plan 2026/2027, as contained in Attachment 1.

Officer's Recommendation

That Council ENDORSES the Strategic Internal Audit Plan 2026/2027–2028/2029 and the Annual Internal Audit Plan 2026/2027, as contained in Attachment 1.

Purpose

To present the Strategic Internal Audit Plan 2026/2027–2028/2029 (SIAP) and the Annual Internal Audit Plan 2026/2027 (AIAP) to Council for consideration and endorsement.

Details

The aim of Internal Audit is to assist the Audit, Risk and Improvement Committee and Senior Management to manage risk through the provision of assurance in an innovative, responsive and effective value-added manner. The three-year rolling SIAP and the AIAP are updated on an annual basis. The SIAP is a risk-based program of internal audit work for the coming three financial years. The AIAP documents the nature, timing and extent of all audits in the first year of the SIAP and also allocates resources (i.e. internal/outsourced) to enable those audits to be conducted.

Quarterly reporting progress against the AIAP will be presented to the Audit, Risk and Improvement Committee.

Financial Assessment and Implications

Sufficient funds are available within the Internal Audit budget to deliver the plans. The plans are based on current resourcing levels allocated to that cost centre.

Stakeholder Engagement

The Executive Team has been consulted in the formulation of and have approved the attached plans.

Recommended Action

That Council ENDORSES the Strategic Internal Audit Plan 2026/2027–2028/2029 and the Annual Internal Audit Plan 2026/2027, as contained in Attachment 1.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995
Local Government (Audit) Regulations 1996

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Conscious and effective management of risk

Priority: Comply with legislation, standards and obligations

Objective: A capable and efficient City

Priority: Provide responsible financial and asset management

Priority: Drive improvement and innovation to build capacity and increase efficiency and effectiveness

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 - SIAP 2025 - 2028 and AIAP 2026/2027 ⇩

Available for viewing at meeting

Nil.

Linked Documents

Nil.

City of Stirling

Strategic Internal Audit Plan 2026/2027–2028/2029 & Annual Internal Audit Plan 2026/2027

Table of Contents

1. INTERNAL AUDIT AT THE CITY OF STIRLING 2
2. PROCESS FOR FORMULATING THE SIAP 3
3. ESTIMATED RESOURCING 4
4. STRATEGIC INTERNAL AUDIT PLAN 2026/2027–2028/2029 5
5. ANNUAL INTERNAL AUDIT PLAN 2026/2027 6
6. PROPOSED INDICATIVE REVIEWS 2026/2027 7
APPENDIX 1 JUSTIFICATION OF TIMING OF PROPOSED REVIEWS……..…..10
APPENDIX 2 RISK APPETITE STATEMENT (RAS) 11

1. Internal Audit at the City of Stirling

The aim of Internal Audit is to assist the Audit, Risk and Improvement Committee (ARIC) and senior management to manage risk, through the provision of assurance in an innovative, responsive, and effective value-added manner to help the City of Stirling (the City) achieve its objectives. This includes:

- Providing independent assurance through consideration of risks, controls and processes across the City;
- Promoting mechanisms that encourage a culture which is conscious of risk, control and processes; and
- Assisting and supporting the City in its drive for process improvement.

The Internal Auditor (IA) of the City develops two key plans:

- The Strategic Internal Audit Plan (SIAP) – A risk based 3-year program of internal audit work for the coming three financial years that is linked to risk. Each year the SIAP is reviewed and updated by the Internal Auditor to make sure it remains an effective tool to appraise the effectiveness of governance, risk management, compliance and control across the City.
- The Annual Internal Audit Plan (AIAP) – A program of internal audit work to be conducted over the coming year which is the first year of the SIAP.

The SIAP and AIAP are prepared for review and approval by Council, on the recommendation of the ARIC, which may decide to change elements of either plan if it believes it does not sufficiently focus on key objectives and risks.

The Internal Auditor may be requested to adjust the SIAP and AIAP e.g., because of receiving special requests from senior management to respond to emerging risks that were not included in the plan. These adjustments are to be recommended to the next meeting of the ARIC for approval. Any variations impacting on the approved AIAP that are commenced prior to the next ARIC meeting must be approved in advance by the Chief Executive Officer and the ARIC Chair.

Each year the Internal Auditor reviews and updates the SIAP to ensure it accurately reflects a program of internal audit work that targets key risk and service areas that will benefit from examination.

2. Process for Formulating the SIAP

The City has recently refreshed its Risk Management Framework, which sets out the policy intent, scope, planning and alignment of risk management, along with clearly defined roles and responsibilities, standards, tools, processes, procedures and supporting documentation used to manage risk across the organisation. The implementation of a fit-for-purpose Risk Management System, aligned to ISO 31000 and local government regulatory requirements, is intended to significantly strengthen the City's risk management practices. In particular, clearer articulation of risk appetite across key risk categories will drive greater consistency in risk identification and assessment at both strategic and operational levels, strengthen governance and reporting arrangements, and improve integration between strategy, risk and assurance activities.

The SIAP has been developed based upon the risks within the Risk Management System i.e., audits are selected based on their relationship to strategic risks and higher rated operational risks (currently under development) and if a strategic risk or higher rated operational risk rating is currently outside of risk appetite. Where there is a large movement between inherent and residual risk rating this is also considered for inclusion as this represents a high reliance on controls to mitigate the risk.

The second and third years of the SIAP will form the basis for the AIAP for 2027/2028 and 2028/2029, subject to changes to reflect changing business priorities and emerging risks. See Appendix 1 for justification of timing of proposed reviews.

In addition to the risk basis for developing the SIAP, the following steps have also been undertaken:

- Consideration of previous reviews performed their timing and results;

  Note Audit Reviews (and other reviews*) conducted/currently in progress over the past 24 months
  Marketing and communications
  Supplier management
  Property Investment & Leases
  Risk Management, Legislative Compliance and Controls Assurance (Regulation 17)
  Grant Management
  City's Relationship Management System (RMS)
  Proposed Enterprise Project Management Office *
  Fleet Management
  Community Engagement & Consultation
  Records
  Environmental Sustainability
  Financial Management (Regulation 5.2C) incl. treasury & cash handling
  Community Safety - Rangers & Community Patrol

- Review of documents such as the Corporate Business Plan, the Strategic Community Plan, and the Annual Report;
- Legislative and regulatory requirements;

- Consideration of the previous SIAP presented to the ARIC in February 2025. The timing of some reviews previously presented has changed (see Appendix 1 for justification of timing);
- Consideration of any changes to legislation, regulation, IT systems, practices and people; and
- Discussion with the ARIC members, Executive Team and Business Unit Managers.

3. Estimated Resourcing

This section sets the scene for the resourcing currently allocated to the internal audit function. The SIAP that follows assumes the same level of resourcing will continue throughout the period of the SIAP. The Institute of Internal Auditors best practice suggests a risk based SIAP should be approved and then resourced accordingly. Adopting this approach allows the City to make informed decisions on the level of internal audit activity and appropriate funding levels.

The City has allocated an annual budget of $350,000 to the Internal Audit function which provides for 1 FTE and the equivalent of approximately 0.4 FTEs in internal audit contractors. This level of resource appears to be adequate to deliver the SIAP, however this will be continually assessed, and any additional requirements identified will be communicated to the ARIC and Council. Due to a temporary reduction in internal audit FTE, additional work may be outsourced to internal audit contractors. This outsourced work will be managed and overseen by the internal auditor. Any changes in the distribution of work between the internal auditor and outsourced contractors will adhere to the approved budget. Administration support can also be provided from other service areas within the Office of CEO.

4. Strategic Internal Audit Plan 2026/2027–2028/2029

Proposed Reviews	Year 1 FY 2026/27	Year 2 FY 2027/28	Year 3 FY 2028/29	Strategic Risk Assessment		
				Applicable Risk Appetite Statement	Strategic Risk Aligned to Risk Appetite Statement	Current Strategic Risk Trend[1]
Data Governance	✓			Information & Privacy	Digital, Cyber & Information Resilience	↔
Business Continuity Plans & Crisis Communication	✓			Service delivery/Business	Community & Partnerships	↑
Sponsorship Management	✓			Reputation	Community & Partnerships	↑
Work Health and Safety System	✓			Safety	Health, Safety & Wellbeing	↑
CIS Security & Disaster Recovery	✓			ICT & Cyber	Digital, Cyber & Information Resilience	↔
Payroll Activities - focusing on timesheets & rostering		✓		Legislative, Regulatory & Governance	Governance, Integrity & Compliance	↔
City Future incl. City Future driven projects		✓		Project/Program	Community & Partnerships	↑
Parking Management		✓		Reputation	Community & Partnerships	↑
Human Resources - focus on Strategic Workforce Planning strategies (incl. Learning Management System)		✓		People & Capability	People Capability & Alignment	↗
Rates & Receivables		✓		Legislative, Regulatory & Governance	Governance, Integrity & Compliance	↔
Engineering Services & maintenance programs		✓		Project/Program	Community & Partnerships	↑
Community Services - Senior Services, Age Friendly Communities, Food Services			✓	Service delivery/Business	Community & Partnerships	↑
Strategic Waste Management			✓	Environment & Climate	Climate Transition & Environment	↗
Reg 17 - Risk, Legislative Compliance, Financial Management			✓	Legislative, Regulatory & Governance	Governance, Integrity & Compliance	↔
Strategic Planning & Financial Sustainability - Budgeting and long-term financial plan			✓	Financial Sustainability	Financial Sustainability & Asset Stewardship	↗
Procurement and contract management			✓	Legislative, Regulatory & Governance	Governance, Integrity & Compliance	↔

[1] Trend legend: ↑ worsening | ↗approaching | ↔stable | ↓ improving See Appendix 2 for further details on the City's Risk Categories and Appetite Statements

5. Annual Internal Audit Plan 2026/2027

This section presents the AIAP for 2026/2027. It is based on the first year of the SIAP for 2026/2027–2028/2029. It provides indicative objectives, proposed timing and the resourcing of audits and other internal audit activities (detailed in the table below).

Annual Internal Audit Plan resourcing is best analysed in terms of hours. Hours currently available are either from the Internal Auditor or internal audit contractors.

The intention is that the internal audit reviews will be performed by a mixture of the Internal Auditor and outsourcing to internal audit contractors, with oversight of the outsourced reviews provided by the Internal Auditor (refer to *Estimated Resourcing* above). The specific reviews to be outsourced have been provisionally determined.

Planned Work	Proposed Timing	Estimated Hours In-house	Estimated Hours Outsourced
Internal Audit Reviews/Health Checks			
Supplier Management (carried forward from FY25/26)	June/July 2026	40	
Data Governance	Jul/Aug 2026	40	120
Business Continuity Plans & Crisis Communication	Sept/Oct 2026	20	100
Sponsorship Management	Sept/Oct 2026	80	
Work Health and Safety System	Jan/Mar 2027	140	
CIS Security & Disaster Recovery	Apr/June 2027	20	120
		340	**340**
Other Activity			
Strategic and Annual Internal Audit Planning	Annually	60	
Attend ARIC & Council (incl. prepare agenda items)	Quarterly	90	
Attend ARIC Working Group (incl. prepare agenda items)	Quarterly	10	
Professional Development	On-going	60	
Management Action Plans	On-going	200	
Management & Other Initiated Reviews/Checks - Annual Report Review, Assistance with other reviews & consultations - WHS Improvements, Risk Management System Improvements, Grant Acquittal Reviews	On-going	150	
Other ad-hoc advice - Risk Management System, KRIs, KPIs, Fraud Hotline, Integrity Issues, Complaints, Probity Reviews and other administration	On-going	200	
Control Assurance Mapping	On-going	150	
		920	
Total Hours		**1,260**	**340**

6. Proposed Indicative Reviews 2026/2027

The primary objective of internal audit reviews is to ensure that key processes are appropriately designed and operating effectively. This is achieved through the identification and assessment of key risks and controls, and where relevant, the detailed testing of mitigating controls.

Depending on the audit type and objectives, the fieldwork for most reviews will cover the following focus areas. The degree of detail for each focus area will vary based upon the associated level of risk:

- Alignment of activities with strategy;
- Compliance with legislation, regulations, policies, and management practices;
- Proper authorisation of decisions in line with delegations;
- Segregation of duties and management oversight/review;
- Reliability and integrity of information and systems;
- Financial management processes are in place;
- Safeguarding of assets; and
- Potential risk of misconduct and/or fraud.

Additionally, specific areas of focus will be highlighted within the indicative scopes and will be further developed through discussion and agreement with senior management as part of the review planning process.

Audit:	**Data Governance**
Directorate:	Corporate Services
Business Unit(s):	Corporate Information Services
Audit Type:	Performance/ Compliance (external)
Strategic Risk Reference	SR03 Digital, Cyber & Information Resilience
Objective:	To assess: • the implementation and progress of the City's Data Strategy; and • the City's preparedness and alignment for the upcoming PRIS Act.

Audit:	**Business Continuity Plans & Crisis Communication**
Directorate:	Office of the CEO/Community Development
Business Unit(s):	Governance/Customer & Communications
Audit Type:	Advisory Review
Strategic Risk Reference	SR07 Community & Partnerships
Objective:	To perform: • a review and provide advice on the adequacy and effectiveness of the City's current business continuity model, assess current business disruption, emergency, and crisis management arrangements, including the design and implementation of key controls such as the use of Business Continuity Plans (BCPs).

Audit:	**Sponsorship Management**
Directorate:	Community Development
Business Unit(s):	Customer & Communications
Audit Type:	Advisory Review
Strategic Risk Reference	SR07 Community & Partnerships
Objective:	To perform: • an assessment on whether the City's sponsorship arrangements are governed, approved, and managed effectively to ensure transparency, probity, value for money, and alignment with the City's strategic priorities.

Audit:	**Work Health and Safety System**
Directorate:	Corporate Services
Business Unit(s):	People
Audit Type:	Performance/ Compliance (external)
Strategic Risk Reference	SR01 Health, Safety & Wellbeing
Objective:	To assess: • if the City is fulfilling its obligations and responsibilities under the Work Health and Safety Act 2020 and Regulations 2022; and • the City's progress in implementing recommended actions from recent WHS and Contractor Management reviews, moving towards achieving a robust Work Health and Safety Management System.

Audit:	**CIS security & Disaster Recovery**
Directorate:	Corporate Services
Business Unit(s):	Corporate Information Services
Audit Type:	IT Performance / Compliance (external)
Strategic Risk Reference	SR03 Digital, Cyber & Information Resilience
Objective:	To assess: • whether cyber risks are appropriately governed and controlled to protect information assets, prevent unauthorised access or data loss, and enable timely detection and response to cyber incidents; and • whether disaster recovery arrangements are adequate and effective to support the timely restoration of critical systems and services following a disruptive event.

Appendix 1 Justification of Timing of Proposed Reviews

Proposed Reviews	Year 1 FY 2026/27	Year 2 FY 2027/28	Year 3 FY 2028/29	Justification of Timing of Proposed Reviews
Data Governance	✓			Audit to assess the implementation of the City's Data Strategy and evaluate the City's readiness and compliance with the Privacy and Responsible Information Sharing (PRIS) Act, noting that the key privacy and information-sharing obligations commence on 1 July 2026.
Business Continuity Plans & Crisis Communication	✓			Audit to assess the adequacy and effectiveness of the City's current business continuity model, assess current business disruption, emergency, and crisis management arrangements, including the design and implementation of key controls such as the use of BCPs, ensuring they integrate where applicable and align with best practices and community expectations. Additionally, the audit will evaluate the adequacy of the City's crisis communications planning and implementation, ensuring it aligns with the City Crisis Communication framework and integrates with the City's Emergency Management arrangements where applicable.
Sponsorship Management	✓			The City's sponsorship arrangements are currently under review, with an additional request for audit coverage from the Audit, Risk and Improvement Committee (February 2026). The audit will assess proposed improvements prior to their implementation.
Work Health and Safety System	✓			Audit to review whether the City is fulfilling its obligations and responsibilities under the Work Health and Safety Act 2020 and Regulations 2022. This includes assessing the City's progress against the recommended actions from recent WHS and Contractor Management reviews toward achieving a fit-for-purpose Work Health and Safety Management System.
CIS Security & Disaster Recovery	✓			Audit to review cyber risks are appropriately governed and controlled, and enable timely detection and response to cyber incidents, and whether disaster recovery arrangements are adequate and effective to support the timely restoration of critical systems and services following a disruptive event. Cybersecurity last reviewed in November 2022.
Payroll Activities - focusing on timesheets & rostering		✓		New City system that provides timesheet and rostering capability being implemented. Audit to review once timesheet and rostering fully rolled out and in use. Additionally, the audit will review the City's compliance with the recent long service leave regulation changes enacted in 2024.
City Future incl. City Future driven projects		✓		A new Economic Development Strategy was implemented in early FY2024. The newly endorsed Enterprise Project Management Office (EMPO) is expected to provide improved oversight, insight and support to drive delivery of City projects, including City Future driven projects. Audit to review post implementation of EPMO.
Parking Management		✓		The City has developed a new city-wide Parking Management Strategy, with implementation managed by City Futures. The audit will review the implementation of the strategy, including parking infringement activity, and assess whether the evolving approach to parking management is aligned with strategic intent and complies with the City's local laws and regulatory requirements.
Human Resources - focus on Strategic Workforce Planning strategies (incl. Learning Management System)		✓		The City is to develop a new Strategic Workforce Plan in FY2026. Audit to review the Strategic Workforce Plan's alignment with the City's needs and current market conditions, ensuring it supports the City in achieving its desired workforce composition. Audit will also review the delivery and progress of the workforce strategies identified in the Strategic Workforce Plan. In addition, the audit will consider the City's human capital project, including the implementation of a Learning Management System (LMS), with a focus on strategy execution and post-implementation outcomes.
Rates & Receivables		✓		Consolidated City-wide approach to Debtor Management being developed. Audit to review post implementation (sundry debtors is first phase and goes live in May 2026).
Engineering Services & maintenance programs		✓		Assess compliance with key legislative, regulatory and internal requirements and determine processes and related key controls are designed and operating effectively.
Community Services - Senior Services, Age Friendly Communities, Food Services			✓	Independent financial analysis is currently being undertaken on food services, senior transport services, and senior day clubs to inform whether the City has the appropriate service delivery model. Audit to review the Community Services Service Area following implementation of the financial analysis recommendations.
Strategic Waste Management			✓	Audit to review the implementation and outcome of recent strategic waste decisions and their impact on achieving sustainability targets.
Reg 17 - Risk, Legislative Compliance, Financial Management			✓	The Reg 5 review of financial management systems (performed in Nov 2024) is now incorporated into the broader Reg 17 review which is now required to be performed every 4 years. The Reg 17 scope is now Risk Management, Legislative Compliance and Financial Management (replaces Internal Control scope). Reg 17 last performed in Feb 2026.
Strategic Planning & Financial Sustainability - Budgeting and long-term financial plan			✓	Audit to review the City's strategic planning, budgeting, long-term financial planning, and asset management processes (including sustainability considerations) in the context of increasing financial pressures.
Procurement and contract management			✓	Procurement and contract management last reviewed in August 2024. New Contract Management system scheduled to be implemented in FY27/28.

Appendix 2 Risk Appetite Statement (RAS): Categories & Appetite Statements

Category	Safety (WHS)	Service Delivery / Business Disruption	ICT & Cyber	Information & Privacy	People & Capability	Financial Sustainability	Legislative, Regulatory & Governance	Reputation	Environment & Climate	Performance (Objectives)	Project / Program
Use this when…	Primary impact is harm (injury, illness or fatality) to people or failure to provide a safe and healthy work environment.	Primary impact is a community facing outage or delay to agreed service levels.	Primary impact is ICT outage, cyber event and/or data integrity issue that disrupts the City's operations or service delivery.	Primary impact is exposure of personal or sensitive data that breaches privacy obligations and erodes community trust.	Primary impact is workforce availability, skills and critical roles, including leadership capability to anticipate/plan for the future.	Primary impact is unplanned cost, revenue variance, liquidity/sustainability or lack of long-term planning.	Primary impact is breach of law, regulations or governance standards, including decision quality, delegations and internal control effectiveness.	Primary impact is damage to the City's reputation or public confidence arising from its decisions, actions, performance, or relationships.	Primary impact is environmental harm or climate resilience failure that may affect the City's sustainability for future generations.	Primary impact is failure to create a long-term aspirational vision for the future and to plan/deliver the right activities to achieve SCP/CBP objectives.	Primary impact is delay, cost or scope failure of projects/program that compromises delivery of intended benefits.
Appetite Statement	No appetite for fatality or serious, irreversible harm; including serious psychosocial injury; very low for injuries. Community safety is paramount. Accept: controlled, time-bound pilots only to validate reduced exposure, with a pre-approved risk plan.	Low appetite for outages to essential services; moderate for short, planned non-essential interruptions within Council-endorsed thresholds.	Very Low appetite for risks to system security, data integrity or continuity; Low risk only under approved, time-bound pilots with a documented risk plan.	Very low appetite for privacy/confidentiality risk; reportable privacy breaches are outside appetite.	Low appetite for workforce risks that compromise essential services; High for controlled pilots with pre-approved plans.	Moderate appetite for financial risk enabling efficiency, investment and innovation while maintaining sustainability and compliance; low for liquidity/solvency risk.	No appetite for deliberate non-compliance; very low otherwise; open engagement where obligations are unclear.	Low appetite for risks to trust or integrity; moderate for transparent engagement under Council-endorsed protocols.	Low appetite for irreversible environmental harm; High for well-controlled sustainability initiatives where benefits outweigh costs.	Moderate appetite to pursue SCP/CBP outcomes; low for sustained under-performance on critical objectives.	Moderate appetite for project/program risk to enable transformation; low for unmanaged blowouts.

Notes:
Primary-impact rule & overrides: The risk is scored in the category where harm is primarily felt (e.g., community outage → Service Delivery; data exposure → Information & Privacy). Secondary drivers to be tagged via a Risk Breakdown Structure. Example: a system failure that stops a public service is scored under Service Delivery; if it exposes personal data, that impact is scored under Information & Privacy (override may apply). Overrides are always outside appetite.
Tolerances and Key Risk Indicators: KRIs and Tolerances would normally form a key part of the RAS. Tolerances and KRIs will be finalised in 2026 through structured consultation with Service Leads and SMEs, with ET endorsement and AC oversight, and then embedded in monthly IPR and quarterly ET

Council Resolution

0526/029

Moved Councillor Perkov, seconded Councillor Paparde

That the balance of the Audit, Risk and Improvement 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 (15/0).

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

12.1/IA1 INTERNAL AUDITOR ACTIVITY REPORT

Business Unit:	Office of the CEO	Service: Executive Services
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/030

Moved Councillor Perkov, seconded Councillor Paparde

1. **That Council ENDORSES the updated Internal Auditor's Activity Report.**
2. **That Council NOTES the current status of the Management Action Plans for past audits and reviews.**
3. **That the Management Action Plan tasks currently under review REMAIN on this report until complete, so they can be monitored by the Audit, Risk and Improvement Committee.**

The motion was put and declared CARRIED (15/0) by exception resolution.

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

Committee Recommendation

1. That Council ENDORSES the updated Internal Auditor's Activity Report.

2. That Council NOTES the current status of the Management Action Plans for past audits and reviews.

3. That the Management Action Plan tasks currently under review REMAIN on this report until complete, so they can be monitored by the Audit, Risk and Improvement Committee.

Officer's Recommendation

1. That Council ENDORSES the updated Internal Auditor's Activity Report.

2. That Council NOTES the current status of the Management Action Plans for past audits and reviews.

3. That the Management Action Plan tasks currently under review REMAIN on this report until complete, so they can be monitored by the Audit, Risk and Improvement Committee.

Purpose

To provide Council with updates on a range of internal audit activity.

Details

Under its Terms of Reference, the Audit, Risk and Improvement Committee (ARIC) assists Council in overseeing the City's internal audit function.

Purpose

The Internal Auditor has developed a Strategic Internal Audit Plan 2026/2027–2028/2029 and an Annual Internal Audit Plan for 2026/2027 which is the subject of a separate report within this agenda. Once endorsed, the status of the Annual Internal Audit Plan 2026/2027 will be reported for noting at each Audit Committee meeting. The Internal Audit Activity Report (refer to Attachment 1) summarises the current status of the Annual Internal Audit Plan for 2025/2026. Additional Internal Audit activity is noted below.

Consultation and Other Activity

Regular meetings are held with the CEO, Directors, the Manager Strategy and Performance, the Manager Governance, and the Service Lead Strategy, Risk and Performance. This assists with the coordination between internal audit, performance, improvement, risk management and compliance functions.

Tender Conflict Checks

The Internal Auditor has reviewed the results of the tender conflict checks 917 - 923 performed since the ARIC meeting held 16 February 2026. No issues were noted.

Code of Conduct, Misconduct, Corruption and Fraud Reporting

No calls or emails have been received through the Misconduct and Fraud Hotline and Email since the ARIC meeting held 16 February 2026.

A minor-breach complaint relating to the Local Government (Model Code of Conduct) Regulations 2021 and the Local Government (Administration) Regulations 1996 was resolved in accordance with the orders of the Local Government Standards Panel.

Update on Risk Management System improvements

The City is in the midst of significant transformation of its Risk Management System, the enhanced Risk Management System establishes four integrated levels - Governance and Direction, Strategic Risk Management, Operational Risk Management, and Assurance and Reporting. As previously reported, the City has made strong progress at level 1 and level 2, developing and formally endorsing a revised Risk Management Policy, Framework, Risk Appetite Statement, and a streamlined set of seven strategic risks.

Regular reporting cycles, detailed risk review methodologies, and assurance testing requirements at the strategic level have since been finalised and will be essential to ensuring consistent oversight. Operational Risk Management (level 3) remains under development, with Business Unit workshops, control identification, and the operational risk database currently underway. As a result, Assurance and Reporting (level 4) cannot yet be fully activated, as structured assurance processes depend on the underlying level 3 risks and controls being finalised. The development of an Assurance Map and Combined Assurance Plan remains conceptual until operational risk information is complete.

Management Action Plan Updates

There are currently 17 open Management Action Plans with nine overdue and eight not yet due as follows:

Audit Name	Closed this Period	Open Actions	Not Yet Due	Overdue
Risk Management - LMS	0	1	0	1
Financial Management (Reg 5)	3	2	0	2
Fleet Management	0	3	1	2
RMS Improvements	0	1	1	0
Community Grants	0	4	1	3
Regulation 17 Review	0	6	5	1
Total	**3**	**17**	**8**	**9**

The nine overdue audit Management Action Plans have the following criticality and age:

Action Criticality	Number of days overdue				Total
	1-30	31-60	61-90	> 91	
High	0	0	0	0	0
Medium	0	0	0	(1) Risk Management - LMS (2) Financial Management (2) Fleet Management (3) Community Grants (1) Regulation 17 Review	9
Total	**0**	**0**	**0**	**9**	**9**

Overdue medium/high rated management action plans have trended as follows over the past 18 months:

	Aug-24	Nov-24	Feb-25	May-25	Aug-25	Nov-25	Feb-26	Apr-26
Number of overdue actions	9	9	8	5	7	6	9	9

Full details can be viewed in Attachment 2 – Medium & High Rated Management Action Plans Update.

Internal Audit has discussed the status and impacts of overdue management actions with the Executive Team. As noted above, improvements to strategic and operational risk reporting are being considered. To enhance risk reporting processes, Internal Audit will ensure that the effects of outstanding management actions are recognised, integrated into pertinent risk assessments, and reflected in enhanced risk reporting.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

Affected Business Unit Managers and Executive Team were consulted regarding the status of open Management Action Plans.

Recommended Action

1. That Council ENDORSES the updated Internal Auditor's Activity Report.
2. That Council NOTES the current status of the Management Action Plans for past audits and reviews.
3. That the Management Action Plan tasks currently under review REMAIN on this report until complete, so they can be monitored by the Audit, Risk and Improvement Committee.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995
Local Government (Audit) Regulations 1996

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Priority: Conscious and effective management of risk

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 - Internal Audit Activity Report ⇩

Attachment 2 - Management Action Plans - Medium & High Rated (previously circulated to Elected Members and Committee Members under confidential separate cover in accordance with section 5.23(4) of the *Local Government Act 1995* - (e) information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations)

Available for viewing at meeting

Nil

Linked Documents

Nil.

Attachment 1 - Internal Audit Activity Report

The following progress is being made against the approved audit plans as at 29 April 2026:

Audit Name	Auditor	Timing	Status	Budgeted Audit Hours	Status Explanation
2025/2026 Annual Internal Audit Plan					
1. Marketing & Communications Effectiveness	Internal Auditor	~~Nov - Dec 25~~ April – June 26	F	80	Portions of the audit fieldwork have been completed; however, certain activities were deferred to prioritise other internal audit reporting requirements. Fieldwork is scheduled to recommence.
2. Property Investment Strategy and Leases	Outsourced	~~Oct - Dec 25~~ April – June 26	F	80	Fieldwork in progress.
3. Supplier Management	Internal Auditor	April - June 26	S	60	Planning began, but fieldwork was postponed until the Financial Statement OAG audit and Annual Report were finished.

Status Legend: C = Complete; D = Draft report issued; FC = Fieldwork completed; F = Fieldwork in progress; S = Scoped; NYS = Not Yet Scoped.

12.2 PLANNING AND DEVELOPMENT COMMITTEE - 12 MAY 2026

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.2/CF2 as he owns a unit in Mount Lawley.

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.2/CF2 as she is a member of the Mount Lawley Society.

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.2/CF2 as she is a member of the Mount Lawley Society.

12.2/CF2 DRAFT LOCAL PLANNING SCHEME NO.4: LOCAL PLANNING POLICY - BEAUFORT STREET AND CENTRES IN HERITAGE AREAS

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	Lawley & Inglewood	Location: Beaufort Street and Centres in Heritage Areas
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/031

Moved Councillor Migdale, seconded Councillor Perkov

That Council PREPARES 'Local Planning Policy – Beaufort Street and Centres in Heritage Areas' for the purpose of public advertising as shown in Attachment 1.

The motion was put and declared CARRIED (15/0).

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

Committee Recommendation

That Council PREPARES 'Local Planning Policy – Beaufort Street and Centres in Heritage Areas' for the purpose of public advertising as shown in Attachment 1.

Officer's Recommendation

That Council PREPARES 'Local Planning Policy – Beaufort Street and Centres in Heritage Areas' for the purpose of public advertising as shown in Attachment 1.

Purpose

To obtain Council approval for the public advertising of 'Local Planning Policy – Beaufort Street and Centres in Heritage Areas' (Beaufort Street and Centres Local Planning Policy (LPP)). The Beaufort Street and Centres LPP replaces the Beaufort Street Local Development Plan and will also contain the planning framework for all Local Centres in the City's Heritage Areas.

Details

The City is progressing Local Planning Scheme No.4 (LPS4), which is expected to be gazette (come into effect) in the second half of 2026. The preparation of LPS4 to replace Local Planning Scheme No.3 (LPS3) necessitated alignment with the State Government 'Planning Reform' agenda to simplify and streamline the State's land use planning system. Simplification of the City's local planning framework includes both the planning scheme itself and associated Local Planning Policies (LPPs).

The City has been incrementally reviewing existing LPPs to ensure they are fit for purpose and ready to use when LPS4 is gazetted. A number have already been presented to Council. LPPs that require more substantial changes will also be presented to Council in separate reports to seek consent to advertise to enable submissions by the community prior to adoption.

<u>The need for heritage control through a local planning policy</u>

The gazettal of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) introduced a consistent, statewide approach to heritage management. A key change was that planning schemes are no longer able to designate Heritage Areas; this function is now required to be undertaken through LPPs.

Notwithstanding this change, the Regulations provide that any Heritage Area designated under a previous planning scheme is taken to be a Heritage Area designated under the Regulations. As a result, the draft LPPs are not required to 'designate' Heritage Areas. However, draft LPS4 does not include maps identifying the City's Heritage Areas. The draft LPP identifies Beaufort Street as a Heritage Area.

Local Planning Scheme No.4 changes to planning framework for Beaufort Street

LPS4 makes a number of changes to heritage controls currently in place along Beaufort Street, with key controls to be removed listed below:

- Removal of additional use controls relating to limiting land use; size of 'Shop' tenancies; redevelopment limitations; building setback requirements and vehicle access;
- Requirement for development to have due regard to the Beaufort Street LDP; and
- Imposition of building heights for specific sites, with bonus heights for specified sites permitted if conditions were met.

While building height controls for development along Beaufort Street are not included in LPS4, it is important to clarify that the current LPS3 controls are not absolute development requirements, and can be varied. The Regulations identify that *in considering an application for development approval, the local government is to have due regard to the following matters*:

- *the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;*
- *A decision-maker for an application for development approval in an area that is covered by a local development plan that has been approved by the local government must have due regard to, but is not bound by, the local development plan when deciding the application; and*
- *any local planning policy for the Scheme area.*

"Due regard" in the planning system means that decision-makers are required to consciously consider a range of matters set out in legislation. If a decision-maker is required to have due regard to a certain matter (such as a scheme, LDP or LPP), the decision maker needs to be satisfied that the matter has been considered and there is a compelling reason to depart from the standard.

Consequently, there is no mechanism available to prevent a prescribed building height being exceeded through a development application process. This statutory principle has been reflected in a number of development approvals that have been issued for development on Beaufort Street which varied the building height requirements of LPS3.

The 3 December 2023 report to Council seeking consent to advertise draft LPS4 included a summary of the Draft LPS4 changes which identified that '*built form along Beaufort Street will be controlled by relevant zoning and density codes*'. This change is reflected in the draft Beaufort Street and Centre Policy.

Beaufort Street and Local Centres Survey

During advertising of LPS4, submissions were received requesting the City retain the Beaufort Street LDP. In response to these submissions, the City's officers advised that the Regulations required the City to replace the Beaufort Street LDP with a LPP, as heritage protection requirements must be contained in an LPP.

The City's Officers have consequently developed the Beaufort Street and Centres LPP to replace the Beaufort Street LDP. To inform development of this LPP, in November 2025, the City undertook a follow-on survey of people who made a submission to draft LPS4 as it related to Beaufort Street.

Respondents were asked to provide their level of agreement to the following statements:

- Retention of buildings which predate 1960 should be maintained with requirements against demolition of these buildings.
- Additions and new buildings should be required to design to the architectural styles such as Art Deco, Federation etc. which are mentioned in the current LDP.
- Additions and new buildings can be considered in contemporary designs pending they reference colours, materials, and design elements of the area.

Additionally, respondents were asked to rank the below elements of the Beaufort Street LDP by level of importance:

- Architectural Styles
- Parking requirements
- Protection of traditional buildings (built pre-1960)
- Mixture of residential and commercial
- Traffic management and vehicle access

The survey results displayed strong support for retaining pre-1960 buildings and preventing demolition; strong support for requiring additions to new buildings to be designed to architectural styles mentioned in the current LDP; and that allowing contemporary designs that reference colours, materials, and design elements of the area receiving moderate support.

Additionally, a number of images of approved developments were provided, with respondents asked a number of questions relating to these development approvals, some of which had been constructed. A summary of all responses is provided in Attachment 2.

Key outcomes of the survey that identified retaining Architectural styles identified in the LDP and retaining traditional buildings as highly significant. These have been included in the new LPP.

Local Planning Policy – Beaufort Street and Centres in Heritage Areas

In preparing the Beaufort Street and Centres LPP, the need to develop a contemporary LPP that is fit for purpose was informed by the community's desire that Architectural styles requirements of the LDP and traditional buildings be retained has been included in the draft LPP. Those components of the existing LDP that are carried over into the new LPP are shown highlighted in Attachment 1.

Additionally, changes have been made to simplify the LPP and align planning requirements with the state planning framework. Consequently, the following key changes from the existing LDP are recommended:

Element	**Reason for change**
Planning controls contained in a LPP rather than a LDP	During preparation of LPS4 the City was advised that delineating a Heritage Area (other than protections relating to the City's Heritage List) was to occur through a LPP not a LDP.
Introduction of Heritage Area Analysis and Character Statements	In order to ensure the area is recognised as a Heritage Area, it is necessary to include both an analysis of the area and character statements justifying the Heritage Area designation. This is a requirement of the Regulations.
Removal of Vision Statement	The inclusion of a vision statement for the area is not appropriate for a LPP and does not fit the model for the preparation of LPPs.
Removal of Precincts	The Beaufort Street LDP contained a number of mixed use and residential precincts, with varying provisions across these. These precincts have been removed in order to streamline the planning framework for the area. Development provisions will reflect the R-Codes; a standardised set of development controls, including Architectural styles.
Removal of development standards	The Beaufort Street LDP contains development standards (e.g. building setbacks) for development that are also contained in the R-Codes, complicating the planning framework. Additionally, the LDP stipulates different development standards for different precincts. For example, different Mixed Use precincts allow building heights between 3 and 4 storeys. LPS4 introduces a building height of up to 4 storeys across all non-residential zoned land along Beaufort Street (R60 – 3 storeys; R80 – 4 storeys).

Element	Reason for change
	The preparation of LPS4 proposes a simplified framework utilising the R-Codes, consistent with how other local governments assess the type of development envisaged by the Beaufort Street LDP.
Removal of site-specific development provisions	The Beaufort Street LDP contains site-specific development requirements relating to provision of public plazas and how a privately owned site ought to be developed. In line with the simplification of the scheme provisions relating to Beaufort Street, the removal of these site-specific development provisions is recommended.
Removal of 'Frontage Types'	The Beaufort Street LDP contains a number of 'Frontage Types' (additional design requirements to achieve passive surveillance and improve street interface) that need to be adhered to in addition to the 'Architectural Styles' that have been retained for the area. The 'Frontage Types' provision is considered superfluous and complying with both 'Architectural Styles' and 'Frontage Types' makes building design more complicated.
Perth College Site	Currently the Perth College site is not included in the Beaufort Street LDP. There is no specific rationale for this. It is recommended land owned by Perth College which is proposed to be zoned Private Community Purposes is included in, and subject to the Beaufort Street LPP.

Should Council resolve to adopt the LPP for the purpose of advertising, the diagram below provides an outline of the process and an indication of the decision timeline and steps involved in progressing the draft Policy. Once the draft Policy has been adopted by Council, it will come into effect upon gazettal of LPS4.



Financial Assessment and Implications

The costs associated with advertising and adopting Local Planning Policies are covered within the City Future Business Unit budget.

Stakeholder Engagement

Beaufort Street and Local Centres Survey Pre- Engagement

To inform development of this LPP, in November 2025, the City undertook a follow-on survey of people who made a submission to draft LPS4 as it related to Beaufort Street.

The survey results displayed strong support for retaining pre-1960 buildings and preventing demolition; strong support for requiring additions to new buildings to be designed to architectural styles mentioned in the current LDP; and that allowing contemporary designs that reference colours, materials, and design elements of the area receiving moderate support.

Additionally, a number of images of approved developments were provided, with respondents asked a number of questions relating to these development approvals, some of which had been constructed. A summary of all responses is provided in Attachment 2.

Key outcomes of the survey that identified retaining Architectural styles identified in the LDP and retaining traditional buildings as highly significant. These have been included in the new LPP.

Engagement following Council resolution to advertise

If Council resolves to advertise the draft Beaufort Street and Centres LPP, the consultation will be undertaken in accordance with the requirements of the Regulations and the City's Local Planning Policy 6.18 – Public Consultation.

The policy is required to be advertised for 21 days. A notification will be placed on the City's website and on the noticeboard in the City's Administration building for the duration of the advertising period. Elected Members will also be notified of the advertisement of the Policy via the Elected Member Portal.

Recommended Action

The draft Beaufort Street and Centres LPP has been prepared to replace the Beaufort Street Local Development Plan which has been identified through the preparation of LPS4 as requiring revocation.

Prior to preparing draft Beaufort Street and Centres LPP, City officers undertook a survey to understand what elements of the Beaufort Street LDP should be retained. That survey identified strong support for retaining pre-1960 buildings and preventing demolition; and strong support for requiring additions to new buildings to be designed to architectural styles mentioned in the current LDP. These findings have been incorporated into the draft Beaufort Street and Centres LPP.

It is recommended that Council prepare draft 'Local Planning Policy – Beaufort Street and Centres in Heritage Areas' for the purpose of public advertising.

Relevant Policies, Legislation and Council Resolutions

LPS3 Scheme Text
Beaufort Street Local Development Plan

Meeting Date	Council Resolution Number	Council Resolution
10 February 2026	0226/003	1. That Council PREPARE 'Local Planning Policy – Character Retention in Mount Lawley and Menora Heritage Area' for the purpose of public advertising as shown in Attachment 1. 2. That Council PREPARE 'Local Planning Policy – Character Retention in Inglewood Heritage Area' for the purpose of public advertising as shown in Attachment 2.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

Priority: Prioritise growth in activity corridors and centres

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

Priority: Facilitate diverse housing choice for our community

Strategic Risk

Strategic Risk	Risk Appetite
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.
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 - Local Planning Policy Beaufort Street and Centres in Heritage Areas - To be advertised ⇩

Attachment 2 - Beaufort Street consultation survey report ⇩

Available for viewing at the meeting
Nil.

Linked Documents

Nil.

Local Planning Policy – Beaufort Street and Centres in Heritage Areas

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (LPP) Beaufort Street and Heritage Area Centres.

2. INTRODUCTION

The purpose of this policy is to ensure that the heritage character of Beaufort Street and the adjacent Heritage Areas is retained, protected, and reflected in new development. The Policy provides a framework for the assessment of development applications where the policy applies.

The retention of the heritage buildings, gardens and streetscapes is important in maintaining the character of the area. While many buildings in the area are important in their own right, and are afforded protection, many others contribute to the character of the area. For this reason, new development should respect this existing character, and be designed in a way that respects and contributes to the preservation of existing streetscapes and heritage buildings.

A number of architectural styles have been developed and are included within this Policy to demonstrate how protection of the heritage character of the area can be achieved while permitting development to occur.

3. OBJECTIVES

The key objectives of this Policy are to: -

a) Ensure the retention of buildings in areas subject of this policy built prior to 1960, where the architectural style of the building is generally intact;

b) To enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;

c) Ensure new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;

d) Ensure new buildings embody the architectural styles set out in this policy where appropriate;

e) To ensure that new development and buildings enhance the character, heritage and amenity of Beaufort Street and adjacent Heritage Areas;

f) To ensure the redevelopment or works to existing pre 1960's buildings are in keeping with its original architectural style;

g) To ensure new and refurbished shop fronts reflect the original shop front design, materials and details;

h) Ensure new fencing forward of the building alignment are of a design, material and colour that is complementary to the style and character of the area and building to which they belong;

i) Ensure alterations and additions support environmentally sustainable design which respects the traditional character of the area; and

j) To encourage vibrant and attractive commercial and mixed use developments that are well designed, with functional and efficient building and site layouts.

4. APPLICATION OF THIS POLICY

This policy applies to all development proposals for properties fronting Beaufort Street, and land zoned Local Centre within the Heritage Areas outside of Beaufort Street, as identified on Figure 1 below.



Figure 1 – Areas subject to this Policy

Where there is an inconsistency between the provisions of this Policy and other Policies the provisions of this Policy prevails.

For built form requirements relating to mixed-use and residential development, please refer to the applicable standards and guidelines set out in the Residential Design Codes.

Application of the Policy	
Section of the Policy	**What typologies of development it applies to**
Part 6 Demolition and Traditional Buildings	Applies to all typologies including Residential, Mixed Use and Commercial.
Part 7 Architectural Styles	Applies to all typologies including Residential, Mixed Use and Commercial.
Part 8 Commercial Provisions	Applies to solely Commercial (non-residential or mixed-use) development only.
Part 9 Residential and Mixed Use Provisions	Applies to residential and mixed use development (including additions to traditional buildings) only.
Part 10 Private Community Purposes Provisions	Applies to development of sites zoned Private Community Purposes
Part 11 Exemptions	Applies to all typologies including Residential, Mixed Use and Commercial.

5. HERITAGE AREA ANALYSIS

5.1. History of Beaufort Street and Commercial Areas

Beaufort Street developed as the principal commercial spine serving the residential suburbs of Mount Lawley, Menora, and Inglewood. Its growth was closely tied to the expansion of Perth during the gold boom era and the introduction of the tramline from Barrack Street Jetty to Walcott Street in 1902, which encouraged commercial activity along the southern end of Beaufort Street.

Early commercial development occurred in two distinct phases:

- 1905–1914: The first wave of shops and mixed-use buildings appeared near Walcott Street, reflecting Federation-era architectural styles such as Federation Free Classical and Queen Anne.
- 1935–1940: A second major phase introduced Inter-War styles, including Art Deco, Functionalist, and Spanish Mission, coinciding with the rise of motor transport and suburban growth.

Key landmarks include:

- Astor Theatre (1914, substantially remodelled 1939) – an iconic entertainment venue showcasing Inter-War Art Deco detailing.
- Beaucott Building (1905, remodelled 1937) – a prominent corner commercial block with Federation and Functionalist influences.
- Commonwealth Bank (1938) – 672a Beaufort Street, Mount Lawley a fine example of Inter-War commercial architecture.
- Civic Hotel (1940) and Inglewood Hotel (1935–36) – social hubs reflecting Spanish Mission and Functionalist styles.
- Mount Lawley News (1910), 668 Beaufort Street, Mount Lawley;
- Civic Theatre (former) (1936), at the corner of Beaufort Street and Dundas Road, Inglewood.

Single-storey shops and corner stores proliferated along Beaufort Street and the Heritage Areas centres during this period, typically modest in scale with rendered brick parapets, recessed entries,

and awnings over the footpath. These buildings formed cohesive groups that contributed to the "main street" character of the area.

5.2. Character Statements

South West Precinct

The South West Precinct, between Walcott Street and First Avenue, contains the most active commercial zone in the study area focussed around the Walcott Street intersection.

This south end was the earliest portion of Beaufort Street to develop, encouraged by the construction of the tramline from the Barrack Street Jetty to Walcott Street, completed in 1902.

Buildings in this southern portion reflect three key periods of commercial development in the locality – 1905 to 1914; 1935 to 1940 and the 1970s. From the first two periods, there are richly detailed two-storey and single storey commercial buildings in a variety of styles with nil setbacks, decorative parapets and awnings, focused near Walcott Street. In the 1970s a number of original residential buildings, which flanked the commercial hub were demolished to enable its expansion of commercial activities. Beyond this there are groupings of large Federation Bungalows, mostly converted to office and medical suites, which retain much of their traditional detailing and provide a sprinkling of green with their landscaped front setback areas.

The form and scale rarely exceed two storeys except at Perth College, whose grounds are extensive in this Precinct.

Generally, the finish of traditional buildings in the South West precinct is more finely detailed and of a higher quality than in the Middle and North East Precincts

Middle Precinct

The Middle Precinct, between First and Seventh Avenues, is characterised by a mix of historic residential and low-scale commercial development including a number of intact streetscapes of Inter-War housing styles, and rows of single storey shops with corner stores. Several two-storey blocks of Inter-War flats also contribute to the historic residential character of this precinct. In some instances former residences have been converted for commercial use, similar to the South West precinct – most notably a group between Central and Sixth Avenues, and near the corner of Third Avenue, though many original residences continue to be used for this purpose.

Generally, the traditional buildings in the Middle Precinct are less finely detailed than those in the South West Precinct.

The Inglewood Hotel represents the only major landmark in the precinct; however the Inglewood Clock Tower is visible.

In parts of the Middle Precinct the historic character has been undermined by commercial developments, which were constructed primarily in the 1970s and 1980s. The form of these intrusive developments reflects the growing dominance of car transportation at the time, with bitumised car parking common in large set-back areas in front of commercial buildings, several petrol stations and car sales yard (one now demolished, leaving a vacant bitumised site).

Late Twentieth and Early Twenty-first Century townhouse developments also feature throughout the Middle precinct.

North East Precinct

The Northeast Precinct was originally developed primarily in the Inter War period. An article in the Perth Daily News (Saturday 28 March 1936, p.18) described the newly complete Civic Theatre as “a symbol of the rapid development of Inglewood and must inspire confidence in prospective homebuilders”, indicating that the area was in the early stage of development at this time. The Inglewood Clock Town (former Civic Theatre) remains a key local landmark, in addition to the Civic Hotel at the northern end of the Precinct.

The historic character of the Northeast Precinct is primarily characterised by strips of simple single-storey Inter-War shops, and relatively modest single Inter War dwellings. Similarly to the Middle Precinct, the traditional buildings in the Northeast Precinct are less finely detailed than those in the Southwest Precinct.

The historic character of the Precinct has been somewhat eroded by intrusive development in the 1970s, 1980s and 1990s, the southern side of Beaufort between Ninth and Eleventh Avenues; and the area north of Stuart Street (excluding the Civic Hotel).

A trend towards medium density (2 and 3 storey) townhouse and mixed-use infill developments has occurred in the last decade, as Inglewood’s proximity to the City and existing amenities prove attractive to developers.

5.3 Statement of Significance

Beaufort Street and the Heritage Area commercial precincts are of aesthetic, historic, and social significance for the following reasons:

Historic Value

- Demonstrates the evolution of Perth’s suburban commercial development from the early 1900s through the mid-20th century.
- Reflects the impact of transport infrastructure (tramline and later motor vehicles) on urban growth and land use.

Aesthetic Value

- Contains a highly intact collection of early 20th-century commercial buildings exhibiting Federation, Inter-War Art Deco, Functionalist, and Spanish Mission styles.
- Maintains traditional “main street” characteristics: zero front setbacks, parapet walls, continuous awnings, and fine-grain shopfronts.

Social Value

- Historically served as a focal point for community life, commerce, and entertainment for residents of Mount Lawley, Menora, and Inglewood.
- Includes landmark buildings such as theatres, hotels, and corner stores that remain important community meeting places.

Representative Value

- Exemplifies the architectural and planning principles of early suburban commercial strips in Western Australia.

- Provides a tangible link to the cultural and economic development of Perth during the gold boom and inter-war periods.

6. DEMOLITION AND TRADITIONAL BUILDINGS

6.1 Retention of Traditional Buildings

For the reasons identified above, a key objective of this Policy is the retention and conservation of traditional buildings built prior to 1960 within the Heritage Areas. To ensure this occurs, the City assess, though a development application process, the merits of demolition of a traditional building separately to considering any future redevelopment proposal.

Development proposals proposing demolition of traditional buildings are to include a written justification for the proposed demolition addressing the points below.

- Provide evidence that the building was constructed from 1960 onward;
- Detail why the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;
- Detail (with evidence from a qualified structural engineer or equivalent) why the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition). Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement.

It should not be assumed that approval will be given for the demolition of traditional buildings.

6.2 Partial Demolition of a Building

Demolition of a minor portion of a traditional building may be considered during assessment of a substantive redevelopment proposal.

The demolition proposal must meet the objectives of this policy, including the retention and conservation of traditional buildings built prior to 1960. Demolition of large portions of a traditional building, or removal of original features from the front façade are unlikely to meet this requirement.

A partial demolition proposal must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail is required to accompany an associated Building Permit application to demonstrate how the structural integrity of the existing structure will be maintained during demolition and building works.

The details are to include and not limited to:

a) Methodology statement of work sequence;
b) Details of proposed connection to the new work;
c) Detail of any support of existing floor, walls and roof structures required;
d) Details of any foundation support required.
e) Additions to traditional buildings

6.3 Additions to Traditional Buildings

All works to traditional buildings constructed prior to 1960 must ensure the retention of the building's traditional character. The provisions of Local Planning Policy – Character Retention Mount Lawley and Menora Heritage Areas or Local Planning Policy – Character Retention Inglewood Heritage Area apply to any works proposed to a traditional residential building, regardless of whether the dwelling is used for commercial purposes and must be consistent with the appropriate architectural style.

No additions to the traditional buildings shall occur within the front setback area, unless restoring an original feature in the original architectural style (e.g., a verandah).

7.0 ARCHITECTURAL STYLES

7.1 Context and Character Analysis

Development that proposes comprehensive redevelopment of land subject to this Policy must include a written and illustrated context and character analysis which demonstrates:

a) How the proposal preserves the existing and future character of the area;
b) Where colour and material selections has been chosen from showing examples within the area; and
c) Which architectural style is proposed demonstrating key elements of the chosen style and how it relates to its streetscape and area.

7.2 Typical Architectural Styles

As an important arterial route into the Perth CBD Beaufort Street is ideally located to contribute to accommodating the City's future population and housing needs. While zoning is in place to facilitate population growth, this needs to be carefully managed to ensure the character of the Heritage Area is maintained.

This Policy identifies the following four architectural styles that illustrate how new development can enhance and respect the heritage, character, and amenity of Beaufort Street:

- Art Deco
- Brick Simple
- Brick Decorated
- Light Classical

These are shown in Appendix 1. All new development within centres and along Beaufort Street should adhere to one of these architectural styles.

7.3 Facades

The following provisions supplement the Architectural Styles:

a) Vertical building façade elements such as columns and windows shall run from ground level to the top of the building in a continuous alignment and not be introduced randomly;

b) Horizontal building façade elements such as banding and windows shall run the full extent of the building in a continuous alignment and not be in a random arrangement;

c) Curved and angular building façade elements, such as corner features or balconies, shall be uniform and be consistent in size and shape and not be introduced randomly;

d) Colours or patterns on facades must follow the symmetry of the building and be traditional in style and not be dispersed randomly across a façade; and

e) Building façades shall include sufficient detail in accordance with the nominated architectural style and not be bland and without appropriate detail.

7.4 Openings

The following provisions supplement the Architectural Styles:

a) All openings and other architectural features shall align vertically from floor to floor, except where tops of buildings step back or down to be sympathetic to lower neighbouring buildings; and

b) The component of glazing in any upper floor façade facing a street shall be limited to a maximum of 40%.

7.5 Additional Styles

a) Additional architectural styles derived from pre-1960's buildings present along Beaufort Street or within the Centres will be considered where the applicant can demonstrate that the design of the building will enhance the heritage, character and amenity of the Streetscape to which it belongs.

b) Proponents wishing to use an additional architectural style shall provide a stylistic explanation highlighting how the style will enhance the heritage, character and amenity of the Streetscape to which it belongs.

8 COMMERCIAL PROVISIONS

8.1 Primary Controls

a) All development is to be designed in accordance with the building height, lot boundary setbacks, plot ratio (if applicable), site cover (if applicable) and overshadowing requirements of the Residential Design Codes (R-Codes) applicable to the assigned density code. Unless otherwise specified in these provisions.

b) Buildings to be set back from the street boundary by either:

- The average setback of existing dwellings on adjoining properties fronting the same street or
- The minimum setback required under the R-Codes,

whichever is greater.

c) For the purposes of Primary Controls 8.1 (a) and (b), R-Codes Volume 1 Part C applies to land coded less than R80 and the R-Codes Vol.2 applies to land coded R80 and above.

8.2 Activation and Access

a) Buildings must address the street with a clearly defined entry point visible and accessible from the street.

b) At the ground level, buildings should address the primary street with a primary entrance and a commercial facade that is transparent over at least 50% of the area of the façade.

c) The facades of buildings facing the public realm shall be articulated and avoid expanses of untreated blank walls.

d) The development is to incorporate clear pedestrian paths that are separated from vehicle access and parking areas.

8.3 Built Form and Design

a) Building heights within centres located in the Heritage Areas outside of Beaufort Street are limited to a maximum of three storeys.

b) Where development introduces new overlooking of adjacent residential properties (i.e. where no overlooking currently exists), the following apply:

- Openings to operational rooms and unenclosed outdoor spaces (such as balconies, decks, verandahs and similar) with a finished floor level of 0.5 meters or more above natural ground level, and which overlook any part of an adjoining residential property behind its street setback line, shall either:

  i. Setback, in direct line of sight within the cone of vision, from the adjoining lot boundary, within the cone of vision, by of the adjoining residential property, a minimum distance specified as provided in Table 1; or

  ii. Be screened to a minimum height of 1.6 metres with a permanent, fixed device that is at least 75% obscure and restricts views into the adjoining property.

Space Type	Density Code of adjoining site	
	Setback (R50 or lower)	Setback (above R50)
Operational rooms	6.0m	4.5m
Unenclosed outdoor spaces	7.5m	6.0m

Table 1: Minimum Setback Distances Within Cone of Vision

8.3 Signage

a) Signage should not cover any architectural features or detailing of a building and should not dominate the shopfront or building frontage.

b) Signage is to be positioned and designed to fit within spaces created by architectural elements on the building, in particular the awnings and pediments.

c) Signage is to be assessed against Local Planning Policy Advertising Signs.

8.4 Landscaping

Landscaping is to be assessed against Local Planning Policy Tree's and Landscaping Non-Residential.

8.5 Fencing

a) Fences within 6 metres of the street alignment, or between the street alignment and a building (whichever is less), must be visually permeable above 0.75 metres and are to be constructed of a high-quality material such as masonry;

b) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;

c) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;

d) Open-style fences forward of the predominant building line may be constructed to 1.2m above natural ground level; and

e) The height of open-style fencing may be increased to a maximum of 1.8m above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill in traditional designs (rather than timber picket infill) (refer Figure 2).

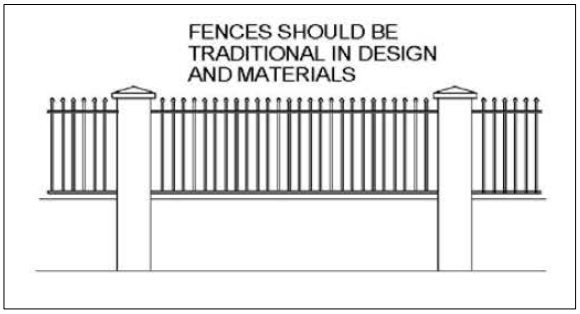


Figure 2– Example of Open-Style Fencing

8.6 Bin Storage Areas

Bin storage areas in non-residential development are to:

a) have a minimum 10m²* area and 3.5m width;

b) be located behind the building setback line;

c) ensure that adequate space is available on-site for bulk refuse truck access and maneuvering;

d) be screened to a minimum height of 1.8m to prevent visibility from the street;

e) ensure that screening materials match or compliment the building structure; and

f) ensure that all stormwater and effluent drainage is contained on-site.

*Note: *A larger area may be required for the turning of a refuse tuck.*

8.7 Services

a) All service equipment such as air conditioners, plant, lift overruns, antennae etc. must be screened or located to avoid visibility from streets, public spaces, and neighbouring properties.

b) Lift overruns, rooftop plant, solar energy systems and servicing must not exceed 3m above the building and must be set back or integrated to minimise visibility from the public realm.

c) All water from roofs and driveways and other impermeable surfaces shall, where possible, be directed to garden areas, sumps, or rainwater tanks within the development site.

8.8 Parking and Access

a) Car parking shall be provided on site in accordance with Table 2 which replaces the parking requirements listed in Local Planning Policy Parking and Access.

Land Use	Required Spaces
Non-residential land use (2)	3.5 per 100m² Net lettable area (3)
Shop – 1,000m² or greater in area (2)	5.0 per 100m² Net lettable area (3)
Hotel, Tavern and Small Bar (2)	6.0 per 100m² Net lettable area (3)

Table 2: Car Parking Standards

Notes

1. *Variation of the parking rates listed above shall be assessed against the objectives of Local Planning Policy Parking and Access.*
2. *An alfresco area does not require any additional parking spaces.*
3. *Existing or new on-street parking directly adjacent the site may be calculated in the total parking requirement.*

b) Car parking spaces and maneuvering areas shall be provided in accordance with AS2890.1 (as amended) and Local Planning Policy Parking and Access.

c) Rear laneways are to be used for vehicle access if available, or from side streets where rear lane access is not available;

d) Loading docks, overhead doors and other service entries are prohibited on Beaufort Street frontages and shall be minimised on other street-facing facades.

9. Residential and Mixed Use Provisions

All Residential and Mixed Use development are to comply with the applicable Residential Design Codes, except where augmented below.

9.1 Built Form and Design

a) Residential development is to be set back from the street boundary by either:

- The average setback of existing dwellings on adjoining properties fronting the same street; or
- The minimum setback required under the R-Codes,

whichever is greater.

b) Building heights within centres located in the Heritage Areas outside of Beaufort Street are limited to a maximum of three storeys.

9.2 Fencing

a) Fences within 6 metres of the street alignment, or between the street alignment and a building (whichever is less), must be visually permeable above 0.75 metres and are to be constructed of a high-quality material such as masonry;

b) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;

c) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;

d) Open-style fences forward of the predominant building line may be constructed to 1.2m above natural ground level; and

e) The height of open-style fencing may be increased to a maximum of 1.8m above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill in traditional designs (rather than timber picket infill) (refer Figure 2).

10. PRIVATE COMMUNITY PURPOSES PROVISIONS

10.1 Orientation

a) The portion of the development fronting the street shall be orientated towards the street (e.g. entrances, windows and balconies facing the street) to soften the 'institutional' feel of developments and achieve greater consistency with surrounding developments.

10.2 Building Height

a) Development shall be restricted to two (2) storeys (6.0 metres wall height) above natural ground level within 10 metres of any residential lot or street boundaries abutting lots coded R50 or below and a maximum of four (4) storeys (12.0 metres wall height) above natural ground level on the remainder of the site.

10.3 Front Setbacks

a) Front setbacks shall be 6.0 meters; or

b) Where adjacent sites have a lesser front setback, the setback requirement may match that of the adjacent site.

10.4 Side and Rear Setbacks

a) Where adjacent to residential properties all side and rear setbacks of all development shall be calculated in accordance with State Planning Policy 7.3 Residential Design Codes applicable to the abutting property.

b) Where adjoining non-residential uses, setbacks of all development shall match the prescribed setbacks of the adjacent and/or adjoining lots.

11. EXEMPTIONS FROM REQUIRING DEVELOPMENT APPROVAL

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 apply.

The following development does not require approval:

a) the works are of a class specified in Column 1 of an item in the Table; and
b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Applies to:	Condition(s)
The following Incidental Structures: • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line.	Unless the development is located: • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Area.
The following Incidental Structures: • Swimming Pools – below ground for private use only; and • Letterboxes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The erection or installation of a flagpole.	• The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing	Only where the fence: • Comply with the requirements of the Scheme and the relevant Local Planning Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • Comply with the requirements of the Residential Design Codes where applicable; • Not located within the street setback area of within a Heritage Area; and • Is not located on land included in the Heritage List or State Register of Heritage Places.
The filling of land which complies with all acceptable development requirements of the applicable Residential Design Codes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The demolition or removal of a cubbyhouse.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The installation of a water tank.	• The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L.

	• The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Internal building work that does not materially affect the external appearance of the building.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The modification of windows or new windows to a building.	• Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes. • Replacement is like for like with the same size, design, materials and colours. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Reroofing of a dwelling	• Replacement is like for like with the same form, pitch, design, materials and colours. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Construction of a retaining wall	• Compliant with the deemed-to-comply provisions of the Residential Design Codes. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

12. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

Operational rooms	*Rooms within non-residential development that are occupied frequently for extended periods of time by users. Examples of operational rooms include offices, consulting rooms, retail areas, manufacturing and production areas, and the like.* *Operational rooms do not include rooms such as kitchens, storerooms, service areas, corridors, stairwells and landings and the like that are not occupied on a frequent basis for extended periods of time.* *Operational rooms shall be determined by the City.*
Service fixtures	*Utilities, equipment, plant or other structures necessary for a building to achieve efficient, comfortable operating outcomes and may include rainwater storage tanks, air conditioning units, communication, power and water infrastructure, letterboxes or other fixtures necessary for the use of the building.*

13. OTHER RELEVANT DOCUMENTS

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- Local Planning Policy – Heritage Area Mount Lawley and Menora
- Local Planning Policy - Heritage Area Inglewood
- State Planning Policy 3.5 Historic Heritage Conservation

APPENDIX 1: ARCHITECTURAL STYLES

Art Deco

The Art Deco style, which began in the 1920's, is inspired by the streamlined styling of modern technology, and was originally a reaction against the motifs and ornamentation of Neo-Classicism. However, Art Deco continues to adhere to the Classical compositional principles of symmetry, harmony and balance.

Compositions of street facades have strong horizontal elements, generally dominated by strong verticals, which run the full height of the façade often extend above the roof or parapet line. These vertical elements are generally located in the centre of the building, and/or at its corners, and/or in a repetitive rhythm of verticals across the entire façade. The style is also characterised by horizontal elements such as balconies, stacked in vertical alignment across several floor levels. Where present, street level canopies and sun protection over windows form strong horizontals within the composition of the street façade.

Street façade/s feature sleek and often cubic forms of fairly smooth apparent masonry, sometimes with corners that curve in plan. These street facades are often decorated in geometric forms or patterns of spheres, polygons, rectangles, trapezoids, chevrons, or sunburst motifs, arranged in symmetrical patterns. Accent materials contrast with the basic masonry walls, and are often made of materials such as terra cotta, dressed stone, aluminium, stainless steel, Bakelite, chrome, or stained glass, sometimes in vivid colours.

Windows, which align vertically across different floors, are generally inset between pilasters. Decorative transom panels are often constructed over the vertical areas between these windows.

Art Deco Style Guide Characteristics

Nominated Art Deco development shall embody the style guide characteristics outlined in Figure 3.



Figure 3 – Art Deco Style Guide

Category	No.	Description
Walls	1	Upper storey uniquely expressed by means of setbacks and/or a cantilevered canopy
	2	Predominantly white or light coloured render or painted finish to walls
	3	Ground storey expressed by means of banding or changes in material or texture
	4	Geometric decorative features
	5	Use of curved elements to balconies and building edges
	6	Structure continued to ground to create a strong building base
Roof Form	7	Roof Form Pitched roof or a fat roof behind a raised parapet
Openings	8	Inset balcony spaces or projecting/partly projecting balconies

	9	Horizontal expression to glazing bars in windows
Attached Elements	10	Cantilevered canopy to group windows together
	11	Strong canopy line where there is a ground floor commercial use
	12	Use of solid balcony elements

Brick Simple

The Beaufort Street Activity Corridor Plan conceived this name for a group of styles that is characteristic of Perth, from about 1890 until the Second World War. This nominal style is found in commercial, civic, warehouse and residential buildings, and almost always involves terra cotta-coloured Perth brick with bands and/or accents of light-coloured render. Building massing is relatively simple and apparently sturdy.

The style embraces characteristics of the Federation period, as well as later post-Depression austerity. It is influenced by both the Craftsman style (present in many Mount Lawley dwellings) and the Mission Revival styles of architecture (such as that of Perth College).

Brick Simple Style Guide Characteristics

Brick Simple nominated development shall embody the style guide characteristics outlined in Figure 4.

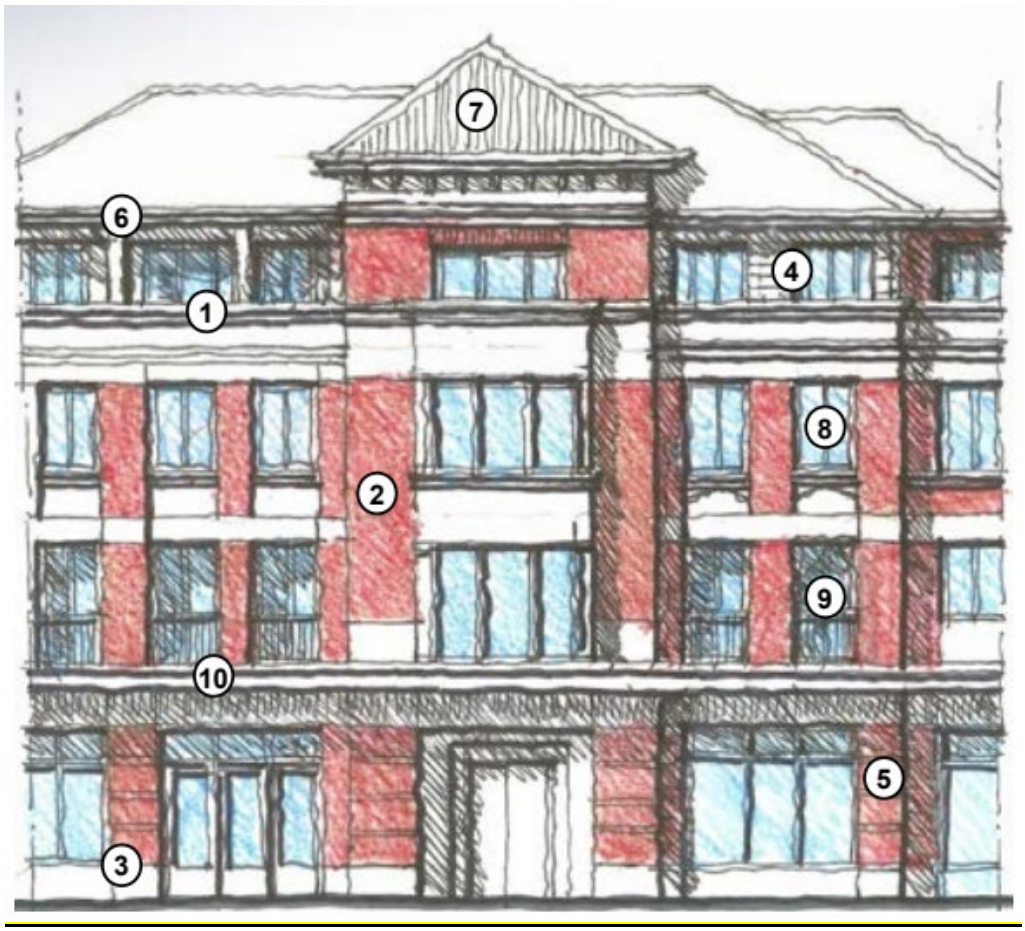


Figure 4 – Brick Simple Style Guide

Category	No.	Description
Walls	1	Upper storey sometimes expressed by means of a setback and colonnade
	2	Predominantly terra cotta brick with white or light coloured rendered bands and spandrel features
	3	Ground storey base expressed by means of banding or changes in material or texture
	4	Upper storey often expressed by means of a change in material (render, timber, etc
	5	Structure continued to ground to create a strong building base
Roof Form	6	Deep eaves to roof, at least 500mm
	7	Pitched roof (tiled or metal) with hips rather than gables between 300 and 400 angle

Openings	8	Vertically proportioned windows
	9	Inset balcony spaces when present
Attached Elements	10	Strong canopy line where there is a ground floor commercial use

Brick Decorated

The Beaufort Street Activity Corridor Plan conceived the name Brick Decorated to cover a range of eclectic but related styles of buildings present on and around Beaufort Street, dating from about 1880 until the Great Depression. Heritage architectural styles within this range include Federation, Arts and Crafts, California Bungalow, and the Victorian styles of Queen Anne, High Victorian, and Victorian Gothic. Walls are typically red brick with white or light-coloured decorative features, though they may in part be rendered. Vertical supporting elements such as posts or columns appear more light weight than in the Brick Simple style and are often more decorated.

These Brick Decorated styles overlap somewhat with those of the Light Classical style, however Brick Decorated varies from Light Classical in two ways. Firstly, Brick Decorated features extensive decorative structural motifs such as brackets, rafter tails, and attached frontage components such as wooden balconies and verandah posts, all of which are of a different material and lighter colour than that of the main wall plane. Secondly, Brick Decorated often involves overall facades that are asymmetrical (with some smaller symmetrical components), as opposed to the rigid overall symmetry of Light Classical.

Brick Decorated Style Guide Characteristics

Brick Decorated nominated development shall embody the style guide characteristics outlined in Figure 5.

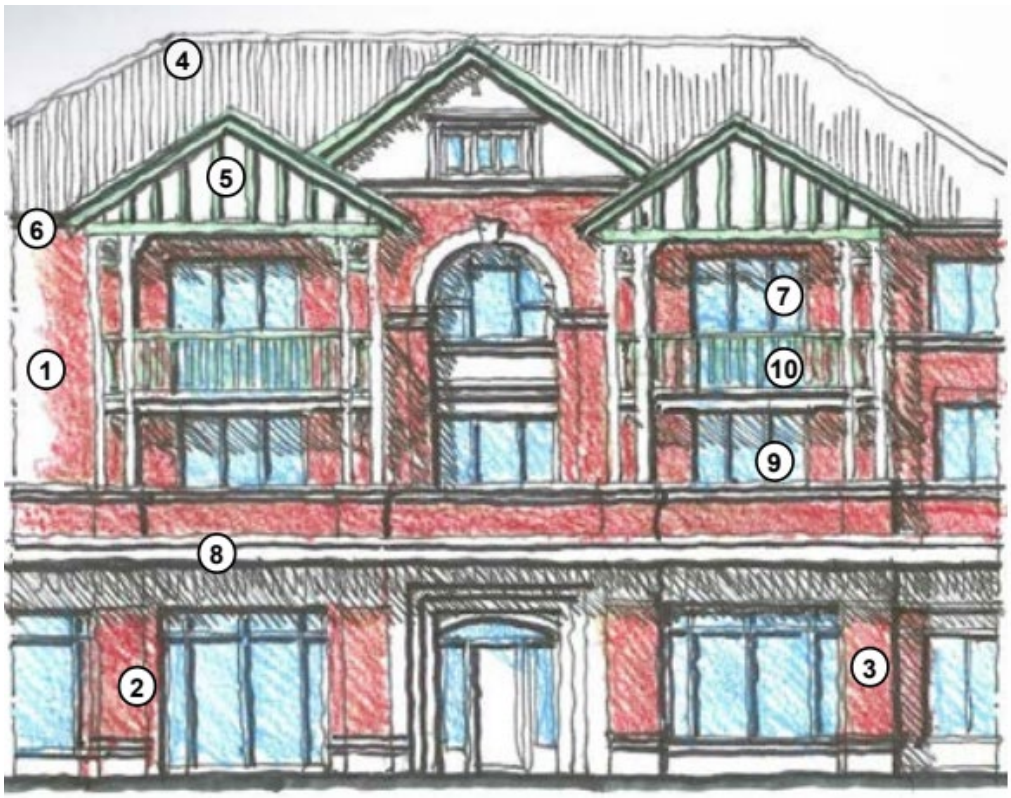


Figure 5 – Brick Decorated Style Guide

Category	No.	Description
Walls	1	Predominantly red brick with white or light coloured decorative features
	2	Building base storey expressed by means of banding or changes in material or texture
	3	Structure expressed to ground to create a strong building base e
Roof Form	4	Pitched roof (tiled or metal), between 300 to 400 angle
	5	Gables with painted timber fretwork
	6	Deep eaves to roof, minimum 400mm
Openings	7	Vertically proportioned windows
Attached Elements	8	Strong canopy line where there is a ground floor commercial use
	9	Projecting balcony spaces usually to property line, except setback minimum 2 metres behind character shopfronts and supported on a lightweight post and beam structure
	10	Vertical balusters in light colours

Light Classical

The Beaufort Street Activity Corridor Plan conceived the name of Light Classical to cover a range of eclectic but related styles of buildings present on Beaufort Street, dating from about 1880 until the Depression. Related historic styles include Classical Revival, Romantic Classicism and High Victorian, all of which use overtly classical motifs in their decoration. Buildings are usually symmetrical and well proportioned.

Street façade walls are always visibly load-bearing. Street canopies and/or verandahs should ideally have supporting posts or columns and should not be cantilevered over the footpath. However, due to some narrow footpaths and other constraints, this may not always be possible, and therefore cantilevered canopies and verandahs are permitted in those circumstances.

The compositions of the street facades usually involve Golden Rectangles, as used in Classical Greek, Roman and Renaissance architecture. Wall openings including doorways and windows are typically taller than they are wide, by at least 30%.

Light Classical Style Guide Characteristics

Light Classical nominated development shall embody the style guide characteristics outlined in Figure 6.



Figure 6 – Light Classical Style Guide

Category	No.	Description
Massing	1	Use of symmetry to express the classical order
Walls	2	Pilasters usually full building height and Use of double-storey order to create an urban scale when buildings are four storey or more
	3	Ground storey expressed by means of banding and/ or changes in material or texture
	4	Incorporation of pediments and other decorative features to break the parapet line and emphasise the main entrance directly beneath
	5	Structure continued to ground to create a strong building base
Roof Form	6	Flat or low-pitched roof behind a raised parapet
Openings	7	Use or classical proportioning and clear expression of a top, middle and base of the building
	8	Inset balcony spaces or loggias, when used
	9	Vertically proportioned windows and balcony openings
	10	Use of traditional decorative mouldings and motifs
Attached Elements	11	Strong canopy line where there is a ground floor commercial use

OFFICE USE ONLY:

Policy Type: Local Planning Policy **Policy Owner: City Future**	**Policy No.** **Latest adopted review date:**

Policy Type: Local Planning Policy **Policy Owner: City Future**	**Policy No.** **Latest adopted review date:**

Local Planning Policy Beaufort Street

Consultation Report
November 2025

Executive summary

This report consolidates community feedback on planning approaches for Beaufort Street, focusing on heritage preservation, architectural design, and development standards as part of transitioning from the Local Development Plan (LDP) to a Local Planning Policy under State planning requirements.

Community feedback shows strong support for retaining pre-1960 buildings and maintaining the architectural styles outlined in the current LDP. While respondents value heritage-consistent design, there is also moderate support for contemporary interpretations, provided they are in keeping with the area.

This feedback underscores the need for a planning policy that balances heritage preservation with thoughtful, high-quality design and practical considerations, ensuring Beaufort Street evolves without losing its unique character.

Local Planning Policy Beaufort Street Overview

To build upon the community consultation undertaken for Local Planning Scheme No. 4 (LPS4), the City is now focused on Beaufort Street and its Heritage Area status under LPS4.

As part of this process, the City is transitioning from the current Local Development Plan (LDP) to a Local Planning Policy – a requirement of the State Government – to formally recognise and protect the Heritage Area under the relevant State planning legislation.

The new policy is expected to apply to the area currently covered by the LDP, including all relevant properties along Beaufort street, as well as nearby commercial and mixed-use areas.

As the City drafts the new policy, it sought to understand community perspectives on heritage matters – particularly regarding architectural styles and character of developments in the area.



Consultation summary

70
Survey responses

54%
of respondents live in Mount Lawley

39%
of respondents live in Inglewood

26%
of respondents are aged 55-64
followed by 25% aged 65-74, and 22% aged 45-54

Survey Insights

The big picture

- Retention of pre-1960 buildings and preventing demolition received strong support, with 76% strongly agree, 16% agree, 3% disagree, and 4% strongly disagree.
- Additions and new buildings designed to architectural styles mentioned in the current LDP were also strongly supported, with 69% strongly agree, 19% agree, 6% disagree, and 6% strongly disagree.
- Allowing contemporary designs that reference colours, materials, and design elements of the area received moderate support, with 33% strongly agree, 40% agree, 19% disagree, and 9% strongly disagree.

Snapshot of comments:

Open-ended responses highlighted strong support for preserving Beaufort Street's heritage character, and mixed views on allowing contemporary designs.

"I do not want to see a further dilution of the heritage area with new builds that do not fit it"
Inglewood resident, 45-54

"Allowing a more contemporary take on Art Deco or Federation design should be allowed where relevant."
Inglewood resident, 55-64

"Contemporary doesn't fit the heritage of the area."
Mount Lawley resident, 55-64

Planning elements by importance

- Architectural styles were considered as highly significant, with 74% rating them very important, 25% as important, and only 2% as not at all important.
- Parking requirements were also viewed as critical, with 47% very important, 39% important, 11% slightly important, and 3% not at all important.
- Protection of traditional buildings (built pre-1960) ranked highest, with 77% very important, 17% important, and just 3% each for slightly important and not at all important.
- A mixture of residential and commercial uses was seen as moderately significant, with 20% very important, 54% important, 19% slightly important and 7% not at all important.
- Traffic management and vehicle access was strongly prioritised, with 65% very important, 27% important, 6% slightly important, and 3% not at all important.

Snapshot of comments:

Open-ended responses emphasised concerns about parking

"Stop the sub-division of blocks where the parking is not sufficient or put sufficient parking measures in place!"
Inglewood resident, 35-44

"If more people are going into this area then traffic must be considered
Mount Lawley resident, 65-74

"The low level buildings along Beaufort Street give it a unique and welcoming community shopping and dining appeal, which high rise residential could potentially detract from."
Mount Lawley resident, 45-54

Case study: 1-22/181 Central Avenue, Mount Lawley



This design was well supported:

- I consider this an appropriate architectural design on Beaufort Street: 19% strongly agree, 43% agree, 21% disagree, and 16% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 23% strongly agree, 35% agree, 12% disagree, and 26% strongly disagree.

Survey Insights (cont.)

Case study: 861 Beaufort Street, Inglewood



This design was well supported:

- I consider this an appropriate architectural design on Beaufort Street: 12% strongly agree, 49% agree, 30% disagree, and 9% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 13% strongly agree, 46% agree, 28% disagree, and 12% strongly disagree.
- I support building designs that use colours and materials that can be found in the immediate area that can be interpreted in a contemporary way: 16% strongly agree, 58% agree, 21% disagree, and 4% strongly disagree.
- I support the use of contemporary materials in an Art Deco inspired built form: 30% strongly agree, 52% agree, 13% disagree, and 4% strongly disagree.

Case study: 969-971 Beaufort Street, Inglewood



Support for this design was more moderate:

- I consider this an appropriate architectural design on Beaufort Street: 9% strongly agree, 50% agree, 21% disagree, and 20% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 9% strongly agree, 45% agree, 22% disagree, and 24% strongly disagree.
- I support that the building has used colours (red brick) from the area and interpreted them in a contemporary way: 9% strongly agree, 47% agree, 27% disagree, and 17% strongly disagree.
- I support the use of contemporary design interpretation: 12% strongly agree, 48% agree, 23% disagree, and 17% strongly disagree.

Survey Insights (cont.)

Case study: 760 Beaufort Street, Mount Lawley



This design received very high support:

- I consider this an appropriate architectural design on Beaufort Street: 20% strongly agree, 67% agree, 10% disagree, and 3% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 21% strongly agree, 64% agree, 12% disagree, and 3% strongly disagree.
- I support that the building has used colours and materials (red brick) from the area and interpreted them in a contemporary way: 22% strongly agree, 70% agree, 6% disagree, and 1% strongly disagree.

Case study: 167 Seventh Avenue, Inglewood



This design received low support overall:

- I consider this an appropriate architectural design on Beaufort Street: 9% strongly agree, 33% agree, 42% disagree, and 16% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 9% strongly agree, 36% agree, 34% disagree, and 21% strongly disagree.
- I support that the building has used colours and materials (red brick) from the area and interpreted them in a contemporary way: 9% strongly agree, 27% agree, 43% disagree, and 21% strongly disagree.

Survey Insights (cont.)

Case study: 666 Beaufort Street, Mount Lawley



This design was well supported:

- I consider this an appropriate architectural design on Beaufort Street: 24% strongly agree, 63% agree, 10% disagree, and 3% strongly disagree.
- I consider this an appropriate architectural design within commercial and mixed-use areas outside of Beaufort Street: 21% strongly agree, 57% agree, 16% disagree, and 6% strongly disagree.
- I support that the building has used colours and materials from the area/traditional building and interpreted them in a contemporary way: 18% strongly agree, 64% agree, 15% disagree, and 3% strongly disagree.

Snapshot of comments:

Open-ended responses indicated support for development along Beaufort Street if it maintains heritage character through thoughtful design, proportion, and consistency, while addressing concerns about poor architectural quality, parking, and signage.

"Heritage colours and materials do not make a heritage facade. It's all in the design. Residents have stricter requirements in

"Architects could do better to reflect the Art Deco style."
Menora resident, 55-64

"Proportion and design sympathetic to the surrounds make for a fit every time."
Mount Lawley resident, 75+

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.2/CF3 as he owns a unit in Mount Lawley.

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.2/CF3 as he is a resident in the Character Retention Area.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/CF3 as his principal home is within and affected by the LPP.

Councillor Daniela Ion disclosed an Impartial Interest in Item 12.2/CF3 as she is a member of the Mount Lawley Society.

12.2/CF3 DRAFT LOCAL PLANNING SCHEME NO.4 LOCAL PLANNING POLICIES - CHARACTER RETENTION - MOUNT LAWLEY, MENORA AND INGLEWOOD HERITAGE PROTECTION AREAS - OUTCOMES OF ADVERTISING

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	Lawley and Inglewood	Location: Mount Lawley, Menora, and Inglewood Heritage Protection Areas
Applicant:	Not Applicable	

Role

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

Moved Councillor Migdale, seconded Councillor Giudici

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas' in a modified form as shown in Attachment 1, upon gazettal of Local Planning Scheme No.4.

2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Inglewood Heritage Area' in a modified form as shown in Attachment 2, upon gazettal of Local Planning Scheme No.4.

It was suggested that the following words be ADDED to the end of Recommendation 1:

"with the following additional modification:

a) All references in the text and images of the draft Policy to PVC being a material that is appropriate for window frames, be removed."

Reason for change:

PVC is not an appropriate material for use in the Mount Lawley and Menora Heritage Area, and removing reference to this material from the draft policy will ensure the architectural styles of traditional buildings and character of existing streetscapes remain intact.

The suggested addition was not accepted by the mover and seconder.

AMENDMENT

Moved Councillor Ferrante, seconded Councillor Proud

That the following words be added to the end of Recommendation 1:

"with the following additional modification:

a) All references in the text and images of the draft Policy to PVC being a material that is appropriate for window frames, be removed."

The amendment was put and declared CARRIED (11/4) and forms part of the substantive motion.

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

Council Resolution

0526/032

Moved Councillor Migdale, seconded Councillor Giudici

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas' in a modified form as shown in Attachment 1, upon gazettal of Local Planning Scheme No.4. with the following additional modification:

b) All references in the text and images of the draft Policy to PVC being a material that is appropriate for window frames, be removed.

2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Inglewood Heritage Area' in a modified form as shown in Attachment 2, upon gazettal of Local Planning Scheme No.4.

The motion was put and declared CARRIED (14/1).

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

Committee Recommendation

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas' in a modified form as shown in Attachment 1, upon gazettal of Local Planning Scheme No.4.

2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Inglewood Heritage Area' in a modified form as shown in Attachment 2, upon gazettal of Local Planning Scheme No.4.

Officer's Recommendation

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas' in a modified form as shown in Attachment 1, upon gazettal of Local Planning Scheme No.4.

2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS WITH 'Local Planning Policy – Character Retention of Inglewood Heritage Area' in a modified form as shown in Attachment 2, upon gazettal of Local Planning Scheme No.4.

Purpose

To report on the outcome of advertising of Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas and Local Planning Policy – Character Retention of Inglewood Heritage Area, and to obtain a Council resolution to adopt the Policies in modified form (Attachment 1 and 2) to come into effect upon the gazettal of Local Planning Scheme No.4 (LPS4).

Background

The City is progressing LPS4, which is expected to be gazette (come into effect) in the second half of 2026. The preparation of LPS4 to replace Local Planning Scheme No.3 (LPS3) necessitated alignment with the State Government 'Planning Reform' agenda to simplify and streamline the State's land use planning system. Simplification of the City's local planning framework includes both the planning scheme itself and associated Local Planning Policies (LPPs). The City has been incrementally reviewing LPPs to ensure they are fit for purpose and ready to use upon the gazettal of LPS4. The intent is that all the City's LPPs would be aligned with LPS4 by the time it is gazetted.

The LPPs clearly demonstrate that two separate policies apply to three distinct Heritage Areas: Mount Lawley, Menora and Inglewood. Although Mount Lawley and Menora are consolidated within a single policy framework, they remain separate Heritage Areas, each underpinned by its own heritage statement and individual significance.

<u>The need for heritage control through a local planning policy</u>

The gazettal of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) introduced a consistent, statewide approach to heritage management. A key change was that planning schemes are no longer able to designate Heritage Areas; this function is now required to be undertaken through local planning policies.

Notwithstanding this change, the Regulations provide that any Heritage Area designated under a previous planning scheme is taken to be a Heritage Area designated under the Regulations. As a result, the draft LPPs are not required to 'designate' Heritage Areas. However, draft LPS4 does not include maps identifying the City's Heritage Areas, and the primary purpose of the draft LPPs is to spatially define the City's Heritage Areas.

The proposed draft Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas (Attachment 1) and draft Local Planning Policy – Character Retention of Inglewood Heritage Area (Attachment 2) have been advertised for public comment, and the submissions received are detailed in this report.

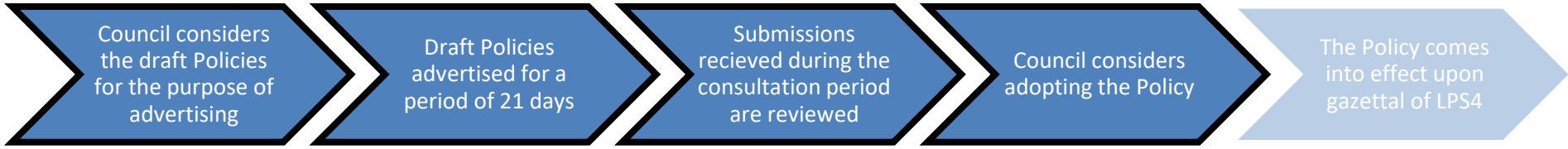


Figure 1 - Policy review process

Details

Submissions received to draft Policy

The draft Policies were advertised between 24 March 2026 and concluded on 21 April 2026. A total of 14 submissions were received during the consultation period raising a range of matters relating to the proposed policy changes. A detailed response to each submission can be viewed in Attachment 5. The key topics identified through the submissions are outlined below:

- Scope of the review
- Housing affordability, density, and urban outcomes
- Design controls, flexibility, and modernisation
- Roller shutters, fencing, and security measures

The City's response to these are outlined below:

- *Scope of the Review*

Many submissions raise concerns about the overall extent of heritage protection, including arguments for reducing, abolishing, or fundamentally changing suburb-wide heritage controls. These matters fall outside the scope of the current review.

Planning controls for these areas were established in response to a desire from the community and Council to protect the historic character, built form, and streetscape qualities of Mount Lawley, Menora and Inglewood. This desire formed the basis for the introduction of Heritage Areas and associated planning controls, which seek to manage change in a manner that respects and retains the valued heritage character of these neighbourhoods.

The purpose of the current policy changes is not to reconsider the merits, extent, or continued application of Heritage Areas, but to support the transition of existing heritage controls from LPS3 to LPS4. The Heritage Areas are long-established and will continue under LPS4. The proposed policy changes are primarily administrative and will ensure that heritage controls will continue to apply.

- *Housing Affordability, Density, and Urban Outcomes*

Submissions have linked heritage controls to increased housing costs, reduced development flexibility, constraints on density, and contribution to housing shortages and urban sprawl. Concerns were also raised about parking, traffic congestion, and limitations on multi-generational or higher-occupancy living. While these are recognised as important planning considerations, the City notes that they relate to broader housing and strategic planning objectives rather than the policy changes currently proposed.

- *Design Controls, Flexibility, and Modernisation*

Greater flexibility in design, materials, and construction techniques, particularly for rear extensions and non-street-facing works was sought in relation to development in Mount Lawley. Submitters argue that contemporary materials can be visually compatible, more durable, cost-effective, and environmentally sustainable. The City notes that development approval is required for most works within Heritage Areas, and through this process officers can consider sustainable solutions, provided they do not compromise heritage significance or streetscape character and are consistent with the LPP.

Although the previous review in 2021 of LPP 3.1 – Character Retention in Inglewood Policy allowed greater design flexibility to the rear of dwellings there was not an appetite in the community of Mount Lawley and Menora to introduce similar changes. This is outside the scope of the current review which is to align the policies with LPS4 and updated State Government requirements.

- *Roller Shutters, Fencing, and Security Measures*

A number of submissions focus on restrictions relating to roller shutters and fencing, emphasising their role in security, noise reduction, affordability, and everyday amenity. Submitters argue that these elements are not visually intrusive and should be permitted.

The City notes that heritage controls are applied to manage both the integrity of individual buildings and the broader streetscape. Elements such as roller shutters and certain fencing types are not typical of traditional housing forms and can obscure original features or detract from heritage character. The revised policy seeks to clarify expectations rather than introduce a new assessment approach.

Proposed changes to advertised policies

- *Engagement with the Mount Lawley Society*

City officers have liaised closely with the Mount Lawley Society during the drafting and refinement of the proposed LPPs. The Society made a deputation at the previous Council meeting in support of the City's recommendation to adopt the policies for the purpose of advertising. The City officers met with representatives of the Society to discuss their feedback and proposed refinements. The Society also lodged a formal submission, recorded as Submission 1 in Attachment 5 Schedule of Submissions.

The majority of the Society's comments related to administrative matters, drafting clarity and minor inaccuracies in the advertised policy. These issues have been resolved through amendments that improve accuracy, alignment with standard policy format and clarity of application. The Society also raised several more substantive matters, primarily relating to fencing provisions:

Capped fencing

The Society sought clarification around capped piers, noting that some traditional low fences historically did not include capping. The provision has been retained as an assessable requirement, with clarification that variations may be considered where appropriately justified and consistent with the policy objectives. However, in most circumstances, capped fencing will be required. This requirement has been made explicit to provide clarity and certainty, as the absence of clear direction in the previous policy led to misunderstanding about expected outcomes.

Higher fencing in Menora

The Society expressed concern about allowing higher fencing in Menora, citing that the area's Garden Suburb planning principles suggest fences should be low in design. In response, the provision has been refined to make clear that higher fencing may only be supported where it is the predominant fencing form within the immediate streetscape (defined as the street block) and must reflect traditional design. This refinement provides clearer guidance and avoids the potential for incremental spread into the wider area.

Visual permeability of fencing

The Society proposed more prescriptive fencing dimension controls to ensure openness and visual permeability. No change has been made in this regard, as visual permeability is already clearly defined and regulated through the Residential Design Codes, which provide a measurable, performance-based framework consistently applied across the City.

Fencing exemptions

Concerns were raised about the extent of fencing exemptions within the Heritage Area's. As a result of community feedback, fencing exemptions have been scaled back and now apply only to fencing outside the street setback area. Further explanation of this change is provided in the fencing exemptions section of this report below.

Detailed responses to each matter raised by the Mount Lawley Society are contained in Attachment 5. The Society has been provided with a copy of the City's response to their submission ahead of this meeting.

- *Fencing Exemptions*

The City initially sought to reduce regulatory burden by providing broader exemptions for fencing. However, feedback received during community consultation highlighted that fencing forms a key component of the heritage streetscape and built character and within the streetscape. In response, the proposed fencing exemptions have been reassessed.

As a result, it is recommended that fencing exemptions be limited to fencing and gates where they are located outside the street setback area. This refinement recognises the heightened importance of fencing within the street interface to heritage character outcomes.

- *Additional administrative changes*

To improve transparency and certainty for applicants, the exemption provisions have been reworded to clearly state that fencing and gates are only exempt where they:

  - comply with the requirements of the Local Planning Scheme and any relevant Local Planning Policy, Structure Plan, Activity Centre Plan or Local Development Plan;
  - comply with the requirements of the Residential Design Codes;
  - are not located within the street setback area of a Heritage Area;
  - where located outside the street setback area but visible from the street, are finished in white or cream; and
  - are not located on land included on the Heritage List or the State Register of Heritage Places.

It is noted for clarity that the requirement for fencing located outside the street setback area but visible from the street to be finished in white or cream applies only to the Mount Lawley and Menora Local Planning Policy. This requirement does not apply to the Inglewood Local Planning Policy, reflecting the differing character objectives and policy intent for that area and the greater flexibility.

Overall, these amendments strike a balance between reducing unnecessary regulatory burden and ensuring that fencing continues to positively contribute to heritage streetscape outcomes in areas where this is most critical.

Summary of submissions

While the submissions highlight strong and diverse views on heritage protection, housing affordability, sustainability, and liveability, the City notes that the current policy review is limited in scope to align the LPP with LPS4 and updated State Government requirements. The proposed amendments do not introduce new Heritage Areas or fundamentally alter the heritage framework. Broader issues raised may inform future reviews but are not addressed through the current set of policy updates.

Financial Assessment and Implications

The costs associated with the review of the Policy are covered within the City Future Business Unit budget.

Stakeholder Engagement

Advertising of the Policy was carried out in accordance with the requirements of the Regulations and the City's Public Consultation Policy. Advertising commenced 24 March 2026 and concluded on 21 April 2026. Details of the Policy, including where to view both an electronic and hard copy, were placed on the City's website and notices were placed in the City's Administration Centre and City libraries for the duration of the consultation period. The Policies were advertised for 28 days as there is an exclusion period set out in the Regulations which requires an additional seven days be added for a period falling over Good Friday.

SUBMISSION RECEIVED	WITHIN 100M RADIUS OF THE HERITAGE AREA	WITHIN THE CITY OF STIRLING	OUTSIDE OF THE CITY OF STIRLING
SUPPORT	21%	29%	0%
OBJECT	71%	71%	0%

Table 1: Submissions Received

Recommended Action

The Policies have been reviewed and advertised for public comment following a resolution of Council.

It is recommended that Council adopts the modified Policies as shown in Attachment 1 and 2, to come into effect upon the gazettal of LPS4.

Relevant Policies, Legislation and Council Resolutions

The Regulations identify the process to be followed when new or amended local planning policies are proposed and this process was followed as part of the review of the Policy.

Local Government Act 1995

Meeting Date	Council Resolution Number	Council Resolution
10 February 2026	0226/003	1. That Council PREPARE 'Local Planning Policy – Character Retention in Mount Lawley and Menora Heritage Area' for the purpose of public advertising as shown in Attachment 1. **1.** 2. That Council PREPARE 'Local Planning Policy – Character Retention in Inglewood Heritage Area' for the purpose of public advertising as shown in Attachment 2.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

Priority: Facilitate diverse housing choice for our community

Strategic Risk

Strategic Risk	Risk Appetite
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 - Local Planning Policy - Character Retention of Mount Lawley and Menora Heritage Areas ⇩

Attachment 2 - Local Planning Policy - Character Retention of Inglewood Heritage Area ⇩

Attachment 3 - Tracked Changes - Local Planning Policy - Character Retention of Mount Lawley and Menora Heritage Areas ⇩

Attachment 4 - Tracked Changes - Local Planning Policy - Character Retention of Inglewood Heritage Area ⇩

Attachment 5 - Schedule of Submissions ⇩

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

Local Planning Policy – Character Retention of Mount Lawley and Menora Heritage Areas

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy - Character Retention in Mount Lawley and Menora Heritage Areas.

2. INTRODUCTION

The purpose of this Policy is to provide a framework to guide development in the Mount Lawley and Menora Heritage Areas to ensure the existing heritage character is retained and protected and is reflected in new development.

The Mount Lawley and Menora Heritage Areas are delineated in Figure 1.

3. OBJECTIVES

The retention of traditional buildings, gardens and streetscapes in the Heritage Areas are important as these collectively contribute to the character of Mount Lawley and Menora. To retain this character existing traditional buildings should be retained and new buildings, including additions, should complement the existing streetscape and be designed in a similar style (including detailing), scale and proportions as existing traditional buildings.

The key objectives of this Policy are to: -

a) Ensure the retention of buildings within the Mount Lawley and Menora Heritage Areas built prior to 1960 where the architectural style of the building is generally intact;

b) To ensure the retention of existing buildings referred to in (a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape

c) Ensure that new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;

d) Maintain and improve existing street trees, grass verges and front gardens; and

e) Retain mature trees wherever possible.

4. APPLICATION OF THIS POLICY

This Policy applies to all Residential zoned land within the Mount Lawley and Menora Heritage Areas, outlined in Figure 1 below.

Where there is any inconsistency between the provisions of this Policy and other planning policies, the provisions of this Policy shall prevail. Development on Beaufort Street or within non-residential zones will be assessed against the relevant applicable planning policy, unless that policy expressly states that this Policy applies to the type of development proposed.

Where any conflict exists between these guidelines and the Deemed-to-Comply and/or Element Objectives of the *Residential Design Codes*, the provisions of these guidelines shall prevail with due regard given to the *Residential Design Codes*.



Figure 1 – Mount Lawley and Menora Heritage Areas

5. RESIDENTIAL CHARACTER ANALYSIS – MOUNT LAWLEY HERITAGE AREA

5.1. Description of the Area – Mount Lawley

The Mount Lawley Heritage Area is bounded by Walcott Street, Railway Parade, Central Avenue, the rear boundary of lots on the north-western side of North Street, the edge of Hamer Park, Bradford Street and Alexander Drive (refer Figure 2). The area is historically separated into two further areas being Mount Lawley (Estates 1 and 2) and Mount. Lawley (East), which are discussed further in these guidelines.



Figure 2 - Mount Lawley Heritage Protection Area

5.2. History of Mount Lawley

The eastern part of Mount Lawley was subdivided and settled in several stages from 1896 when Gold Estates of Australia first offered for sale lots in the area from First to Third Avenues and from Guildford Road to John Street.

Mount Lawley was named after Sir Arthur Lawley, Governor of Western Australia from April 1901 to August 1902. It is believed that Lawley allowed his name to be used on condition that the area contained no public houses. The name was initially applied to Estate 1, subdivided in 1902 and extending from Walcott Street to Regent Street and from the river to Clifton Crescent.

The area was extended in 1912 with the subdivision of Estate 2 between Clifton Crescent and Alexander Drive. The release of the subdivision coincided with the government takeover of the tramway service in the area. The subdivisions were carried out by Samuel Copley, a real estate speculator, and Albany banker John Robinson. Many of the street names in Estate 2 include the suffix 'royd' which was the maiden name of the wife of Samuel Copley.

The road layouts of Estates 1 and 2 differed from the adjacent subdivisions where streets were laid in a regular grid. The layout of Estate 1 followed the contours of the land with the result that roads such as Clifton, Lawley, and Queens Crescents and Farnley and Clotilde Streets curved with the gradient of the land and added diversity to the general subdivision pattern.

5.3. Significance of Mount Lawley

Mount Lawley (Estates 1 and 2) is an area of exceptional significance.

Mount Lawley Estates 1 and 2 provide a rare example in Perth of a substantially intact residential area from the first decades of the twentieth century. The area is characterised by an innovative street layout based on the natural topography of the area, together with a traditional streetscape featuring verges, footpaths, and regular planting of street trees. There is a predominance of large homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens. A canopy of mature trees in back gardens gives an established quality to the area.

The area has aesthetic, historic, social and scientific significance for the following reasons:

- Road and subdivision pattern;
- Excellent examples of housing from the early 1900s including examples of Federation Bungalow, Queen Anne, Arts and Crafts and Californian Bungalow architectural styles;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

Mount Lawley (East) is an area of considerable significance.

Mount Lawley (East) is a good example in Perth of a substantially intact residential area characterised by large and medium sized homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens.

The area has aesthetic, historic and social significance for the following reasons:

- Typical example of rectangular grid road and subdivision pattern;

- Good examples of housing from the early 1900s and inter-war period including some very good examples of Federation Bungalow and Californian Bungalow style dwellings;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

5.4. Mount Lawley Streetscapes

Mount Lawley is laid out on a rectangular grid with lots of approximately equal size in individual streets, but with some variation across the area. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres with street frontages between 13.0 and 15.0 metres. There are some smaller lots of approximately 500 square metres in area closer to the railway. There are laneways in some locations in Mount Lawley Estate No.1 and generally in Mount Lawley (East).

The area comprises predominantly single dwellings with one dwelling to each block. Dwellings are generally single storey, located towards the front of the lot and with the front door facing the street. Dwellings are set back an equal distance from the front boundary from 5 to 9 metres in individual streets. Dwellings have front gardens with exotic plantings that reflect the period of construction (refer Figure 3).

Most dwellings have low (0.9 to 1.2m) front fences in a range of styles including timber pickets, woven wire, and low masonry fences. Mature trees, particularly in back gardens, provide an attractive tree canopy throughout the area.

Streets have concrete pavements and grass verges on both sides and various exotic species of street trees planted at regular intervals. Generally, there is one single width crossover per lot.

There are some areas of public open space in the area. Generally, they comprise grassed area surrounded by mature trees. The main commercial area is located on Beaufort Street.

There are a number of areas where the character of the traditional streetscape has been altered by the amalgamation or subdivision of lots for unit development. These developments are considered ‘intrusive’ or ‘neutral’ places.

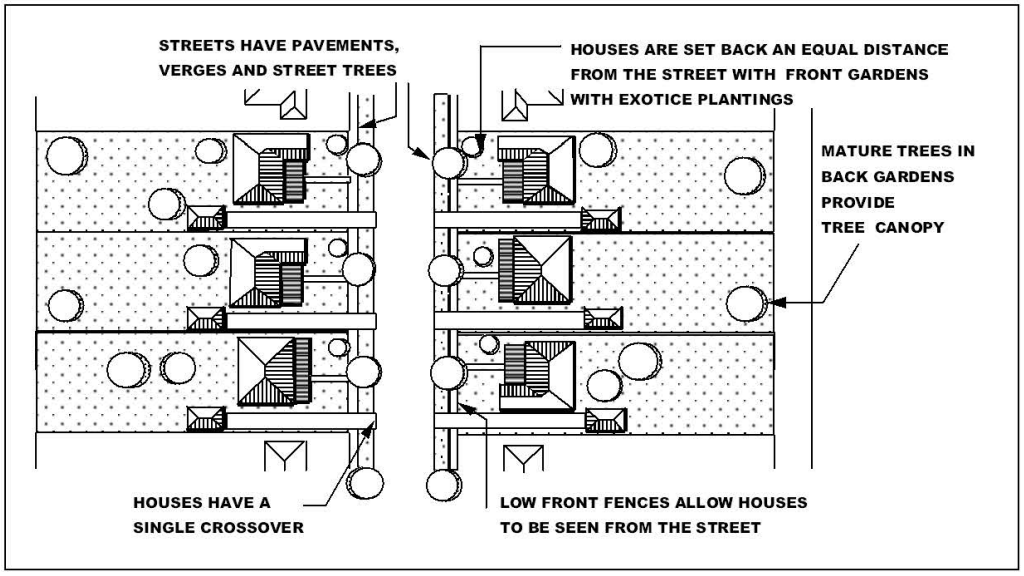


Figure 3 - Mount Lawley Streets

5.5. Traditional Mount Lawley Dwellings

Traditional dwellings in Mount Lawley were constructed predominantly between 1910 and 1950. Most dwellings are single storey and are generally constructed of red brickwork that in many instances is partly rendered. There are some weatherboard and iron dwellings remaining, including a group in Coode Street.

Dwellings are generally modest in scale and proportion and typical of middle-class housing of their era. However, wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground.

Styles are predominantly Federation Bungalows, Federation Queen Anne with some examples of Federation Arts & Crafts, Californian Bungalow, Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area. The following is an outline of the main architectural styles found in Mount Lawley.

Federation Bungalow: c.1890-c.1915

The Federation Bungalow architectural style, which began to appear towards the end of the Federation era, is one of the most prevalent architectural styles in the Mount Lawley area. It has its origins in the single-storey vernacular dwellings, with commodious verandahs, that were found in colonial countries such as India and is considered to be a transition between the more decorative Federation Queen Anne style and the later, more assertive Inter-War Californian Bungalow style of residential architecture.

Stylistically, the Federation Bungalow (example in Figure 4) style was strongly influenced by the Arts and Crafts movement and the concepts of the 'simple life' found in the West Coast of the United States during the late nineteenth and early twentieth centuries. It was widely regarded as a style suited for the Australian 'bush architecture' due to its spacious verandahs and simple construction that provided for laid back lifestyles and easy accessibility to the outdoors.

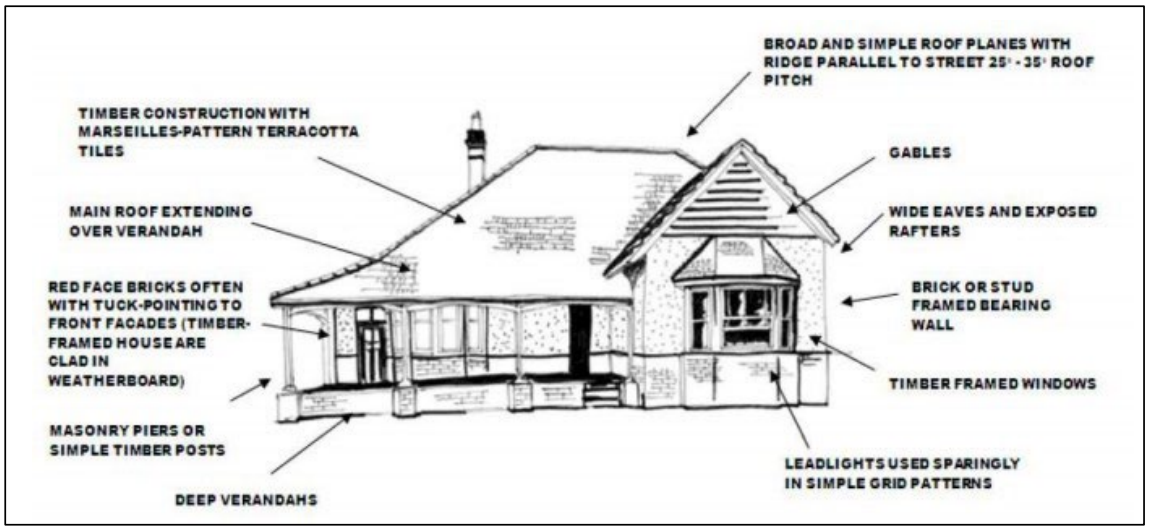


Figure 4 - Example of Federation Bungalow

Federation Queen Anne: c.1890-c.1915

Federation Queen Anne was the dominant Australian domestic style during the late nineteenth and early twentieth centuries. This style also appeared in rows of shops in the new suburbs being established during this time. Found throughout the Mount Lawley area, it was a style influenced by a combination of traditional English architecture and the more extravagant American Queen Anne. Increasingly, decorative elements (both internally and externally) influenced by Art Noveau, began to emerge after the turn of the century and became additional identifying features of the style.

Federation Queen Anne residences are often set in attractive gardens, with a variety of exotic plants and are picturesque and asymmetrical in appearance. Usually, one room projects forward of the front façade and the verandah then extends across the remaining frontage. An example is shown below in Figure 5.



Figure 5 - Example of Federation Queen Anne

Federation Arts and Crafts: c.1890-c.1915

The Arts and Crafts movement emerged in the nineteenth century in England, where proponents such as William Morris looked towards recapturing the handicraft methods used in a rural pre-industrial age. In the United States, Gustav Stickley promoted the 'Craftsman' image in architecture, interior design, and furniture.

The Arts and Crafts movement was concerned with the integration of art into everyday life and the 'truthful use of materials and the honest expression of function', which resulted in informal, domestic scaled buildings with a comfortable familiarity.

In Australia, the Federation Arts and Crafts style of architecture drew from these overseas models and the residences built in this style display characteristics that are unassuming and homely. Figure 6 below is an example of this.



Figure 6 – Example of Federation Arts & Crafts

Inter-War California Bungalow - c.1915-c.1940

California Bungalows (example below in Figure 7) became popular in the United States in the early twentieth century. Built with natural materials, they were low-profile homes designed for relaxed living, particularly suited to California's mild climate.

Australian architects were designing individual interpretations of the Californian Bungalow during the early years of the twentieth century and by the early 1920s many builders had embraced the style. In Australia, the Inter-war California Bungalow was generally built-in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on single blocks with informal lawns and gardens, often using natural materials and finishes.

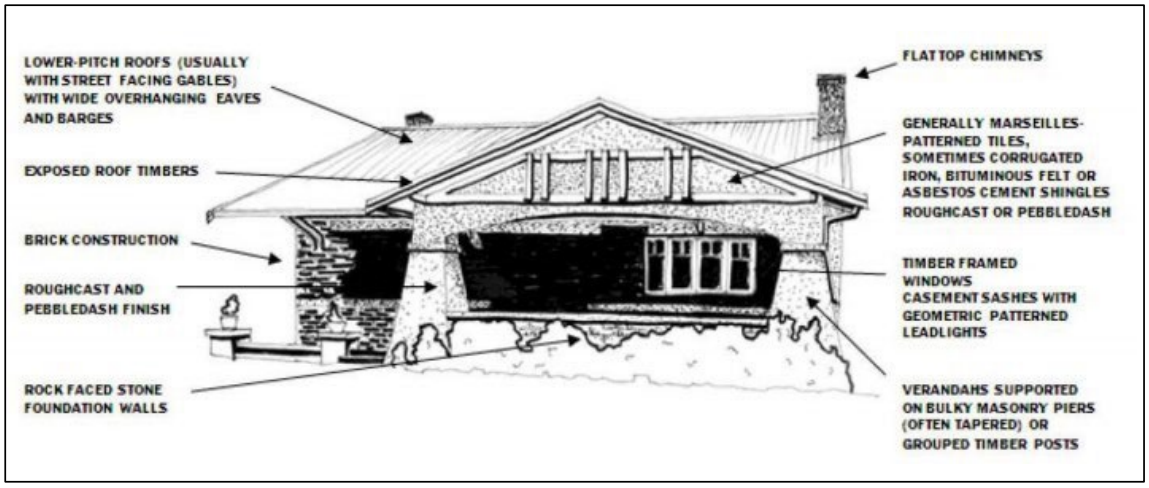


Figure 7 – Example of Inter–War California Bungalow

5.6. Description of the Area – Menora

The Menora Heritage Area is bounded by the rear boundaries of lots on the southeastern side of Adair Parade, Bradford Street, Tweed Crescent, Alexander Drive and Walcott Street as shown in Figure 8.



Figure 8 - Menora Heritage Protection Area

5.7. History of Menora

Menora was subdivided and settled in the inter and immediate post war periods. Prior to that time the area was characterised by general agricultural uses and smallholdings. The planning of Menora, and the adjacent area of Coolbinia, on Garden Suburb principles was related directly to the influence of W.E. Bold, the Town Clerk of the City of Perth who actively promoted both the Garden City Movement and the Town Planning Movement generally in Perth both before and after World War I.

The planning of the area was influenced by developments in the field of town planning that occurred predominantly in the 1920s in Perth. During this period there was considerable interest in the Town Planning Movement, which culminated in 1928 with the enactment of the Town Planning Act of 1928. The first town planning scheme for Mount Lawley was published in 1937 and included provisions such as the restriction of the construction of flats to parts of Walcott Street and Adair Parade. Although subdivided earlier, settlement in this area continued into the 1950s and 60s with some more recent development occurring. Menora was officially named in the 1950s, after the Jewish nine-branched candlestick.

5.8. Significance of Menora

Menora is an area of exceptional significance.

Menora is a very significant, substantially intact residential area planned on Garden Suburb planning principles. It is characterised by landscaped parks and streets with open grassed verges and mature trees. The curved road layout provides attractive vistas to parks and streets. The area is characterised by large homes from the 1930s, 1940s and 1950s, many of high architectural quality, set in attractive established gardens which are generally landscaped to compliment the design of the dwelling. There are a number of fine examples of a range of architectural styles including Inter-War Californian Bungalow and Functionalist and dwellings with elements of Spanish Mission styles.

The area has aesthetic, historic and social significance for the following reasons:

- Distinctive road and subdivision pattern;
- Excellent examples of housing generally from the 1930s, 1940s and 1950s including examples of Interwar Californian Bungalow, Functionalist, Spanish Mission and Mediterranean styles;
- Street design including general street layout, landscaped public open spaces, wide verges, and street trees;
- Garden layout, design, and quality;
- Good example of the implementation of Garden Suburb planning principles in Perth; and
- Historic associations with the Jewish community in Perth.

5.9. Menora Streetscapes

The road pattern in Menora varies markedly from the pattern of the adjacent Mount Lawley area, which is based on a rectangular grid. The road pattern of Menora is based on Garden Suburb town planning principles and comprises a series of crescents incorporating a series of small parks. The basis of these principles is that the suburb is designed as a whole community with a focus around a shopping or community centre and where residential lots are designed with access to areas of public open space. Street blocks are subdivided into a series of residential lots with approximately equal street frontages. Residential lots are around 840 to 1000 square metres in area with some variation and irregularity in block size as a result of the circular street pattern. The area contains some internal park areas at the backs of dwellings which is characteristic of Garden Suburb planning and rare, but not unique, in the context of metropolitan Perth. The subdivision pattern remains substantially as originally planned with no amalgamation or subdivision of original lots as shown in Figure 9.

The area comprises mainly single and double storey residences with the traditional pattern of one dwelling to each lot. Dwellings are set back an equal distance from the street however setbacks vary throughout the area and are quite large in some cases. Generally, the area is characterised by low masonry fences or an absence of front fences and the front garden extending to the pavement or into the street verge with no pavements in a few cases. Public and private landscape areas are integral to the character of the area. Front gardens are generally informal in design with a predominance of exotic plantings and lawn. Street trees are planted at regular intervals throughout the area. Dwellings were generally constructed with a single crossover and provision for parking one car. Over time larger double carports and garages have been introduced. Generally, these can be accommodated without appearing intrusive as the lot frontages are wide.

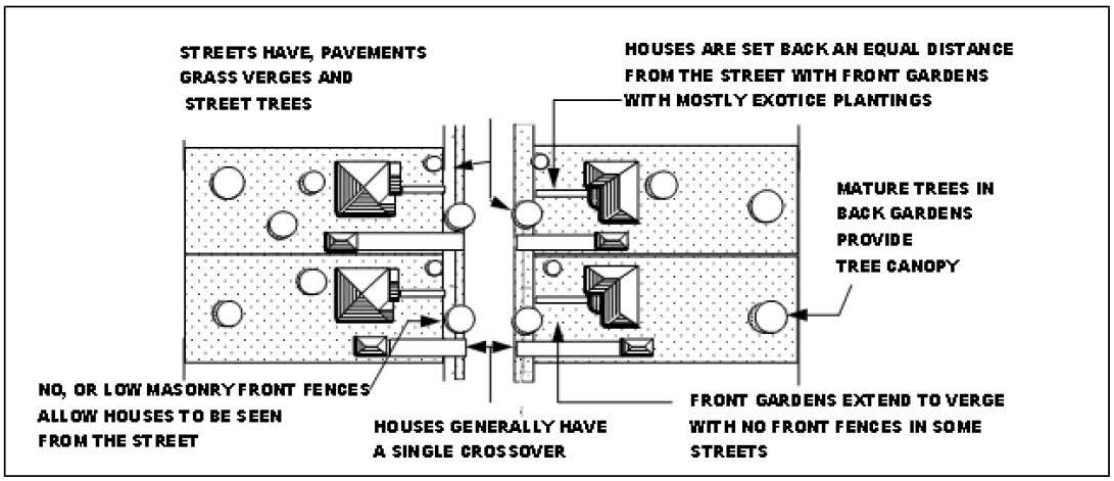


Figure 9 - Layout of Menora Streets

5.10. Traditional Menora Dwellings

Dwellings in Menora were constructed predominantly in the period 1930s, 1940s and 1950s. Generally, dwellings are single storey, although there are some larger two-storey homes throughout the area, and architectural styles reflect the period of construction. Examples of housing styles include Inter-War Spanish Mission, Functionalist and Californian Bungalow. There are a number of fine residences in the Inter-War Functionalist style which are rare in the context of metropolitan Perth.

Inter-War California Bungalow - c.1915-c.1940

The bungalow became popular in the United States at the beginning of the twentieth century. Expressed in 'earthy' materials, these homes were low-slung and planned for a casual lifestyle, especially in the temperate climate of California.

Australian architects were designing individual interpretations of the Californian Bungalow, during the early years of the twentieth century and by the early 1920s many builders had embraced the style.

In Australia, the Inter-war California Bungalow was generally built in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on suburban blocks with informal lawns and gardens, often using natural materials and finishes. Figure 7 provides an example of an Inter-War California Bungalow.

Inter-War Spanish Mission - c.1915-c.1940

The Inter-War Spanish Mission was introduced to Australia in the 1920s and draws on architectural styles influenced by Spanish colonial architects in both California and Florida.

The style is reminiscent of the Spanish Romanesque and Baroque styles. Residences built in this style are usually asymmetrical in appearance and feature external walls with light coloured, stucco or rendered surfaces with finishes that mimic textured handcrafted surfaces typical of the adobe construction of the Spanish missions. They are usually free standing and set in landscaped settings with exotic flora that has extensive use of palms (refer Figure 10).

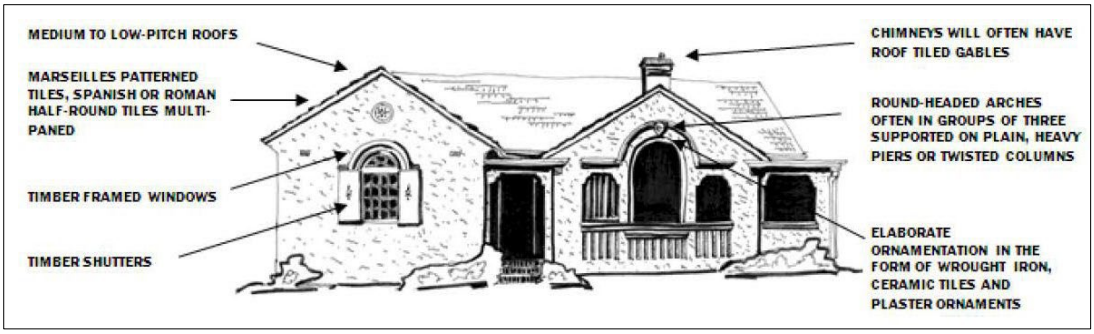


Figure 10 – Example of Inter-War Spanish Mission

Inter-War Functionalist - c.1915-c.1940

The Inter-War Functionalist style was a popular European style during the 1920s and 1930s that completely separated itself from styles of the past and instead focused on the ideas of "functionalism" and "clean lines". It was popularised through the influences of the modern movement and has been applied in Australia to a range of buildings such as homes, commercial buildings and cinemas.

The style is typically characterised by simple, geometric shapes, light colours, large glass areas with openings often occurring in horizontal bands giving a building a "streamline effect". An example is shown in Figure 11.



Figure 11 – Example of Inter-War Functionalist

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War II period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and also the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years.

The lack of materials and rising costs, coupled with a need to provide housing resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reductions of verandahs to small porches.

Many of the dwellings in the Menora area that were constructed after the Second World War continued to exhibit characteristics of the inter war styles prevalent in the area, albeit in a more simplified form.

The 'Post War Austerity' was defined as one common architectural form of the time. In the eastern states of Australia this was a basic fibro clad bungalow with a touch of streamlined modernism. In Western Australia the same style was constructed in brick and is found in the areas of Menora that were first developed in the late 1940s and during the 1950s.

Residences built in this style are usually free-standing, single storey set on suburban blocks, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings (refer Figure 12).

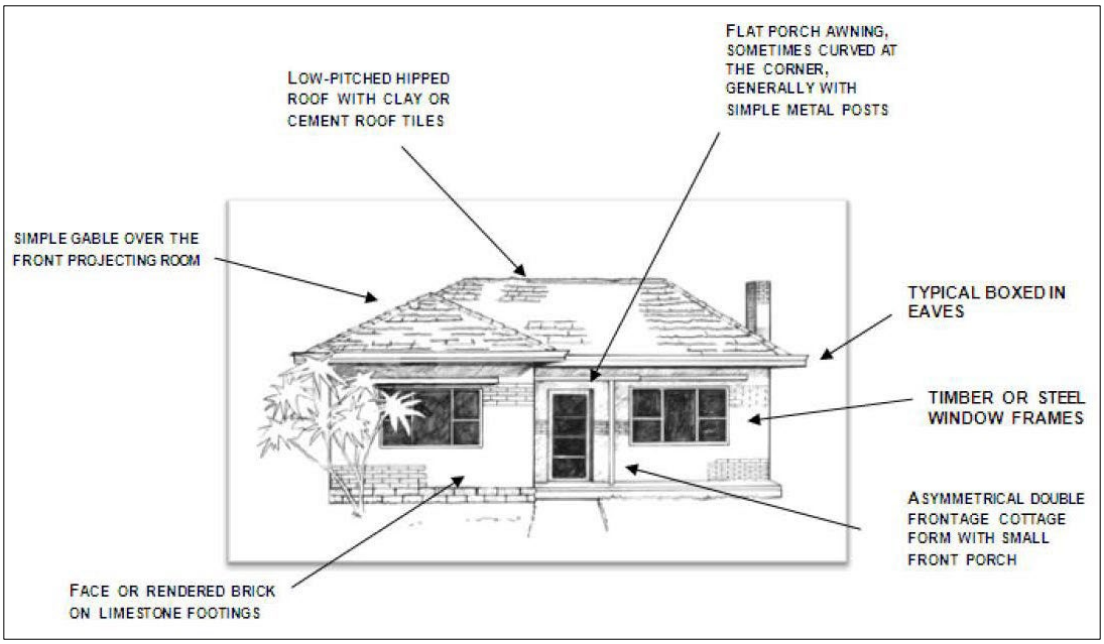


Figure 12 – Example of an Austerity Cottage

6. DEMOLITION OF BUILDINGS

6.1 Complete Demolition of a Building

A key objective of this Policy is to retain and conserve traditional buildings within the Heritage Areas, particularly those buildings built before 1960.

Where it is proposed or necessary to demolish (other than partially – refer below) a traditional building located in Residential Zone built before 1960, development approval for the works shall not be granted until separate development approval has first been granted for the demolition of the building.

The development application should include a written justification demonstrating that demolition is consistent the objectives of this Policy and should include demonstrate:

- Provide evidence that the building was constructed from 1960 onward;
- Detail why the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;

- Detail (with evidence from a qualified structural engineer or equivalent) why the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition). Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement.

To assist in considering the merits of any proposed demolition in a Heritage Areas, the City may require a heritage assessment by a heritage/architectural professional to be carried out. This assessment will assist the City in determining if an application and the written justification provided by the applicant is accurate and in accordance with the objectives of these guidelines.

6.2 Partial Demolition of a Building

Partial demolition of a building in a Residential zone within the Heritage Areas will be considered as part of the assessment of a development application for additions or alterations to the building. Partial demolition will be assessed in the context of the following objectives:

- To conserve and retain buildings within the Heritage Areas built before 1960 where the architectural style of the building is generally intact.
- To retain the traditional dwelling with minimum alterations.

This framework prevents the demolition of all but a portion of an existing building. Demolition proposals should be confined to those portions of the building behind the ridge line of the roof at the rear of the building.

Existing traditional elements of the building are to be retained, and the proposal must meet the objectives of Part 7 'Residential Policy Provisions' of this Policy.

Demolition of large portions of a traditional building facing a character street, or removal of original features from the front façade to facilitate a new addition are unlikely to be supported.

Where partial demolition is proposed, drawings must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail will be required when a Building Permit for the works is submitted to demonstrate how the structural integrity of the existing building is to be maintained during building and demolition works.

The details are to include and not limited to:

a) Methodology statement of work sequence;

b) Details of proposed connection to the new work;

c) Detail of any support of existing floor, walls and roof structures required;

d) Details of any foundation support required.

7. RESIDENTIAL POLICY PROVISIONS

7.1 Conservation of and Additions to Traditional Dwellings

Objectives

- Retain the traditional dwelling with minimum alterations;
- Conservation works should retain and enhance the original character of the dwelling; and
- Additions to traditional dwellings must reflect the heritage character of the area and the style of the traditional dwelling.
- Ensure that design of new buildings respects the style, and character of the surrounding Locality and contribute to the character of the streetscape;
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings and the street pattern;
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land

7.1.1 Streetscape

Streetscape

a) No additions and / or alterations to the traditional dwelling shall occur within the front setback area, unless restoring an original feature in the original architectural style (e.g.; a verandah);

b) Any additions to the side shall be setback a minimum of 2 metres from the predominant building line (as determined by the City) of the front of the traditional dwelling (Refer Figure 13); and

c) Second storey additions shall be located to the rear of the traditional dwelling ridgeline (refer Figure 14 and 15).

Levels

a) The natural ground level of the site shall be retained.

Fences and Gardens

Please refer to section 7.5 Fences and Gardens of these guidelines.

Carports and Garages

Please refer to section 7.4 Carports and Garages of these guidelines.

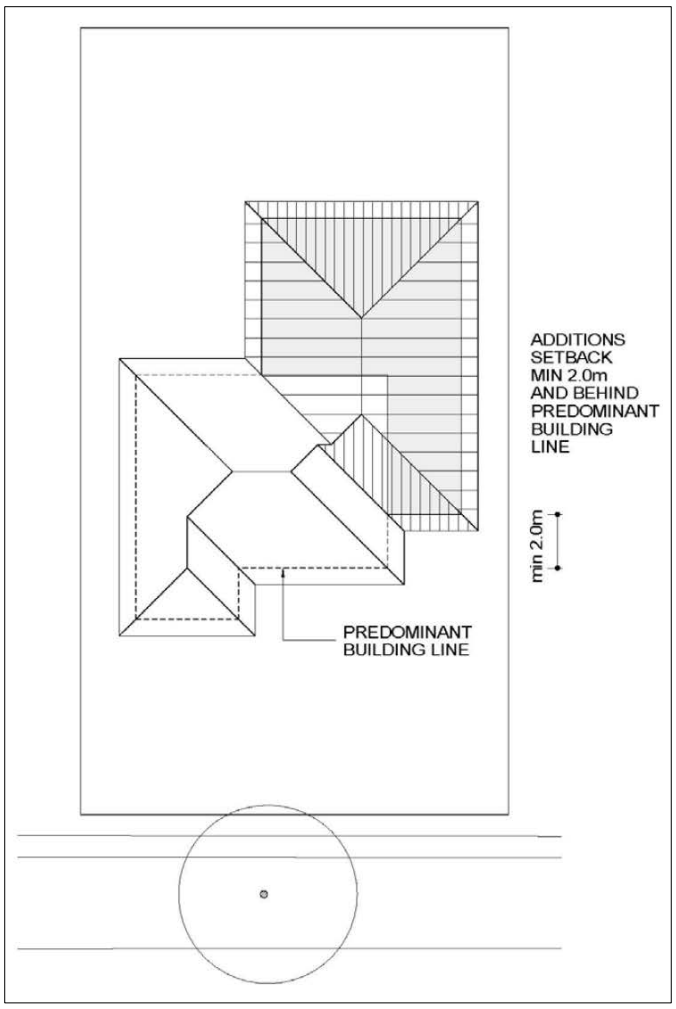


Figure 13 – Additions to Traditional Dwelling

7.1.2 Built Form and Design

Design

a) Additions shall reflect the architectural style, form, colour and materials of the traditional dwelling.

b) Additions not visible from the street need not so strictly adhere to the original architectural style of the traditional dwelling, but shall be in keeping with, and respectful to, the form, scale, bulk and materials of the traditional dwelling and surrounding development.

c) In regard to two storey additions, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (refer Figure 20).

d) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

Building Height

a) The wall heights of single-storey additions shall match the traditional dwelling, including for corner lots; and

b) The ridge and wall heights of second-storey additions and new buildings are to be in accordance with the applicable Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling/plate heights.

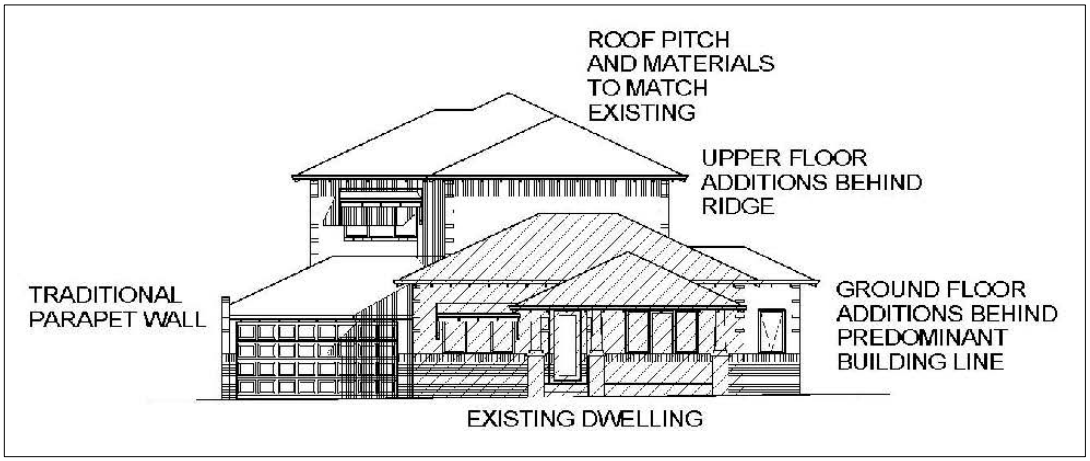


Figure 14 - Second Storey Addition to a Traditional Dwelling

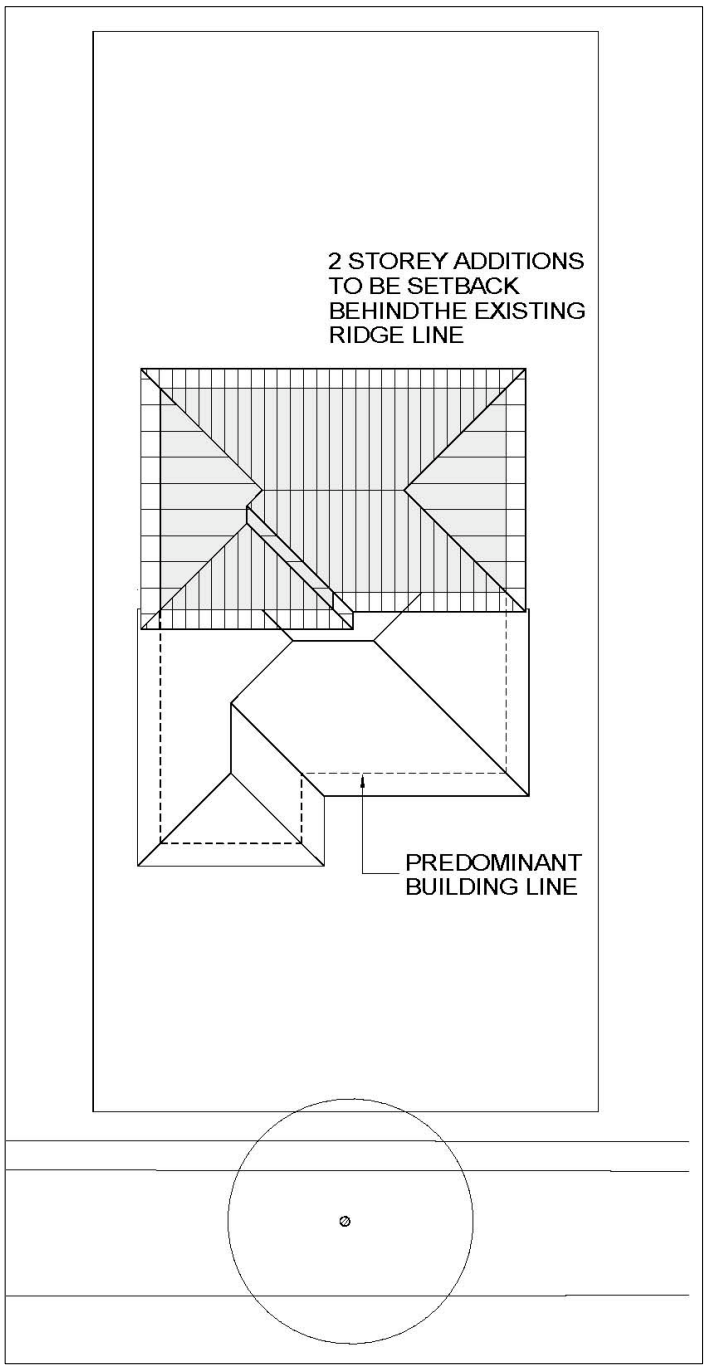


Figure 15 - Plan Showing Second Storey Addition to Traditional Dwelling

Roof Pitch

a) New roofing shall be as per the original roof pitch of the traditional dwelling (refer Figure 16);

b) A skillion roof is not permitted.

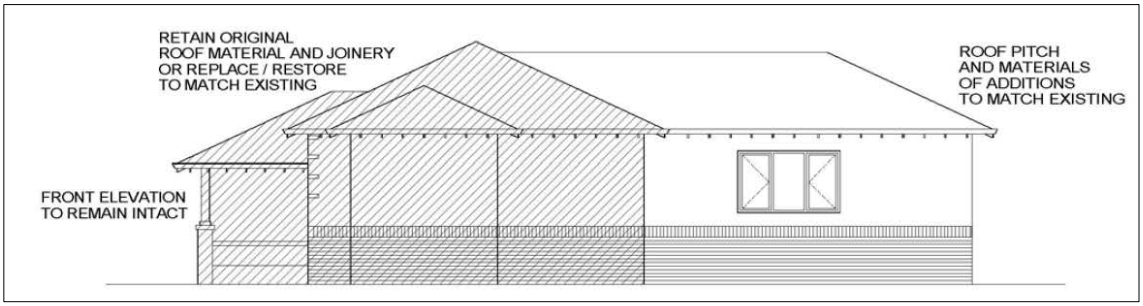


Figure 16 - Roof Pitch

Eaves

a) Eaves shall overhang by a minimum of 300mm;

b) The eaves line of the addition shall not be lower than the eaves line of the traditional dwelling where visible from the street, including for corner lots; and

c) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style of the traditional dwelling – for example 'Austerity Cottage'.

Verandahs

a) Where a verandah is being re-instated, the verandah form, scale and features (e.g. posts) should be consistent with the architectural style of the traditional dwelling, refer to Part 5 - Residential Character Analysis of these Guidelines.

Openings

a) Windows shall have a vertical emphasis. That is, the height of the window should be visibly greater than its width (refer Figure 17);

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

c) Windows to the front facades of a second storey addition shall reflect the configuration and grouping of the traditional dwelling windows facing the street;

d) Window frames in non-masonry walls shall be recessed;

e) Window frame colours shall be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the traditional dwelling's existing or the original colour palette (i.e. Paint scrapes);

f) Roller shutters are not permitted where visible from the street; and

g) Skylights or similar are not permitted where cutting into the original fabric of the traditional roof or visible from the street.

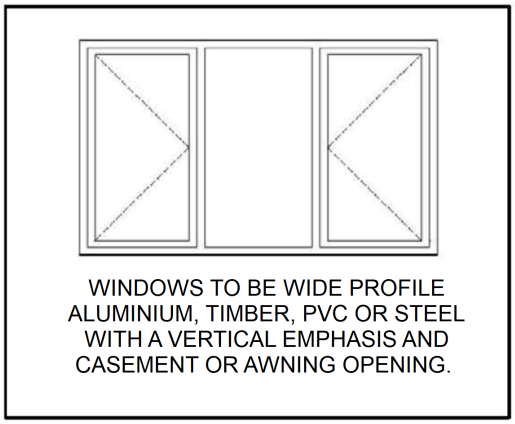


Figure 17 - Window Design

Materials & Details

a) The original materials of the traditional dwelling shall be conserved as far as practically possible;

b) Where original materials have previously been removed, restoration to original is required;

c) Restoration of the traditional dwelling shall be based on original drawings and photographs where possible;

d) Where replacement of materials such as the roof and joinery is necessary, they shall be replaced with materials to match the existing;

e) New walls and roofing shall match the colours and materials of the traditional dwelling. Recycled or handmade bricks are preferred. Bricks facing the street are to be one course (unless rendered); and

f) Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of these guidelines.

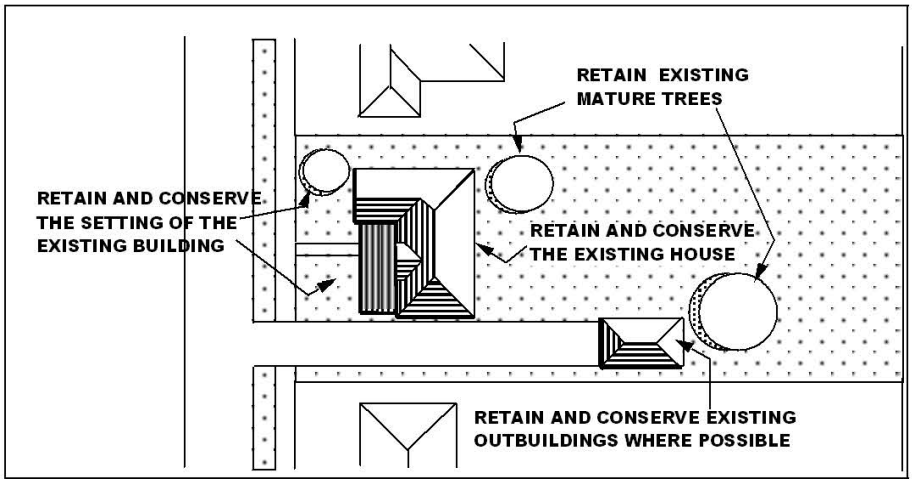


Figure 18 - Streetscape

7.2 New Single Dwellings

These provisions apply to new single dwellings and associated structures such as carports and garages.

Objectives

- Ensure that new buildings reflect the traditional style, scale and form of traditional dwellings and the street pattern, in terms of design, setbacks and orientation;
- Retain the appearance of a single storey built form from the street; and
- Retain natural levels of the site.

7.2.1 Streetscape

Street Setbacks

a) The ground floor of new buildings shall follow the established street setback, for both primary and secondary streets irrespective of the relevant R Code street setback (refer Figure 19);

b) Where the street pattern varies, the ground floor of new buildings shall be setback from the street mid-way between that of the traditional dwellings on either side;

c) Second storeys shall be setback a minimum of 4 metres from the face of the predominant building line (as determined by the City) wall immediately below; and

d) A reduction in the front setback to enable a garage or carport to be located to the side or rear of the property may be considered, but only where this will preserve the streetscape value of the area and where the required setback is reduced by a maximum of 1 metre.

Orientation

a) New buildings and entry doors shall face the street. Entry doors located at the side of the dwelling may be considered, but only where this is consistent with the character of the street, and the entry doors are still visible from the street and accessed via a porch or verandah.

Levels

a) The natural ground level of the site shall be retained; and

b) Any required retaining shall comprise brick-up or similar retaining under the building. Fences & Gardens Please refer to section 7.5 Fences & Gardens of these guidelines

Fences & Gardens

Please refer to section 7.5 Fences & Gardens of these guidelines.

Carports & Garages

Please refer to section 7.4 Carports & Garages of these guidelines.

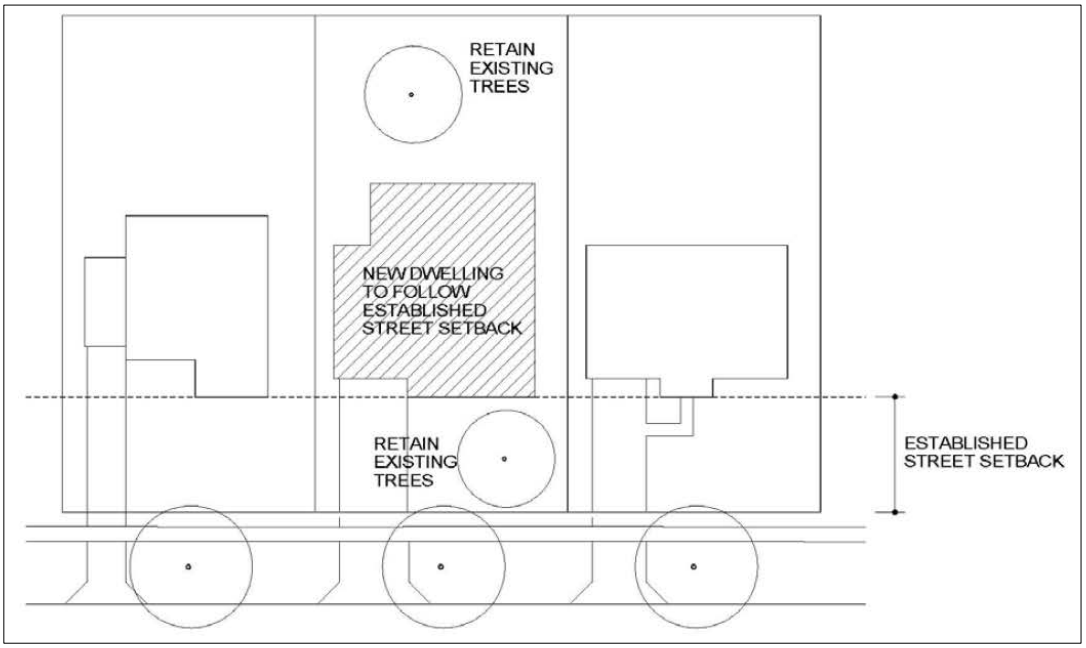


Figure 19 – Setback for new dwellings

7.2.2 Built Form and Design

Design

a) New buildings shall be traditional in design and reflect the heritage style and scale of traditional dwellings within the streetscape. Refer Part 5 – Residential Character Analysis of these guidelines.

b) In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 20).

c) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (Refer Figure 14).

Building Height

a) The building height of new dwellings shall be in accordance with the Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling heights;

b) New buildings shall respect the scale and proportions of traditional dwellings within the streetscape; and

c) Ground floor wall plate heights shall be a minimum of 3 metres (measured from natural ground level to plate height), including for corner lots.

Roof Pitch

a) Roof pitches shall be a minimum of 25 degrees, to a maximum of 35 degrees;

b) Verandahs may have a lower pitch where this reflects the existing style in the streetscape;

c) Roofs may be hipped or gabled. Gables shall have traditional timber detailing (e.g. battens) and treatment;

d) Barrel vault, curvilinear and low skillion roofs shall not be permitted; and

e) Dormer windows are not permitted.

Eaves

a) Eaves shall overhang by a minimum of 300mm; and

b) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style in the streetscape.

Verandahs

a) Verandahs fronting the street shall be a minimum of one-third the width of front elevation; and

b) Verandahs shall have a minimum depth of 2 metres.

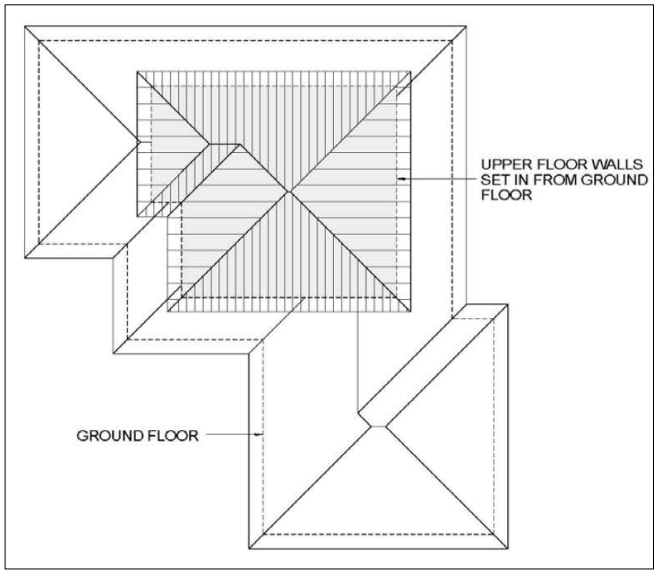


Figure 20 - Upper Storey setbacks

Openings

a) Windows shall have a vertical emphasis. That is, the height of the windowpane should be visibly greater than its width;

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

c) Window frame colours shall be white or cream (refer Figure 17);

d) Window frames in non-masonry walls shall be recessed;

e) Roller shutters are not permitted where visible from the street; and

f) Dormer windows are not permitted.

Materials & Details

a) Traditional materials of face brick and / or render shall be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional dwellings in the streetscape (refer Part 5 – Residential Character Analysis of these guidelines);

b) Bricks shall be in the red colour range. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours;

c) Render shall be in a traditional finish and colour, and consistent with the traditional dwellings in the streetscape;

d) Where limestone is used, it shall be located at the base of the building as a consistent single band, and shall not exceed more than 20% of the solid wall surface of the façade (NB; limestone in this instance refers to the use of stone or limestone cladding – limestone coloured bricks are not permitted);

e) Roofs shall be constructed with tiles in red or terracotta hues. Corrugated iron or pre-finished roof sheeting in red, orange, terracotta, or zincalume may be considered only where it is in keeping with the architectural style of the dwelling, surrounding roofing materials, and the objectives of these guidelines; and

f) Balustrades, verandah posts and the like, shall be constructed in timber or painted metal. Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of these guidelines.

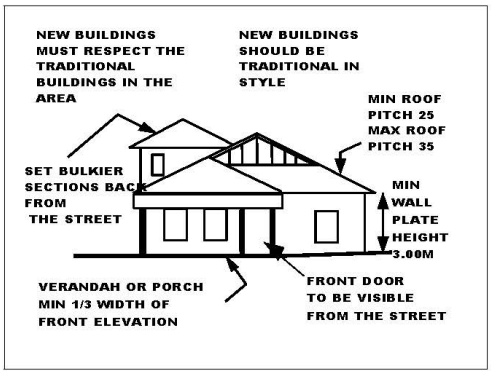


Figure 21 – New Single Dwellings

7.3 Infill Development

These provisions apply to developments involving grouped and / or multiple dwellings, and dwellings constructed to the rear of a traditional dwelling which are not explicitly covered by the Beaufort Street and Centres Heritage Area Policy.

Objectives

- Ensure the retention of the traditional dwelling when more than one dwelling is permitted on the site; and
- Ensure infill development reflects the style, scale and form of traditional dwellings within the streetscape.

7.3.1 Streetscape

a) Where a traditional dwelling is to be retained, the provisions of section 7.1 “Conservation of and Additions to Traditional Dwellings” of these guidelines shall apply to any works proposed to the traditional dwelling;

b) Where new dwellings are proposed, the provisions of section 7.2 “New Single Dwelling” of these guidelines shall apply; and

c) In addition, the principles as detailed in the text and diagrams below shall apply.

Orientation

a) A maximum of one dwelling shall directly front the original lot frontage. That is, new dwellings shall be located one behind another, rather than side by side (refer Figure 22).

b) The City does not support the subdivision of a vacant lot that results in two lot frontages facing the same Character Street.

c) Where a Right of Way abuts a vacant site, dwellings should orientate towards the Right of Way.

7.3.2 Built Form and Design

a) Where a traditional dwelling is to be retained, the provisions of section 7.1 “Conservation of and Additions to Traditional Dwellings” of these guidelines shall apply to any works proposed to the traditional dwelling;

b) Where new dwellings are proposed, the provisions of section 7.2 “New Single Dwelling” of these guidelines shall apply; and

c) In addition, the principles as detailed in the text and diagrams below shall apply.

Design

a) New dwellings shall be traditional in design and reflect the heritage style, form and scale of the traditional dwelling, and other traditional dwellings within the streetscape.

b) In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 20).

c) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

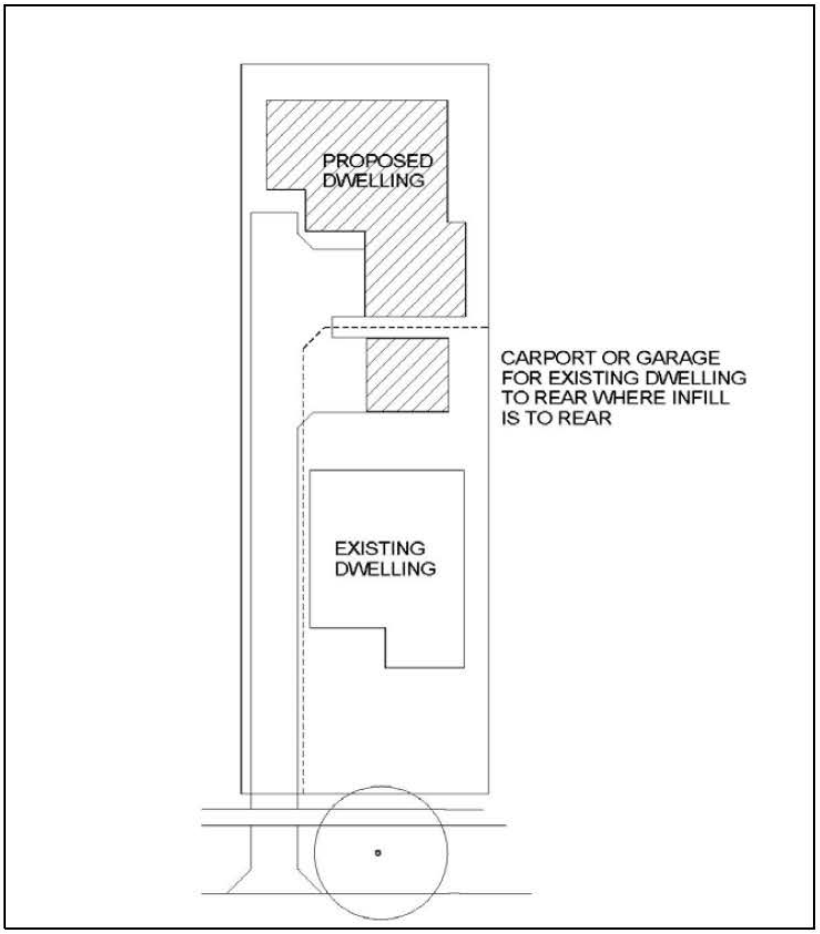


Figure 22 – Example of Infill Development

Building Height

a) The wall height of the new dwelling shall not be lower than the wall height of the traditional dwelling at a minimum of 3 metres above natural ground level, where the new dwelling is immediately fronting a street.

Roof Pitch

a) The roof pitch and roofing materials of the new dwelling shall match the roof pitch and roofing materials of the traditional dwelling.

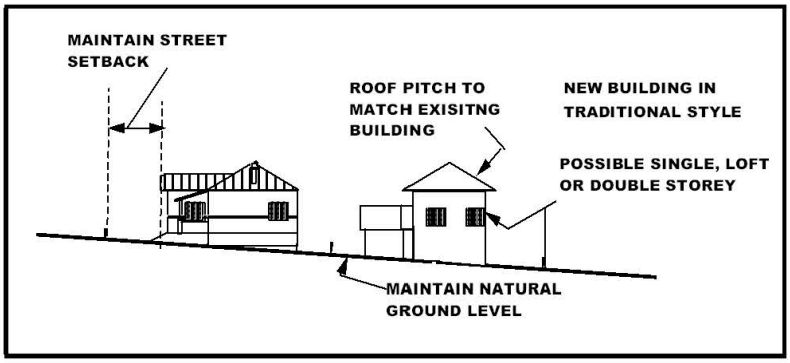


Figure 23 – Example of Infill Development

Infill Development abutting a Rights of Way

a) New dwellings abutting a Rights of Way (ROW) will generally be required to orient to and use the ROW for primary access. Setbacks to the ROW to be in accordance with the setback requirements of the City's Local Planning Policy Development Abutting Rights of Way.

Carports and Garages

a) New carports and garages for a traditional dwelling should be incorporated into the design of the infill development to the rear of the traditional dwelling where possible.

b) Please refer to the section 7.4 Carports & Garages of these guidelines.

7.4 Driveways, Carports and Garages

Objectives

- Prevent carports, garages, and parking areas from dominating the streetscape;
- Ensure that the appearance of carports, garages and parking areas are in keeping with, and respectful to, the dwellings to which they belong;
- Reduce the impact of vehicle access and parking on the existing streetscape by ensuring that any new vehicular access is obtained from the rear of the property, where possible; and
- Reduce the impact of parking structures on the existing streetscape by ensuring that such structures are located at the rear and side of properties.
- To limit the area required for vehicle access to maintain landscaped gardens and streetscape.

7.4.1. Vehicle Access

a) Vehicle access and parking shall be from the rear access lane (right-of-way) where possible.

Location and Setbacks

a) Carports and garages shall be located to the rear of dwellings, or alternatively, to the side of dwellings setback behind the predominant building line;

b) Garages shall be setback a minimum of 0.5 metres behind the predominant building line;

c) Garages shall not be located in front setback areas;

d) Carports may be considered in front setback areas, but only where no alternative locations exist, a minimum setback of 1.5 metres from the primary street is maintained, and where the proposal meets the objectives of these guidelines. Such carports shall not be fitted with any style of roller or tilt-up panel door; and

e) Carports and garages should be set back from the side boundary where possible. Garages shall not be located in the front setback area of the character street.

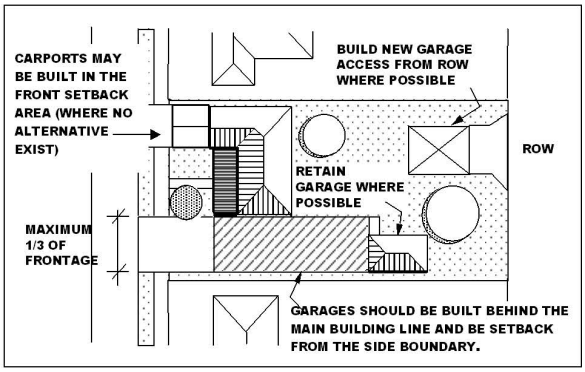


Figure 24 – Location of Carports and Garages

7.4.2. Design

a) Carports and garages shall be of the same style, design and materials, roof pitch (to a minimum of 25 degrees) and form to the traditional dwelling to which it belongs;

b) Where carports are considered appropriate in front setback areas (refer above), carports shall be open in style and allow an unobstructed view of the dwelling from the street;

c) Carports and garages shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the dwelling (whichever is the lesser);

d) Solid sectional doors are not permitted. Open-style doors may be supported on carports if they match the dwelling's fencing infill (where applicable) and keep clear views of the traditional dwelling and garden.

Note: Sectional open-style doors are not supported because their framing obstructs views of the dwelling and garden.

e) Carports and garages shall have a maximum plate height of 2.7 metres; and

f) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

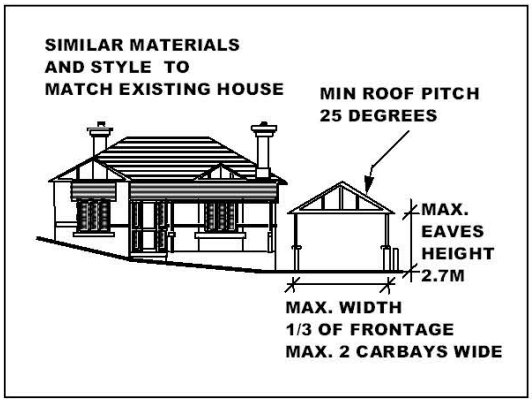


Figure 25 – Built Form of Carports and Garages

7.4.3. Crossovers and Verges

a) A maximum of one crossover per lot per street frontage shall be permitted;

b) Crossovers shall be restricted to a maximum of one-third the width of the front boundary;

c) In the case of infill development, the crossover to the street shall be shared between dwellings; and

d) No verges shall be paved or densely landscaped. Grass or other natural low groundcover is considered to be the only appropriate verge treatment. Mulch alone will not be permitted.

7.4.4 Driveways

a) Driveways widths are limited to the width necessary to provide vehicle access to the parking bays required for the dwelling, and should not exceed 1/3 of the lot frontage;

b) Driveways may be constructed of brick paving or concrete.

c) Where parking bays (including within carports) are provided parallel to the street, these are to be limited to the minimum width necessary under AS2890.1, and are to be provided with adequate landscaping to minimise their visibility from the street

7.5 Fences and Gardens

Objectives

- Recognise the important contribution that fences and gardens make to the streetscape;
- Retain and maintain open front gardens;
- Ensure the retention and conservation of traditional fences where these occur;

- Ensure new fencing forward of the building are of a design, material and colour that is complementary to the style and character of the area; and
- Ensure new fencing forward of the building are of a design, material and colour that is complementary to the dwelling to which it belongs.

7.5.1. Fencing Characteristics and Design Standards

Mount Lawley

Low or open-style front fencing is the predominant fencing characteristic of the Mount Lawley Heritage Protection Areas (Refer Part 5 Residential Character Analysis – Mount Lawley Heritage Protection Area – Mount Lawley Streetscapes).

Fencing is to comply with the following provisions:

a) Fencing shall be compatible with the style and character of the dwelling in terms of design and detail;

b) Fencing must reflect a traditional style, incorporating capped piers and infill panels designed in a manner consistent with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;

c) Solid fences or screen walls forward of the predominant building line shall not exceed 750mm in height;

d) Open-style fences forward of the predominant building line may be constructed to 1200mm high above natural ground level;

e) The height of any open-style fencing may be increased to a maximum of 1800mm above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill (rather than timber picket infill) (refer Figure 26)

Menora

Open front gardens with low masonry fences or an absence of fences is the predominant fencing characteristic of the Menora Heritage Protection Area (Refer Part 5 Residential Character Analysis – Menora Heritage Protection Area - Menora Streetscapes).

Fencing is to comply with the following provisions:

a) Fencing forward of the predominant building line will not be permitted, unless it is a characteristic of the immediate traditional streetscape. Masonry fencing to a maximum height of 750mm will be considered in these instances;

b) Higher fencing may be supported where it is the predominant form of fencing within the immediate traditional streetscape, defined as the street block in which the dwelling is situated. In such cases, fencing must reflect a traditional style, incorporating capped piers and infill panels detailed in a manner consistent with traditional design.

Note: Street block refers to the portion of a street extending from one street intersection to the next, encompassing development on both sides of the street.

c) Fencing shall be compatible with the style and character of the dwelling in terms of design and detail.

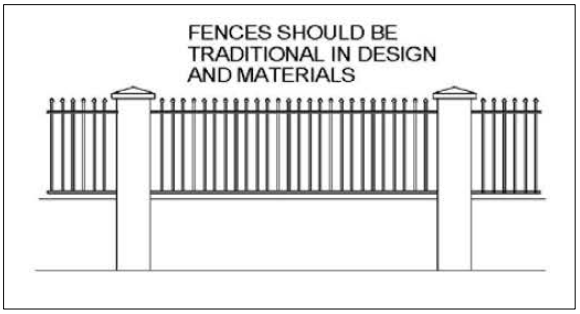


Figure 26 – Example of Open-Style Fencing

7.5.2. Garden Design

a) Existing front gardens, mature trees, and street trees shall be retained and maintained;

b) Where trees are to be removed, the applicant shall demonstrate justification for removal, and satisfy the City that alternative measures such as pruning are impractical; and

c) Where mature trees are to be removed, the applicant should plant and maintain suitable replacements elsewhere on the site. Existing front gardens, mature trees, and street trees shall be retained and maintained;

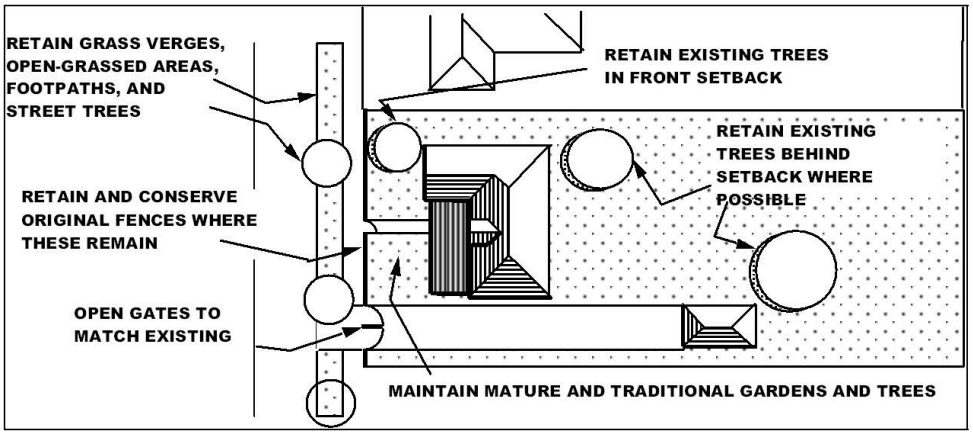


Figure 27 – Example of Traditional Garden Design

8. EXEMPTIONS

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 201 apply.

a) Development approval is not required for works if — the works are of a class specified in Column 1 of an item in the Table; and

b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Column 1 Works	Column 2 Conditions
The following Incidental Structures: • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line.	Unless the development is located: • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Areas.
The following Incidental Structures: • Swimming Pools – below ground for private use only; and • Letterboxes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places. • The works are not located within the front setback area of land within the Heritage Areas
The erection or installation of a flagpole.	• The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing and Gates	Only where the fence or gate: • Compiles with the requirements of the Scheme and the relevant Local Planning

	Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • Complies with the requirements of the Residential Design Codes; • Not located within the street setback area within a Heritage Areas; • Where located outside the street setback area but visible from the street fencing and gates are to be white or cream in colour; • Where located within a Secondary Street or Right of Way setback area fencing and gates are to be white or cream in colour; and • is not located on land included in the Heritage List or State Register of Heritage Places.
The filling of land and/or erection of a retaining wall on the same lot as a single dwelling or a grouped dwelling or a multiple dwelling	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The demolition or removal of a cubby dwelling.	The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

The installation of a water tank.	• The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L. • The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Internal building work that does not materially affect the external appearance of the building.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The modification or provision of external openings (windows or doors) to a building.	• Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes • Replacement is like for like with the same size, design, materials and colours. • Where the window isn't like for like the window shall: - Be located 2m or more behind the predominant building line of the dwelling. - Have vertical emphasis. Meaning the height of the window opening is greater than the width. - Frame constructed of wide profile aluminum or timber. - Frames are to be white or cream in colour or as per approved colour scheme • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Reroofing of a single dwelling or a grouped dwelling or a multiple dwelling	• Replacement is like for like with the same form, pitch, design, materials and colours. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The erection or installation of, or alterations or additions to, any of the following on the same lot as a single dwelling or a grouped dwelling: • a pergola; • a shade sail; • an enclosed or unenclosed patio less than or equal to 20m^2 area; • a garage or outbuilding less than or equal to 20m^2 area;	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The site is not abutting a secondary street and/or a right of way; • The works are not located in the front or sides (or attached to the front or side facing portion of the dwelling) of the existing dwelling and is located at the rear of the dwelling. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Demolition or removal of the following structures: • Outbuildings with a floor area of less than 25m^2; • Patios; • Shade Structures; • Carports; • Air Conditioners; • Private swimming pools and outdoor spas; • Flag poles; and • Water tanks.	• Detached from the dwelling where at the front of a dwelling or located between the dwelling and the side or rear lot boundary of a development site where attached or detached. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

9. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

10. OTHER RELEVANT DOCUMENTS

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- State Planning Policy 3.5 Historic Heritage Conservation

OFFICE USE ONLY:	
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**

Character Retention in Mount Lawley and Menora Heritage Areas

City of Stirling Local Planning Scheme No. 4

Local Planning Policy – Character Retention of Inglewood Heritage Area

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (Policy) Character Retention in Inglewood Heritage Area.

2. INTRODUCTION

The purpose of this Policy is to provide a framework to guide development in the Inglewood Heritage Area to ensure the existing heritage character of Inglewood is retained and protected and is reflected in new development.

The Inglewood Heritage Area Policy is delineated in Figure 1.

3. OBJECTIVES

The retention of traditional buildings, gardens and streetscapes in the Heritage Area is important as these collectively contribute to the character of Inglewood. To retain this character existing traditional buildings should be retained and new buildings, including additions, should complement the existing streetscape and be designed in a similar style (including detailing), scale and proportions as existing traditional buildings.

The key objectives of this Policy are to: -

a) Ensure the retention of buildings within the Inglewood Heritage Areas built prior to 1960 where the architectural style of the building is generally intact;

b) To ensure the retention of existing buildings referred to in (a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape;

c) Ensure that new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings

d) Where located on a Character Street, buildings should complement and reflect the existing streetscape by utilising heritage detailing, colours, materials and scaling;

e) Maintain and improve existing street trees, grass verges and front gardens;

f) Retain mature trees wherever possible; and

g) Support environmentally sustainable design which respects the traditional character of the area.

4. APPLICATION OF THIS POLICY

This Policy applies to all Residential zoned land within the Inglewood Heritage Area, outlined in Figure 1 below.

Where there is any inconsistency between the provisions of this Policy and other planning policies, the provisions of this Policy shall prevail. Development on Beaufort Street or within non-residential zones will be assessed against the relevant applicable planning policy, unless that policy expressly states that this Policy applies to the type of development proposed.

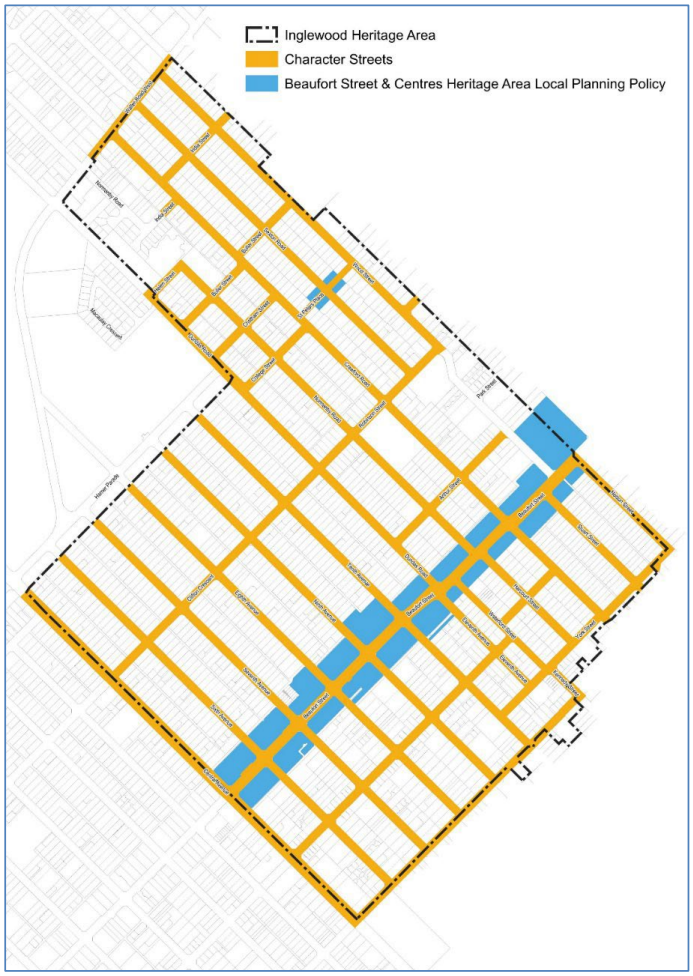


Figure 1 – Inglewood Heritage Area

(showing Character Streets)

Where any conflict exists between this policy and the Deemed-to-Comply and/or Element Objectives of the *Residential Design Codes*, the provisions of this policy prevail with due regard given to the *Residential Design Codes*.

5. Residential Character Analysis – Inglewood Heritage Area

5.1. Location

The Inglewood Heritage Area is bounded by Central Avenue, Carrington Street, Oxford Street, York Street, the City of Stirling boundary, Walter Road West, Dundas Road and Hamer Parade (refer Figure 1).

The area has a distinct character, predominantly containing streets that retain traditional dwellings, which for the purpose of this Policy are referred to as '**Character Streets'** and are shown in Figure 1.

Figure 1 also shows areas where the original character of the area has been lost or which were previously developed in a way that does not reflect the character of the area. These are referred to an '**Non-Character Street'**, and greater design flexibility is afforded in these areas.

5.2. History of Inglewood

There had been speculative investment in land in the area from the construction of the railway in the 1880s, with subdivision and settlement occurring in several stages from the 1890s. Proximity to the city and the railway made the area attractive to city workers at the time of the growth of commerce and trade that followed the gold boom period.

The area was settled gradually from the 1890s with the area closest to Railway Parade settled first. Areas to the north closest to Walter Road were settled in the 1950s. The style of dwellings varies over the area reflecting the changing styles in residential homes from the early 1900s to the 1950s.

5.3. Significance

Inglewood is an area of considerable significance.

The area is a good example of a highly intact residential area close to the city characterised by typical homes occupied by the working people of Perth from the early 1900s to the 1950s. The area has aesthetic, historic and social significance because:

- It is a typical example of the rectangular grid road and subdivision pattern; and
- It contains good examples of housing from the early 1900s and inter-war period, including very good examples of Federation Bungalow and Californian Bungalow styles.

5.4. Inglewood Streetscapes/Character Statement

Inglewood is characterised by roads laid out in a rectangular grid pattern. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres, with street frontages between 13 and 15 metres.

The area originally comprised of one dwelling per lot. However the residential zoning of the area coupled with additional vehicle access from laneways means the previously generous rear gardens are being replaced with additional dwellings. This is happening in a way that does not impact directly on the

character of streetscapes in the area but is resulting in the loss of tree canopy within the area.

Dwellings are generally single storey, with the front door facing the street. Dwellings are set back an equal distance from the front boundary generally ranging from 5 to 9 metres in individual streets. Dwellings have front gardens with exotic plantings that reflect the period of construction. A range of fencing heights exist through the area, with front fences built in a range of styles including timber pickets, woven wire and low masonry fences. Mature trees, particularly in back gardens, provide an attractive tree canopy throughout the area (refer Figure 2).

Streets in the area are characterised by exotic mature tree lined streets with canopy coverage which supports walkability through the area. The area also contains pockets of public open space, typically grassed and framed by mature trees, which contribute to its green character. Streets have concrete pavements and grass verges on both sides with generally one single width crossover per lot.

These spaces are complemented by the main commercial precinct along Beaufort Street, forming a balance between natural amenity and urban activity.

There are several streets where the character of the traditional streetscape has been altered. This has occurred through the amalgamation or subdivision of lots for unit development which do not follow established setbacks or through buildings constructed since 1960 which does not contribute to the character of the area due to homes built from the 1960's onwards.



Figure 2 – Layout of Inglewood Streets

5.5. Traditional Inglewood Dwellings

Traditional dwellings in Inglewood were generally constructed between 1900 and the 1950s, are single storey and generally constructed of red brickwork which in many instances are partly rendered. Some original weatherboard and iron dwellings remain.

Dwellings are generally modest in scale and proportion and typical of middle-class housing of their era. Wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground. Styles are predominantly Federation and Californian Bungalow with some examples of Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area.

Federation Bungalow - c.1890-c.1915

The Federation Bungalow style, which emerged toward the end of the Federation era, is one of the architectural styles found in Inglewood. It developed from simple single-storey homes with wide verandahs, common in colonial countries such as India. The style is seen as a bridge between the ornate Federation Queen Anne houses and the later, more robust Inter-War Californian Bungalow.

Stylistically, the Federation Bungalow style was strongly influenced by the Arts and Crafts movement and the concepts of the 'simple life' found in the West Coast of the United States during the late nineteenth and early twentieth centuries. It was widely regarded as a style suited for the Australian 'bush architecture' due to its spacious verandahs and simple construction that provided for relaxed lifestyles and easy accessibility to the outdoors. Figure 3 below provides an example of a Federation Bungalow.

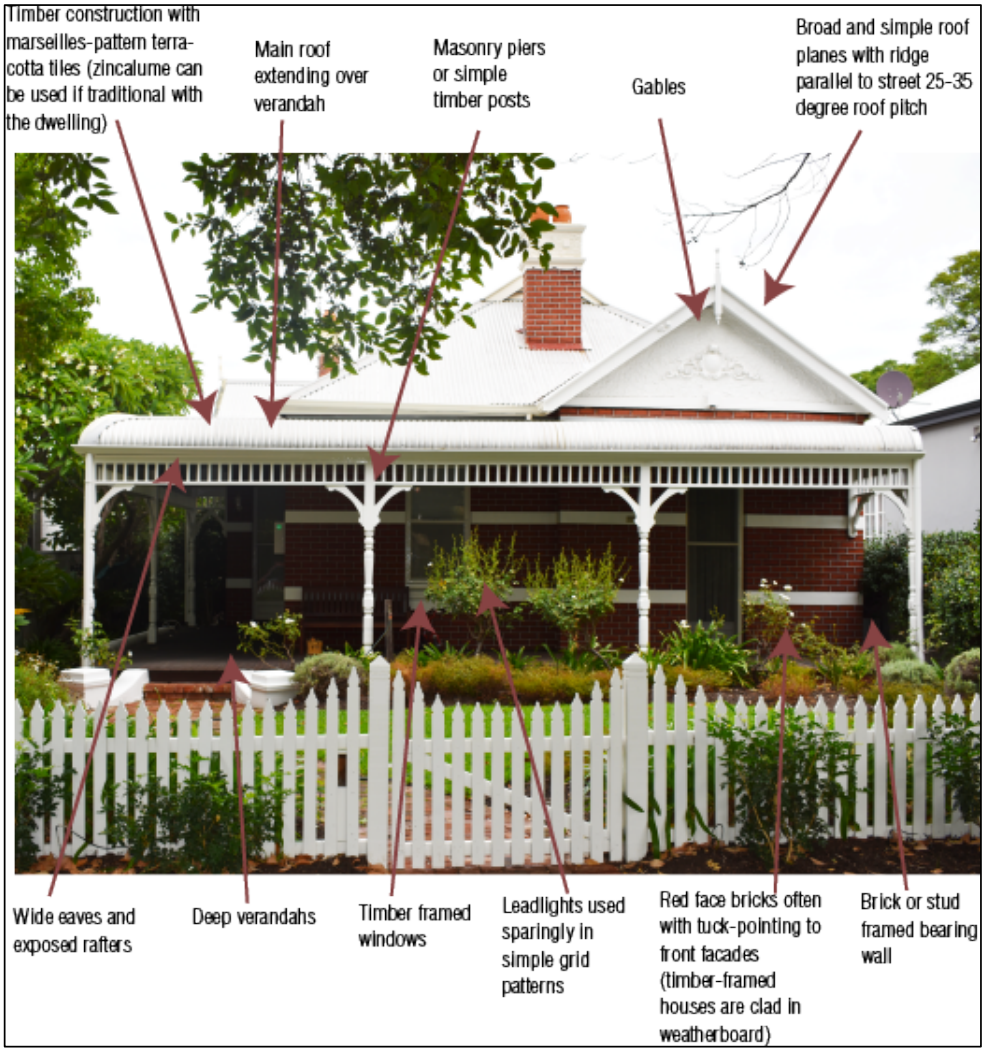


Figure 3 – Example of a Federation Bungalow

Inter-War California Bungalow - c.1915-c.1940

California Bungalows became popular in the United States in the early twentieth century. Built with natural materials, they were low-profile homes designed for relaxed living, particularly suited to California's mild climate.

Australian architects were designing individual interpretations of the Californian Bungalow, during the early years of the twentieth century and by the early 1920s many builders had embraced the style.

Australian architects were designing individual interpretations of the Californian Bungalow during the early years of the twentieth century, and by the early 1920s many builders had embraced the style.

In Australia, the Inter-war California Bungalow was generally built in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on single lots with informal lawns and gardens, often using natural materials and finishes. An example is shown in Figure 4.



Figure 4 – Example of an Inter-War California Bungalow

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War 2 period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years.

The lack of materials and rising costs, coupled with a need to provide housing resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reductions of verandahs to small porches.

Many of the dwellings in Inglewood that were constructed after the Second World War continued to exhibit characteristics of the inter war styles prevalent in the area, albeit in a more simplified form.

The 'Post War Austerity' was defined as one of the common architectural forms of the time. In the eastern states of Australia this was a basic fibro clad bungalow with a touch of streamlined modernism. In Western Australia, the same style was constructed in brick and is found the areas of Inglewood and Menora that were first developed in the late 1940s and during the 1950s.

Residences built in this style are usually free-standing, single storey set on single lots, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings.

Figure 5 provides an example of the Austerity Cottage style.

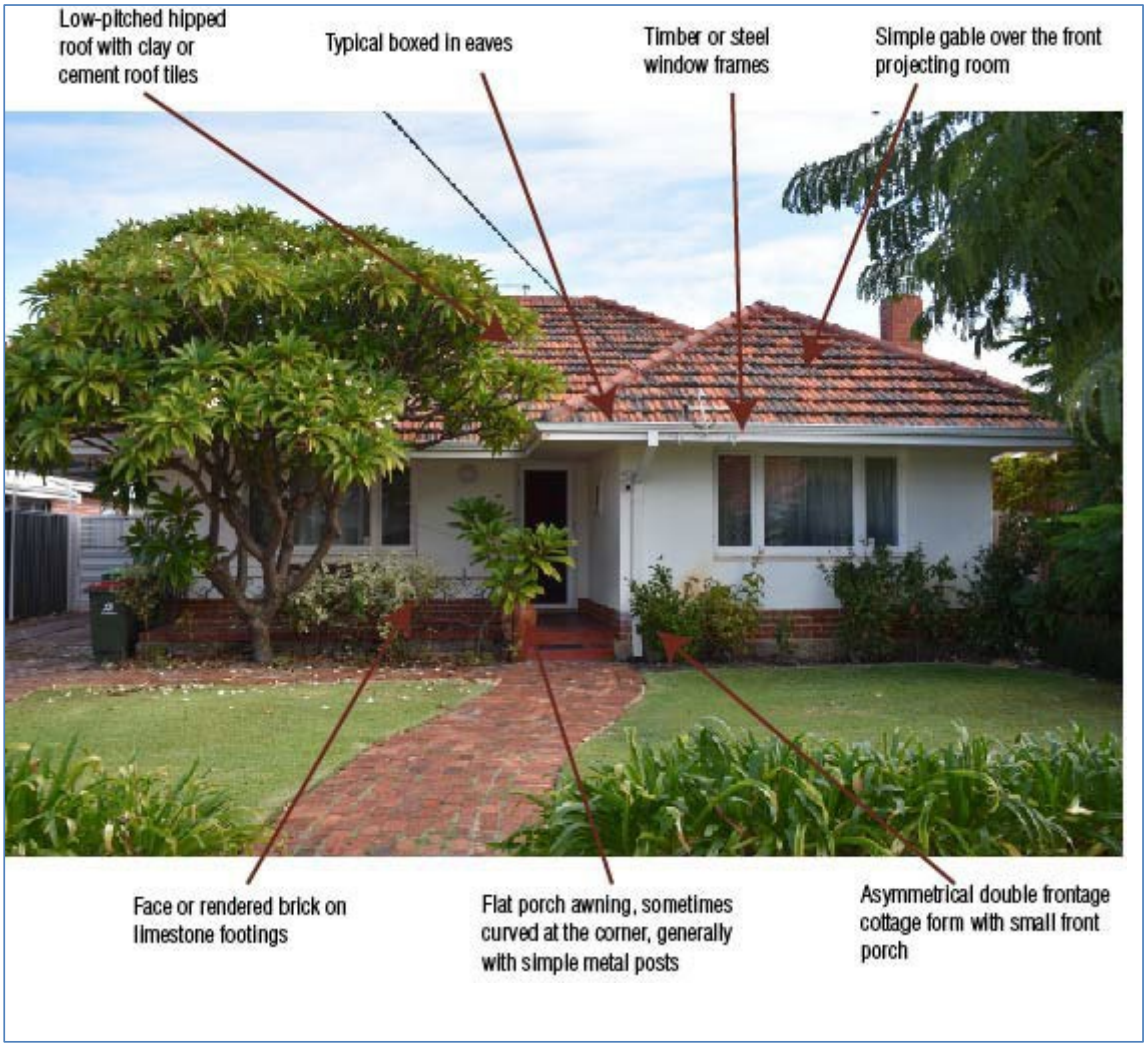


Figure 5 – Example of an Austerity Cottage

6. DEMOLITION OF BUILDINGS

6.1 Complete Demolition of a Building

A key objective for the Inglewood Heritage Area is the retention and conservation of traditional buildings built before 1960.

Where it is proposed or necessary to demolish (other than partially – refer below) a traditional building located in Residential Zone built before 1960, development approval for the works shall not be granted until separate development approval has first been granted for the demolition of the building.

The development application should include a written justification demonstrating that demolition is consistent the objectives of this policy and should include demonstrate:

- the building was constructed from 1960 onward;
- the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;
- the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition) (with evidence from a qualified structural engineer or equivalent) Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement

6.2 Partial Demolition of a Building

Partial demolition of a building in a Residential zone within the Heritage Area will be considered as part of the assessment of a development application for additions or alterations to the building. Partial demolition will be assessed in the context of the following objectives:

- To conserve and retain buildings within the Heritage Protection Area built before 1960 where the architectural style of the building is generally intact.
- To retain the traditional house with minimum alterations.

This framework prevents the demolition of all but a portion of an existing building. Demolition proposals should be confined to those portions of the building behind the ridge line of the roof at the rear of the building.

Existing traditional elements of the building are to be retained, and the proposal must meet the objectives of Part 7 'Residential Policy Provisions' of this policy.

Demolition of large portions of a traditional building facing a character street, or removal of original features from the front façade to facilitate a new addition are unlikely to be supported.

Where partial demolition is proposed, drawings must show the extent of the roof and wall fabric being retained. A practicing structural engineer's plan, specification and detail will be required when a Building Permit for the works is submitted to demonstrate how the structural integrity of the existing building is to be maintained during building and demolition works.

The details are to include and not limited to:

a) Methodology statement of work sequence;

b) Details of proposed connection to the new work;

c) Detail of any support of existing floor, walls and roof structures required;

d) Details of any foundation support required.

7. RESIDENTIAL POLICY PROVISIONS

Retention of traditional buildings in the Inglewood Heritage Area is a key objective of this Policy, as is preservation of 'Character Streets'. To retain these traditional buildings and streetscapes while allowing design flexibility, different levels of design control apply to different parts of the lot as described below. This ensures traditional buildings remain the dominant feature of the streetscapes.

This approach allows increased design flexibility the further away from the Character Street development is located. Development will not be supported in the 'Foreground' part of a lot that does enhance and retain the character of the traditional dwelling.

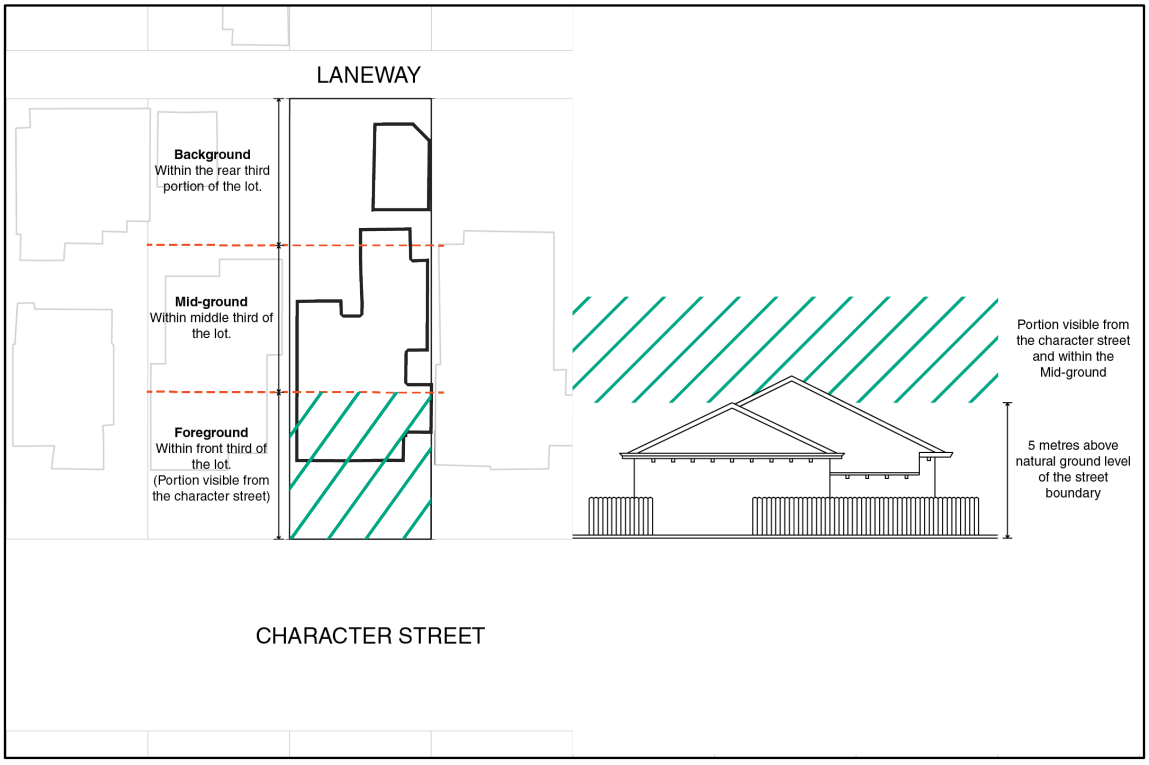


Figure 6 – Diagram of Visibility and Sections fronting Character Streets

Note: Where a property abuts two character streets (for example a corner lot) the same principles apply to both character streets

7.1 Development within the Foreground Area

This section applies to development within the foreground area identified in Figure 6. This includes conservation of, and additions to traditional and non-traditional dwellings and new dwellings.

Objectives

- Retain traditional dwellings with minimal alterations visible from the Character Street;
- Ensure conservation works retain and enhance the original character of the traditional dwelling;
- Ensure the original traditional dwelling remains the prominent element in the Character Streetscape where additions are proposed;
- Additions to traditional dwellings should reflect the heritage character of the area and the style of traditional dwelling to which they belong;
- Ensure alterations and additions to existing non-traditional dwellings respect the traditional character of the area;
- Ensure alterations and additions to existing non-traditional dwellings support environmentally sustainable design which respects the traditional character of the area;
- Ensure that design of new buildings respects the style, and character of the surrounding Locality and contribute to the character of the streetscape;
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings and the street pattern;
- Ensure that second-storey additions do not dominate the ground-floor form, by minimising bulk and preserving the established scale and character of the traditional streetscape; and
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.1.1 Street Setbacks

This section augments the Street Setback requirements of the Residential Design Codes. Requirements for Carports and Garages Section 7.4.

a) Additions and/or alterations to the traditional dwellings are to be located behind the traditional dwelling, unless restoring an original feature in the original architectural style (such as verandahs);

b) Any single storey additions are to be setback a minimum of 2 metres behind the Predominant Building Line of the traditional dwelling;

c) The predominant building line of new buildings is to follow the established street setback, for both primary and secondary streets irrespective of the relevant Residential Design Code Street Setback requirements (refer Figure 7);

d) Where the street pattern varies, the building setback average of the adjacent properties fronting the same street will be used to determine the setback;

e) Second storey additions to traditional dwellings are to be located behind the ridgeline of the traditional dwelling; and

f) Second storeys to new dwellings are to be setback a minimum of 4 metres from the Predominant Building Line.

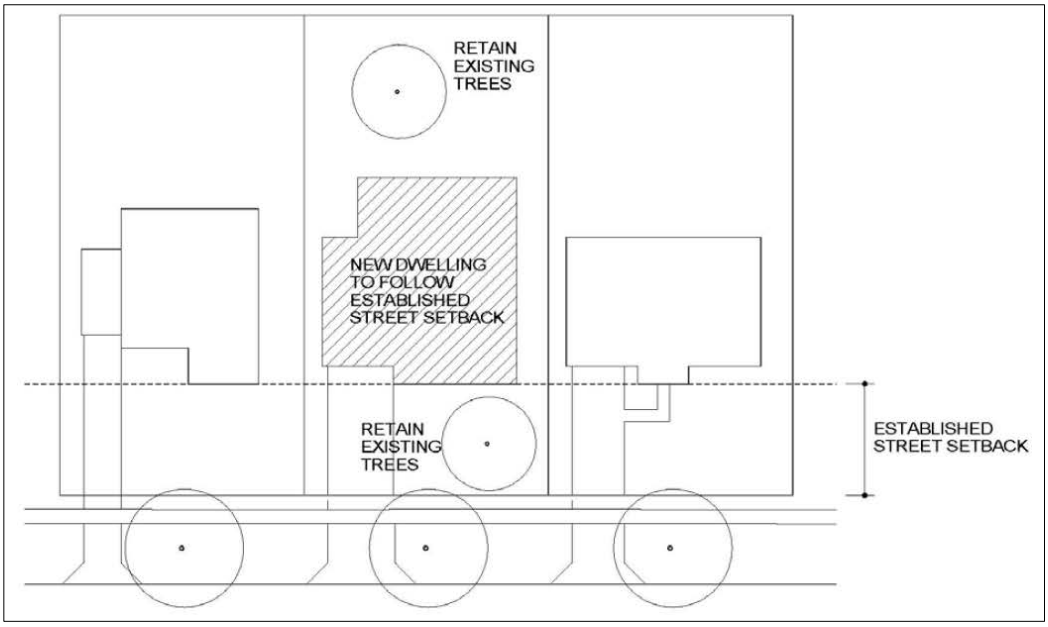


Figure 7 – Streetscape setback

7.1.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

a) The natural ground level of the site is to be retained; and

b) Any required retaining is to comprise brick-up or similar retaining under the building.

7.1.3 Design

a) Additions to traditional dwellings are to reflect the architectural style, form, colour and materials of the dwelling;

b) Additions to traditional dwellings are to be designed to ensure the original part of the building remains the prominent element in the Character Streetscape;

c) New buildings are to be traditional in design and reflect the heritage style and scale of traditional dwellings within the streetscape (refer Part 5 – Residential Character Analysis of these guidelines); and

d) The visual bulk of two storey buildings should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls from the front and side boundaries (Refer Figure 8).

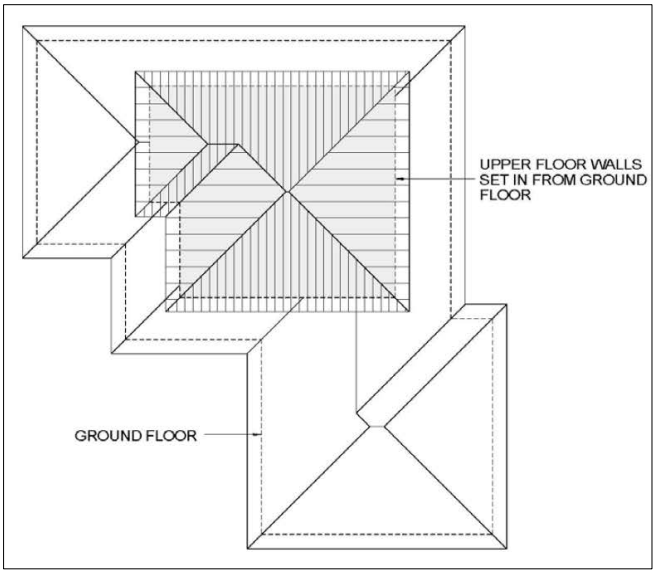


Figure 8 - Upper Storey setbacks

7.1.4 Building Height

This section augments the Building Height requirements of the Residential Design Codes.

a) The wall heights of single-storey additions are to match the traditional dwelling, where visible from the street (including corner lots); and

b) The ridge and wall heights of second-storey additions and new buildings are to be in accordance with the applicable Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling/plate heights.

7.1.5 Roof Pitch

a) The roof pitch for additions is to match the roof pitch of the original traditional dwelling;

b) Roof pitches for new dwellings are to be a minimum of 25 degrees, to a maximum of 35 degrees;

c) Verandahs to new dwellings may have a lower pitch where this reflects the existing style in the streetscape;

d) Roofs to new dwellings may be hipped or gabled. Gables shall have traditional timber detailing such as battens, and treatment as per Part 5: Residential Character Analysis; and

e) Barrel vault, curvilinear and low skillion roofs may be considered where these do not impact on the integrity of the existing dwelling or streetscape.

7.1.6 Eaves

a) Eaves are to overhang by a minimum of 300mm;

b) The eaves line of the addition shall not be lower than the eaves line of the traditional dwelling where visible from the street, including for corner lots; and

c) Eaves visible from a character street are to have exposed rafters, except where boxed eaves are a feature of the architectural style of the traditional dwelling – for example 'Austerity Cottage'.

7.1.7 Verandahs

a) Where a verandah is being re-instated, the verandahs form, scale and features (e.g. posts) should be consistent with the architectural style of the traditional dwelling (refer Part 5 - Residential Character Analysis of these Guidelines);

b) Verandahs to new dwellings fronting the Character Street are to be a minimum of one-third the width of front elevation; and

c) Verandahs to new dwellings are to have a minimum depth of 2 metres.

7.1.8 Openings

a) Windows are to have a vertical emphasis (meaning the height of the window opening should be visibly greater than its width (refer Figure 9);

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

c) Windows to the front facade of a second storey addition are to reflect the configuration and grouping of the traditional dwelling windows facing the street;

d) Window frames in non-masonry walls are to be recessed;

e) Window frame colours are to be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the existing traditional dwelling or the original colour palette;

f) Dormer windows are not permitted;

g) Roller shutters are not permitted where visible from the street; and

h) Skylights or similar are not permitted where cutting into the original fabric of the traditional roof or visible from the street



Figure 9 – Window Design

7.1.9 Materials & Details

a) The original materials of the traditional dwelling are to be conserved as far as practically possible;

b) Where original materials of the traditional dwelling have previously been removed, restoration to original is required;

c) Restoration of the traditional dwelling should be based on original drawings and photographs where possible;

d) Where replacement of materials of the traditional dwelling such as the roof and joinery are necessary, they are to be replaced with materials to match the existing;

e) New walls and roofing to additions are to match the colours and materials of the traditional dwelling;

f) For new buildings, traditional materials of face brick and / or render are to be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional dwellings in the streetscape (refer Part 5 – Residential Character Analysis of these guidelines);

g) Bricks facing a character street are to be one course (unless rendered) and are to be in the red colour range and not be scorched or feature colour blends. 'Tumbled' bricks are not supported,. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours (typically white or cream);

h) Render used for new buildings are to be in a traditional finish and colour (typically white or cream) and proportions, and consistent with the traditional dwellings in the streetscape;

i) Where limestone is used, it is to be located at the base of the building as a consistent single band and is not to exceed more than 20% of the solid wall surface of the façade (limestone in this instance refers to the use of stone or limestone cladding – limestone-coloured bricks are not permitted);

j) Roof cover may be constructed with tiles in red or terracotta hues or corrugated iron or pre-finished roof sheeting in zincalume;

k) Balustrades, verandah posts and the like, are to be constructed in timber or painted metal. Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of this policy.

7.2 Development within the Mid-Ground Area

The façade of development within the mid ground area above 5m from the finished floor level of the dwelling is to comply with the requirements of section 7.1- Development of this policy, to ensure the character of the streetscape is maintained.

(Note: the façade includes side walls visible from the street)

For all other development within the midground, the requirements of 7.3 Development – within the Background or fronting non-Character Streets apply.

7.3 Development within the Background and/or Fronting Non-Character Streets

This section applies to additions to a traditional dwelling within the 'Background' area of a lot (refer to Figure 6). These provisions are also applicable to infill development, dwellings and associated structures constructed fronting a non-Character Street (for example, laneways or Rights of Way).

Development within these areas should respect and harmonise with traditional dwellings within the Locality (refer to Figure 13) but do not have to mimic the design of the buildings.

These provisions do not apply to corner lots. All development facing a Character Street is to comply with part 7.1 of this policy.

Objectives

- Developments are to be designed to ensure the original traditional dwelling remains the prominent element in the Character Streetscape, where applicable.
- Additions to traditional dwellings should not diminish the contribution the existing dwelling makes to the character street
- Additions to traditional dwellings should ensure the heritage character of the area and the style of traditional dwellings within the Locality is maintained.
- Development should support environmentally sustainable design which respects the traditional character of the area.

- To facilitate new buildings that respect the style and character of the surrounding Locality and which respect and integrate into the streetscape.
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings.
- To retain the appearance of a single storey-built form as viewed from the Character Street front and reduce the impacts of two storey development on the Character Streetscape.
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.3.1 Setbacks

This section augments the Street Setback and Lot Boundary Setback requirements of the Residential Design Codes.

a) Street setbacks for new dwellings fronting non-Character Streets are as per the Residential Design Codes and the City's Local Planning Policy for Developments and Subdivisions Abutting Rights of Way.

b) The setback of additions above plate height of the existing dwelling should correspond with the predominant side setback of the traditional dwelling.

Note: The intent of clause b) is to ensure that new development is located behind the traditional dwelling, and that the traditional dwelling is the dominant feature in the streetscape.

7.3.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

a) The natural ground level of the site is to be retained.

7.3.3 Orientation

a) A maximum of one dwelling is to orient to the Character Street. New dwellings, including ancillary dwellings are to face a laneway or Right of Way or be located one behind another, rather than side by side (refer Figure 10).

b) The City does not support the subdivision of a vacant lot that results in two lot frontages facing the same Character Street.

c) Where a Right of Way abuts a vacant site, dwellings should orientate towards the Right of Way.

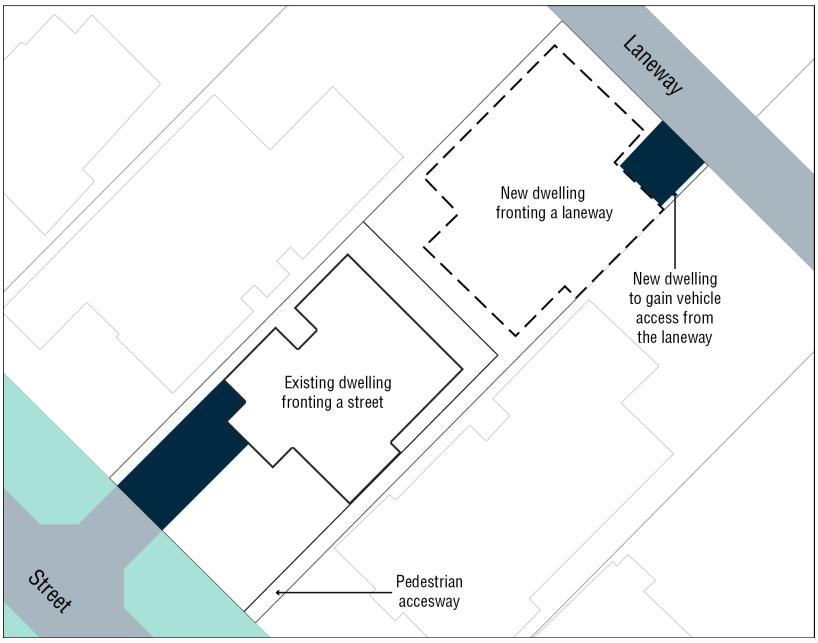


Figure 10 – Example of Infill Development

7.3.4 Built Form and Design

This section augments the Lot Boundary Setback requirements of the Residential Design Codes.

Applications for development approval will need to demonstrate that the design achieves the design elements below.

a) New development is to respond appropriately to the surrounding locality through consistent scale and bulk; and

b) Development is to reference and respect (without the requirement to mimic) traditional buildings in the area. However, where not conspicuously visible from a character street, 3 out of the 4 below built form elements of traditional dwellings within the Locality (refer to Figure 13).

- Traditional roof form;
- Traditional building materials;
- Traditional colours; or
- Traditional window design.

Note: Where a traditional dwelling has been significantly altered from its original condition it cannot be used to justify the design criteria above, at the City's discretion.

7.4 Driveways, Carports and Garages

Objectives

- To prevent carports, garages, and parking areas from visually dominating the streetscape;
- To ensure where carports and garages are proposed, they are to be designed to ensure the traditional dwelling remains the prominent element in the Character Streetscape;
- To ensure the appearance of carports, garages and parking areas are in keeping with, and respectful to, the dwellings to which they belong; and
- To limit the area required for vehicle access to maintain landscaped gardens and streetscape.

7.4.1. Location

This section augments the Setback of garages and carports requirements of the Residential Design Codes.

a) Garages shall be located to the rear or side of dwellings, setback (a minimum of 0.5m) behind the Predominant Building Line;

b) Garages shall not be located in the front setback area of the character street; and

c) Carports fronting a Character Street may be considered within the front setback area to a minimum setback of 1.5 metres from the street boundary line where they occupy less than one-third of the lot frontage.

7.4.2. Design

a) Carports and garages are to be of the same style, design, materials and roof pitch (to a minimum of 25 degrees) and form to the traditional dwelling to which it belongs;

b) The design provisions of Part 5 “Residential Character Analysis” of these guidelines shall apply to new carports and garages fronting Character Streets;

c) Notwithstanding (a) flat roofed carports may be considered appropriate where they are open in style and allow an unobstructed view of the traditional dwelling from the street; and

d) Solid sectional doors are not permitted. Open-style doors may be supported on carports if they match the dwelling’s fencing infill (where applicable) and keep clear views of the traditional dwelling and garden.

Note: Sectional open-style doors are generally not supported because their framing obstructs views of the dwelling and garden.

7.4.3. Crossovers

a) A maximum of one crossover per lot per street frontage are permitted; and

b) Crossovers are restricted to a maximum of one-third the width of the front boundary.

7.4.4 Driveways

a) Driveways widths are limited to the width necessary to provide vehicle access to the parking bays required for the dwelling, and should not exceed 1/3 of the lot frontage;

b) Driveways may be constructed of brick paving or concrete.

c) Where parking bays (including within carports) are provided parallel to the street, these are to be limited to the minimum width necessary under AS2890.1, and are to be provided with adequate landscaping to minimise their visibility from the street

7.5 Fences and Gardens

Objectives

- To ensure all fencing forward of the building alignment is of a design, material and colour reflecting traditional fencing and infill in the area;
- To retain and maintain open front gardens and existing trees in the streetscape;

7.5.1. Fencing Characteristics and Design Standards

For fencing characteristics in the Inglewood Heritage Area refer to Part 5 Residential Character Analysis – Inglewood Heritage Area – Inglewood Streetscapes.

Fencing is to comply with the following provisions:

a) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;

b) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. ‘Blade’ or horizontal style infill is not a traditional detail;

c) Fencing along the front lot boundary shall not exceed 750mm in height and are to be constructed of a high-quality material such as masonry;

d) Gatehouses are not supported unless constructed of lightweight materials;

e) The height of any open-style fencing may be increased to a maximum of 1.8m (outside of vehicle sightlines) above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron or aluminum infill with traditional detailing (rather than timber picket infill) (refer Figure 11 and 12); and

f) Alternative forms of fencing (such as colorbond and timber lap) forward of the dwelling are permitted on the side boundaries only to a maximum height of 1.2m. The colour of the fence is to be in strict accord with the traditional dwelling and streetscape to which it belongs.

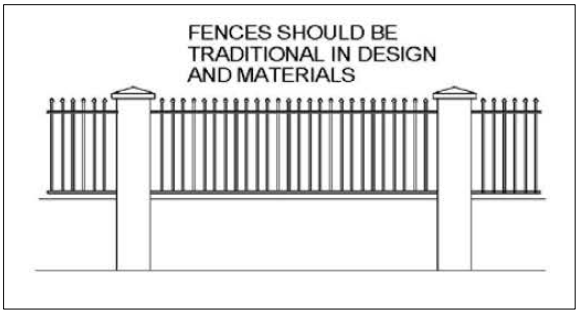


Figure 11 – Example of Open-Style Fencing

7.5.2. Garden Design

a) Existing front gardens, mature trees, and street trees shall be retained and maintained;

b) Where trees are to be removed, the applicant shall demonstrate justification for removal, and satisfy the City that alternative measures such as pruning are impractical; and

c) Where mature trees are to be removed, an advanced tree is to be planted and maintained elsewhere on the site.

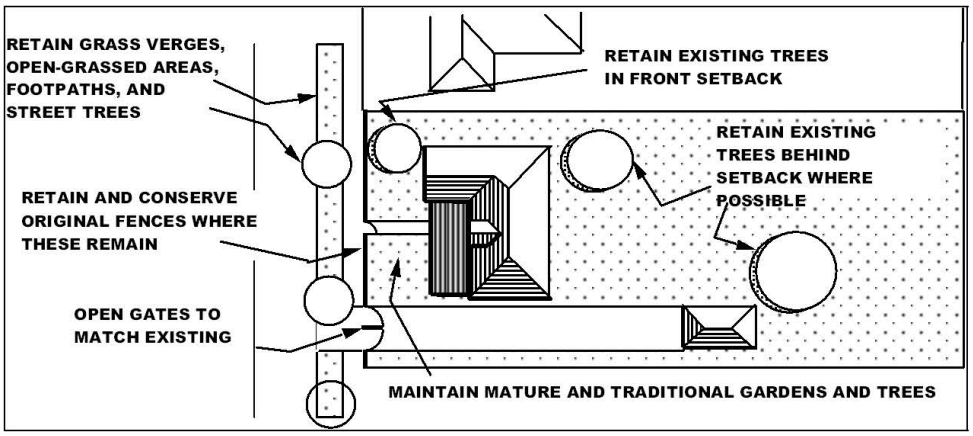


Figure 12 – Example of Traditional Garden Design

8. E XEM PT I O N S

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 201 apply.

a) Development approval is not required for works if — the works are of a class specified in Column 1 of an item in the Table; and

b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Column 1 Works	Column 2 Conditions
The following Incidental Structures: • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line.	Unless the development is located: • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Area.
The following Incidental Structures: • Swimming Pools – below ground for private use only; and • Letterboxes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places. • The works are not located within the front setback area of land within the Heritage Area
The erection or installation of a flagpole.	• The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing and Gates	Only where the fence or gate: • Compiles with the requirements of the Scheme and the relevant Local Planning

	Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • Complies with the requirements of the Residential Design Codes; • Not located within the primary street setback area within a Heritage Area,; and • is not located on land included in the Heritage List or State Register of Heritage Places.
The filling of land and/or erection of a retaining wall on the same lot as a single house or a grouped dwelling or a multiple dwelling	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The demolition or removal of a cubbyhouse.	The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The installation of a water tank.	• The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L. • The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Internal building work that does not materially affect the external appearance of the building.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The modification or provision of external openings (windows or doors) to a building.	• Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes • Replacement is like for like with the same size, design, materials and colours. • Where the window isn't like for like the window shall: - Be located 2m or more behind the predominant building line of the dwelling. - Have vertical emphasis. Meaning the height of the window opening is greater than the width. - Frame constructed of wide profile aluminum or timber. - Frames are to be white or cream in colour or as per approved colour scheme • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Reroofing of a single house or a grouped dwelling or a multiple dwelling	• Replacement is like for like with the same form, pitch, design, materials and colours. • T works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling: • a pergola; • a shade sail; • an enclosed or unenclosed patio less than or equal to 20m2 area; • a garage or outbuilding less than or equal to 20m^2 area;	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The site is not abutting a secondary street and/or a right of way; • The works are not located in the front or sides (or attached to the front or side facing portion of the dwelling) of the existing dwelling and is located at the rear of the dwelling. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Demolition or removal of the following structures: • Outbuildings with a floor area of less than 25m^2; • Patios; • Shade Structures; • Carports; • Air Conditioners; • Private swimming pools and outdoor spas; • Flag poles; and • Water tanks.	• Detached from the dwelling where at the front of a dwelling or located between the dwelling and the side or rear lot boundary of a development site where attached or detached. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

9. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

Character Street	*Means streets which display 'Original Traditional Lot' layouts and dwellings with traditional architectural styles and garden designs. These streets are shown in Figure 1.*
Locality	Means properties within a 75m radius from the centre of the Original Traditional Lot to which the dwelling or addition is located (refer to Figure 13). Dwellings outside of the Inglewood Heritage Area are not included within the 75m Locality area.
Original Traditional Lot	Means the lot area established during the original subdivision of the land.
Predominant Building Line	Is measured from the roof line directly above the front door of the dwelling.

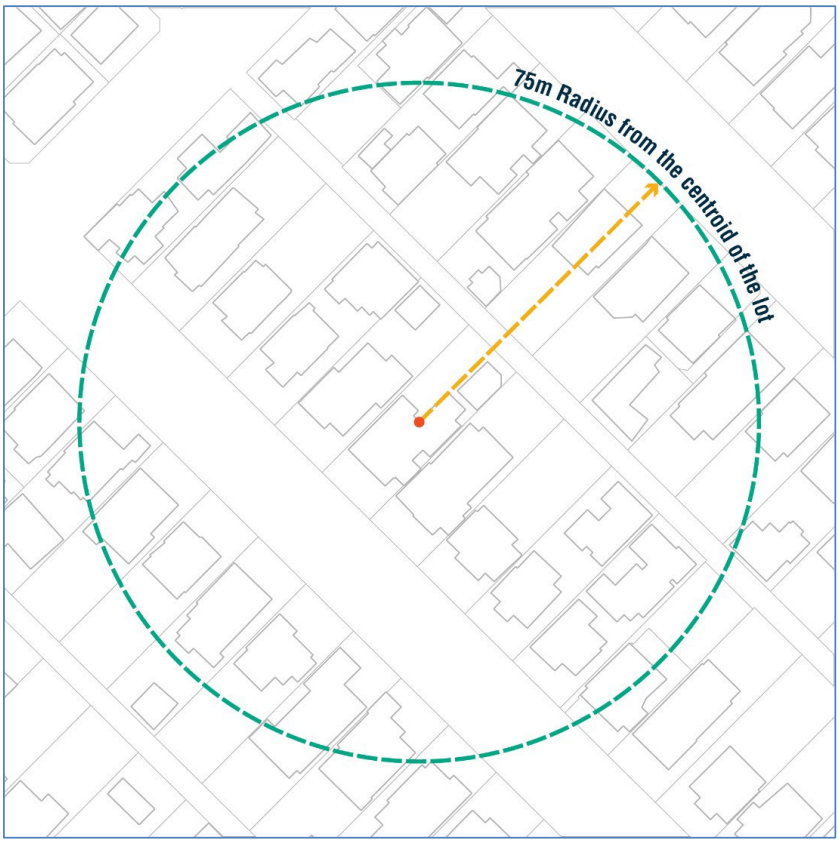


Figure 13 – How 'Locality' is determined

10. Other Relevant Documents

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- State Planning Policy 3.5 Historic Heritage Conservation

OFFICE USE ONLY:	
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**

Character Retention in Inglewood Heritage Area

City of Stirling Local Planning Scheme No. 4

Local Planning Policy – Character Retention ~~in~~ of Mount Lawley and Menora Heritage Areas

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy - Character Retention in Mount Lawley and Menora Heritage Areas.

2. INTRODUCTION

The purpose of this Policy is to provide a framework to guide development in the Mount Lawley and Menora Heritage Areas to ensure the existing heritage character is retained and protected and is reflected in new development.

The Mount Lawley and Menora Heritage Areas are~~is~~ delineated in Figure 1.

3. OBJECTIVES

The retention of traditional buildings, gardens and streetscapes in the Heritage Areas are ~~is~~ important as these collectively contribute to the character of Mount Lawley and Menora. To retain this character existing traditional buildings should be retained and new buildings, including additions, should complement the existing streetscape and be designed in a similar style (including detailing), scale and proportions as existing traditional buildings.

The key objectives of this Policy are to: -

a) Ensure the retention of buildings within the Mount Lawley and Menora Heritage Areas ~~-~~built prior to 1960 where the architectural style of the building is generally intact;

b) To ensure the retention of existing buildings referred to in (a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape

c) Ensure that new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and ~~where located on a Character Street~~ are designed to fit into the existing streetscape;

d) Maintain and improve existing street trees, grass verges and front gardens; and

e) Retain mature trees wherever possible.

4. APPLICATION OF THIS POLICY

This Policy applies to all Residential zoned land within the Mount Lawley and Menora Heritage Areas, outlined in Figure 1 below.

Where there is any inconsistency between the provisions of this Policy and other planning policies, the provisions of this Policy shall prevail. Development on Beaufort Street or within non-residential zones will be assessed against the relevant applicable planning policy, unless that policy expressly states that this Policy applies to the type of development proposed.

~~Where there is an inconsistency between the provisions of this Policy and other Policies the provisions of this Policy prevails. Development on Beaufort Street or within non-residential zones will be assessed against the relevant planning Policy.~~

Where any conflict exists between these guidelines and the Deemed-to-Comply and/or Element Objectives of the *Residential Design Codes*, the provisions of these guidelines shall prevail with due regard given to the *Residential Design Codes*.



Figure 1 – Mount Lawley and Menora Heritage Areas

5. RESIDENTIAL CHARACTER ANALYSIS – MOUNT LAWLEY HERITAGE AREA

5.1. Description of the Area – Mount Lawley

The Mount Lawley Heritage Area is bounded by Walcott Street, Railway Parade, Central Avenue, the rear boundary of lots on the north-western side of North Street, the edge of Hamer Park, Bradford Street and Alexander Drive (refer Figure 2). The area is historically separated into two further areas being Mount Lawley (Estates 1 and 2) and Mount. Lawley (East), which are discussed further in these guidelines.



Figure 2 - Mount Lawley Heritage Protection Area

5.2. History of Mount Lawley

The eastern part of Mount Lawley was subdivided and settled in several stages from 1896 when Gold Estates of Australia first offered for sale lots in the area from First to Third Avenues and from Guildford Road to John Street.

Mount Lawley was named after Sir Arthur Lawley, Governor of Western Australia from April 1901 to August 1902. It is believed that Lawley allowed his name to be used on condition that the area contained no public houses. The name was initially applied to Estate 1, subdivided in 1902 and extending from Walcott Street to Regent Street and from the river to Clifton Crescent.

The area was extended in 1912 with the subdivision of Estate 2 between Clifton Crescent and Alexander Drive. The release of the subdivision coincided with the government takeover of the tramway service in the area. The subdivisions were carried out by Samuel Copley, a real estate speculator, and Albany banker John Robinson. Many of the street names in Estate 2 include the suffix 'royd' which was the maiden name of the wife of Samuel Copley.

The road layouts of Estates 1 and 2 differed from the adjacent subdivisions where streets were laid in a regular grid. The layout of Estate 1 followed the contours of the land with the result that roads such as Clifton, Lawley, and Queens Crescents and Farnley and Clotilde Streets curved with the gradient of the land and added diversity to the general subdivision pattern.

5.3. Significance of Mount Lawley

Mount Lawley (Estates 1 and 2) is an area of exceptional significance.

Mount Lawley Estates 1 and 2 provide a rare example in Perth of a substantially intact residential area from the first decades of the twentieth century. The area is characterised by an innovative street layout based on the natural topography of the area, together with a traditional streetscape featuring verges, footpaths, and regular planting of street trees. There is a predominance of large homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens. A canopy of mature trees in back gardens gives an established quality to the area.

The area has aesthetic, historic, social and scientific significance for the following reasons:

- Road and subdivision pattern;
- Excellent examples of housing from the early 1900s including examples of Federation Bungalow, Queen Anne, Arts and Crafts and Californian Bungalow architectural styles;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

Mount Lawley (East) is an area of considerable significance.

Mount Lawley (East) is a good example in Perth of a substantially intact residential area characterised by large and medium sized homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens.

The area has aesthetic, historic and social significance for the following reasons:

- Typical example of rectangular grid road and subdivision pattern;

- Good examples of housing from the early 1900s and inter-war period including some very good examples of Federation Bungalow and Californian Bungalow style dwellings;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

5.4. Mount Lawley Streetscapes

Mount Lawley is laid out on a rectangular grid with lots of approximately equal size in individual streets, but with some variation across the area. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres with street frontages between 13.0 and 15.0 metres. There are some smaller lots of approximately 500 square metres in area closer to the railway. There are laneways in some locations in Mount Lawley Estate No.1 and generally in Mount Lawley (East).

The area comprises predominantly single dwellings with one dwelling to each block. Dwellings are generally single storey, located towards the front of the lot and with the front door facing the street. Dwellings are set back an equal distance from the front boundary from 5 to 9 metres in individual streets. Dwellings have front gardens with exotic plantings that reflect the period of construction (refer Figure 3).

Most dwellings have low (0.9 to 1.2m) front fences in a range of styles including timber pickets, woven wire, and low masonry fences. Mature trees, particularly in back gardens, provide an attractive tree canopy throughout the area.

Streets have concrete pavements and grass verges on both sides and various exotic species of street trees planted at regular intervals. Generally, there is one single width crossover per lot.

There are some areas of public open space in the area. Generally, they comprise grassed area surrounded by mature trees. The main commercial area is located on Beaufort Street.

There are a number of areas where the character of the traditional streetscape has been altered by the amalgamation or subdivision of lots for unit development. These developments are considered ‘intrusive’ or ‘neutral’ places.

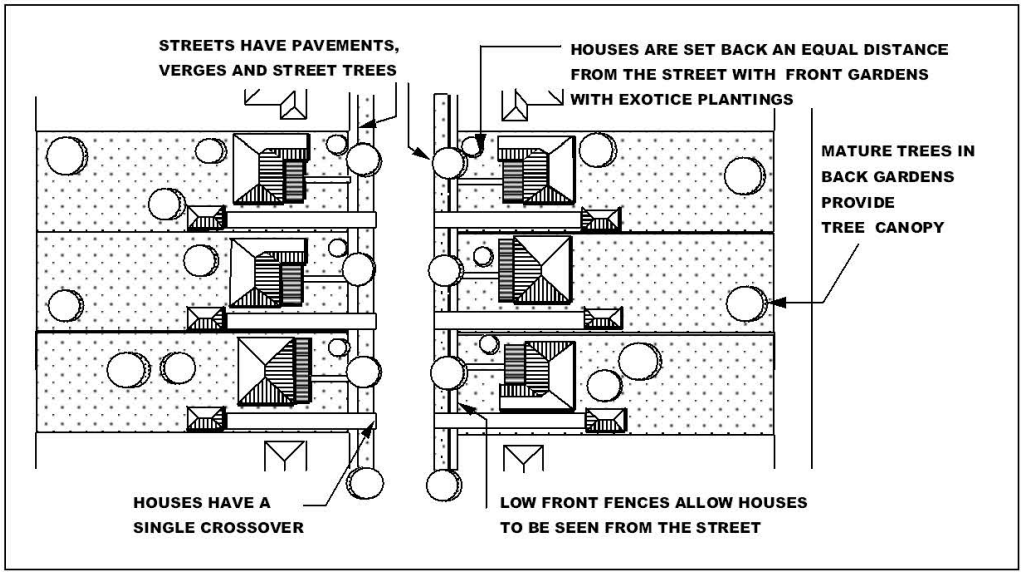


Figure 3 - Mount Lawley Streets

5.5. Traditional Mount Lawley Dwellings

Traditional dwellings in Mount Lawley were constructed predominantly between 1910 and 1950. Most dwellings are single storey and are generally constructed of red brickwork that in many instances is partly rendered. There are some weatherboard and iron dwellings remaining, including a group in Coode Street.

Dwellings are generally modest in scale and proportion and typical of middle-class housing of their era. However, wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground.

Styles are predominantly Federation Bungalows, Federation Queen Anne with some examples of Federation Arts & Crafts, Californian Bungalow, Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area. The following is an outline of the main architectural styles found in Mount Lawley.

Federation Bungalow: c.1890-c.1915

The Federation Bungalow architectural style, which began to appear towards the end of the Federation era, is one of the most prevalent architectural styles in the Mount Lawley area. It has its origins in the single-storey vernacular dwellings, with commodious verandahs, that were found in colonial countries such as India and is considered to be a transition between the more decorative Federation Queen Anne style and the later, more assertive Inter-War Californian Bungalow style of residential architecture.

Stylistically, the Federation Bungalow (example in Figure 4) style was strongly influenced by the Arts and Crafts movement and the concepts of the 'simple life' found in the West Coast of the United States during the late nineteenth and early twentieth centuries. It was widely regarded as a style suited for the Australian 'bush architecture' due to its spacious verandahs and simple construction that provided for laid back lifestyles and easy accessibility to the outdoors.

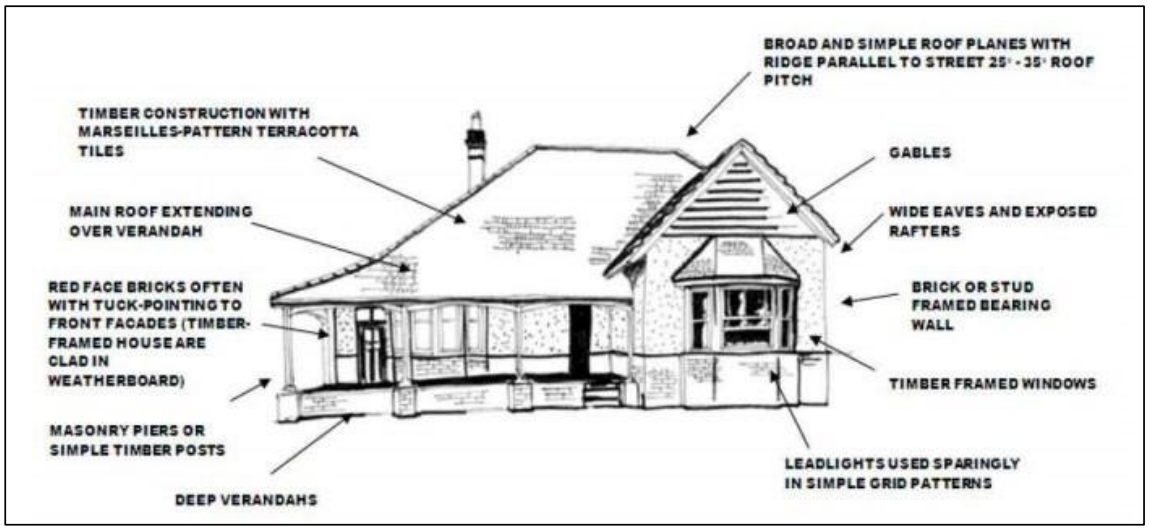


Figure 4 - Example of Federation Bungalow

Federation Queen Anne: c.1890-c.1915

Federation Queen Anne was the dominant Australian domestic style during the late nineteenth and early twentieth centuries. This style also appeared in rows of shops in the new suburbs being established during this time. Found throughout the Mount Lawley area, it was a style influenced by a combination of traditional English architecture and the more extravagant American Queen Anne. Increasingly, decorative elements (both internally and externally) influenced by Art Noveau, began to emerge after the turn of the century and became additional identifying features of the style.

Federation Queen Anne residences are often set in attractive gardens, with a variety of exotic plants and are picturesque and asymmetrical in appearance. Usually, one room projects forward of the front façade and the verandah then extends across the remaining frontage. An example is shown below in Figure 5.



Figure 5 - Example of Federation Queen Anne

Federation Arts and Crafts: c.1890-c.1915

The Arts and Crafts movement emerged in the nineteenth century in England, where proponents such as William Morris looked towards recapturing the handicraft methods used in a rural pre-industrial age. In the United States, Gustav Stickley promoted the 'Craftsman' image in architecture, interior design, and furniture.

The Arts and Crafts movement was concerned with the integration of art into everyday life and the 'truthful use of materials and the honest expression of function', which resulted in informal, domestic scaled buildings with a comfortable familiarity.

In Australia, the Federation Arts and Crafts style of architecture drew from these overseas models and the residences built in this style display characteristics that are unassuming and homely. Figure 6 below is an example of this.



Figure 6 – Example of Federation Arts & Crafts

Inter-War California Bungalow - c.1915-c.1940

California Bungalows (example below in Figure 7) became popular in the United States in the early twentieth century. Built with natural materials, they were low-profile homes designed for relaxed living, particularly suited to California's mild climate.

Australian architects were designing individual interpretations of the Californian Bungalow during the early years of the twentieth century and by the early 1920s many builders had embraced the style. In Australia, the Inter-war California Bungalow was generally built-in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on single blocks with informal lawns and gardens, often using natural materials and finishes.

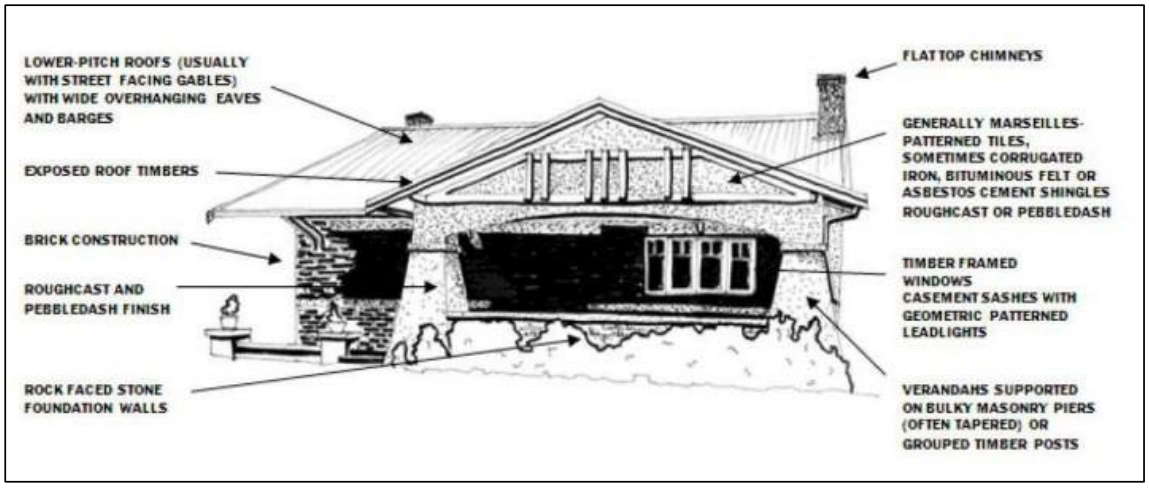


Figure 7 – Example of Inter–War California Bungalow

5.6. Description of the Area – Menora

The Menora Heritage Area is bounded by the rear boundaries of lots on the southeastern side of Adair Parade, Bradford Street, Tweed Crescent, Alexander Drive and Walcott Street as shown in Figure 8.



Figure 8 - Menora Heritage Protection Area

5.7. History of Menora

Menora was subdivided and settled in the inter and immediate post war periods. Prior to that time the area was characterised by general agricultural uses and smallholdings. The planning of Menora, and the adjacent area of Coolbinia, on Garden Suburb principles was related directly to the influence of W.E. Bold, the Town Clerk of the City of Perth who actively promoted both the Garden City Movement and the Town Planning Movement generally in Perth both before and after World War I.

The planning of the area was influenced by developments in the field of town planning that occurred predominantly in the 1920s in Perth. During this period there was considerable interest in the Town Planning Movement, which culminated in 1928 with the enactment of the Town Planning Act of 1928. The first town planning scheme for Mount Lawley was published in 1937 and included provisions such as the restriction of the construction of flats to parts of Walcott Street and Adair Parade. Although subdivided earlier, settlement in this area continued into the 1950s and 60s with some more recent development occurring. Menora was officially named in the 1950s, after the Jewish nine-branched candlestick.

5.8. Significance of Menora

Menora is an area of exceptional significance.

Menora is a very significant, substantially intact residential area planned on Garden Suburb planning principles. It is characterised by landscaped parks and streets with open grassed verges and mature trees. The curved road layout provides attractive vistas to parks and streets. The area is characterised by large homes from the 1930s, 1940s and 1950s, many of high architectural quality, set in attractive established gardens which are generally landscaped to compliment the design of the dwelling. There are a number of fine examples of a range of architectural styles including Inter-War Californian Bungalow and Functionalist and dwellings with elements of Spanish Mission styles.

The area has aesthetic, historic and social significance for the following reasons:

- Distinctive road and subdivision pattern;
- Excellent examples of housing generally from the 1930s, 1940s and 1950s including examples of Interwar Californian Bungalow, Functionalist, Spanish Mission and Mediterranean styles;
- Street design including general street layout, landscaped public open spaces, wide verges, and street trees;
- Garden layout, design, and quality;
- Good example of the implementation of Garden Suburb planning principles in Perth; and
- Historic associations with the Jewish community in Perth.

5.9. Menora Streetscapes

The road pattern in Menora varies markedly from the pattern of the adjacent Mount Lawley area, which is based on a rectangular grid. The road pattern of Menora is based on Garden Suburb town planning principles and comprises a series of crescents incorporating a series of small parks. The basis of these principles is that the suburb is designed as a whole community with a focus around a shopping or community centre and where residential lots are designed with access to areas of public open space. Street blocks are subdivided into a series of residential lots with approximately equal street frontages. Residential lots are around 840 to 1000 square metres in area with some variation and irregularity in block size as a result of the circular street pattern. The area contains some internal park areas at the backs of dwellings which is characteristic of Garden Suburb planning and rare, but not unique, in the context of metropolitan Perth. The subdivision pattern remains substantially as originally planned with no amalgamation or subdivision of original lots as shown in Figure 9.

The area comprises mainly single and double storey residences with the traditional pattern of one dwelling to each lot. Dwellings are set back an equal distance from the street however setbacks vary throughout the area and are quite large in some cases. Generally, the area is characterised by low masonry fences or an absence of front fences and the front garden extending to the pavement or into the street verge with no pavements in a few cases. Public and private landscape areas are integral to the character of the area. Front gardens are generally informal in design with a predominance of exotic plantings and lawn. Street trees are planted at regular intervals throughout the area. Dwellings were generally constructed with a single crossover and provision for parking one car. Over time larger double carports and garages have been introduced. Generally, these can be accommodated without appearing intrusive as the lot frontages are wide.

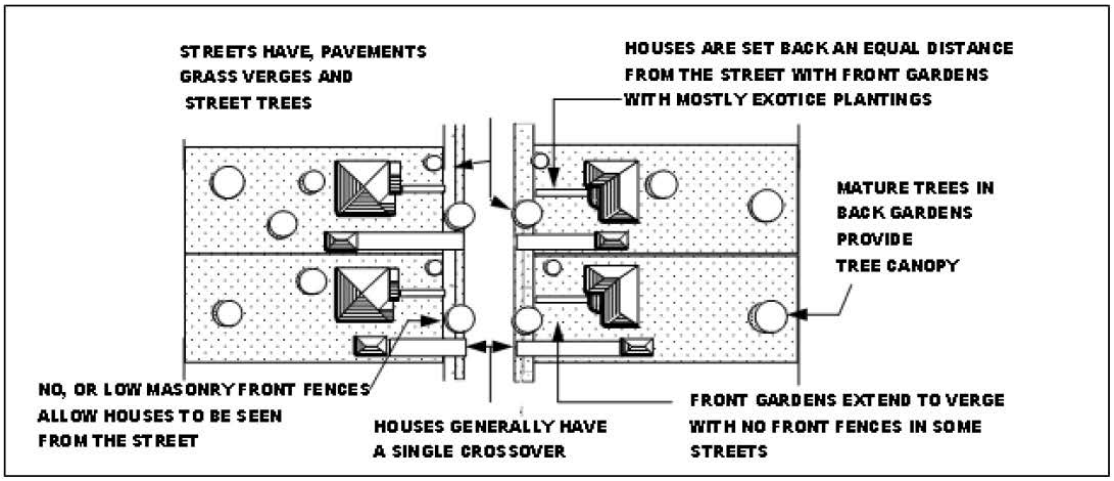


Figure 9 - Layout of Menora Streets

5.10. Traditional Menora Dwellings

Dwellings in Menora were constructed predominantly in the period 1930s, 1940s and 1950s. Generally, dwellings are single storey, although there are some larger two-storey homes throughout the area, and architectural styles reflect the period of construction. Examples of housing styles include Inter-War Spanish Mission, Functionalist and Californian Bungalow. There are a number of fine residences in the Inter-War Functionalist style which are rare in the context of metropolitan Perth.

Inter-War California Bungalow - c.1915-c.1940

The bungalow became popular in the United States at the beginning of the twentieth century. Expressed in 'earthy' materials, these homes were low-slung and planned for a casual lifestyle, especially in the temperate climate of California.

Australian architects were designing individual interpretations of the Californian Bungalow, during the early years of the twentieth century and by the early 1920s many builders had embraced the style.

In Australia, the Inter-war California Bungalow was generally built in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on suburban blocks with informal lawns and gardens, often using natural materials and finishes. Figure 7 provides an example of an Inter-War California Bungalow.

Inter-War Spanish Mission - c.1915-c.1940

The Inter-War Spanish Mission was introduced to Australia in the 1920s and draws on architectural styles influenced by Spanish colonial architects in both California and Florida.

The style is reminiscent of the Spanish Romanesque and Baroque styles. Residences built in this style are usually asymmetrical in appearance and feature external walls with light coloured, stucco or rendered surfaces with finishes that mimic textured handcrafted surfaces typical of the adobe construction of the Spanish missions. They are usually free standing and set in landscaped settings with exotic flora that has extensive use of palms (refer Figure 10).

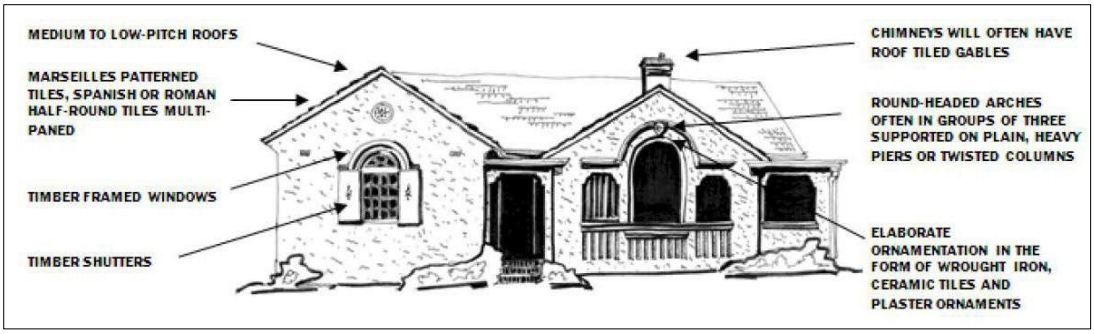


Figure 10 – Example of Inter-War Spanish Mission

Inter-War Functionalist - c.1915-c.1940

The Inter-War Functionalist style was a popular European style during the 1920s and 1930s that completely separated itself from styles of the past and instead focused on the ideas of "functionalism" and "clean lines". It was popularised through the influences of the modern movement and has been applied in Australia to a range of buildings such as homes, commercial buildings and cinemas.

The style is typically characterised by simple, geometric shapes, light colours, large glass areas with openings often occurring in horizontal bands giving a building a "streamline effect". An example is shown in Figure 11.



Figure 11 – Example of Inter-War Functionalist

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War II period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and also the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years.

The lack of materials and rising costs, coupled with a need to provide housing resulted in a reduction in ornamentation~~, resulted in a reduction in ornamentation~~, the simplification of elements such as chimneys and the reductions of verandahs to small porches.

Many of the dwellings in the Menora area that were constructed after the Second World War continued to exhibit characteristics of the inter war styles prevalent in the area, albeit in a more simplified form.

The 'Post War Austerity' was defined as one common architectural form of the time. In the eastern states of Australia this was a basic fibro clad bungalow with a touch of streamlined modernism. In Western Australia the same style was constructed in brick and is found in the areas of Menora that were first developed in the late 1940s and during the 1950s.

Residences built in this style are usually free-standing, single storey set on suburban blocks, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings (refer Figure 12).

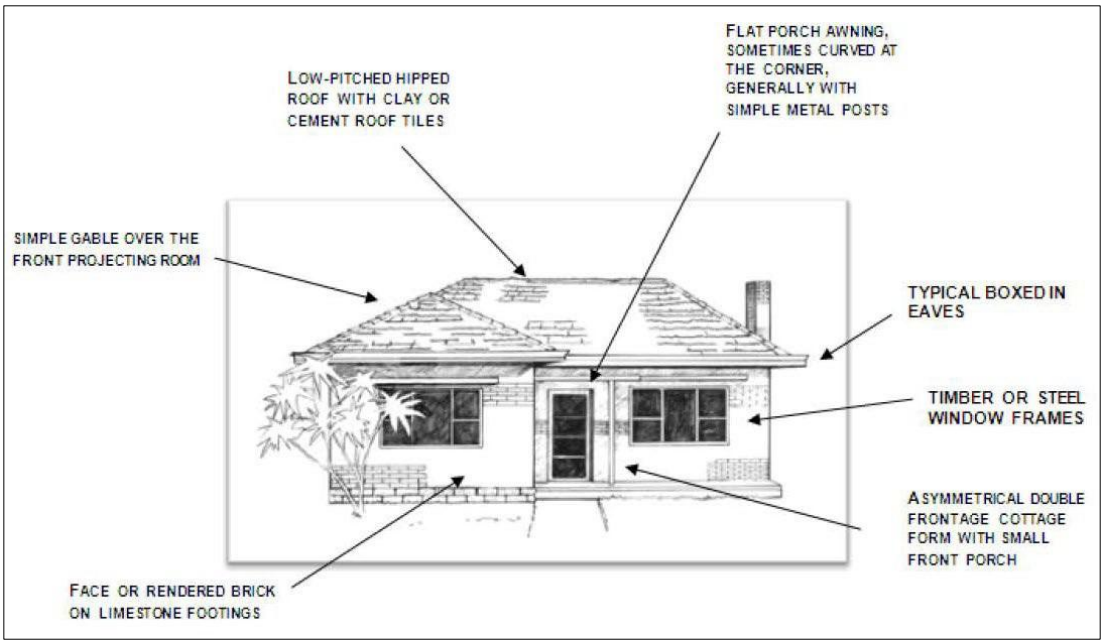


Figure 12 – Example of an Austerity Cottage

6. DEMOLITION OF BUILDINGS

6.1 Complete Demolition of a Building

A key objective of this Policy is to retain and conserve traditional buildings within the Heritage Areas, particularly those buildings built before 1960.

Where it is proposed or necessary to demolish (other than partially – refer below) a traditional building located in Residential Zone built before 1960, development approval for the works shall not be granted until separate development approval has first been granted for the demolition of the building.

The development application should include a written justification demonstrating that demolition is consistent the objectives of this Policy and should include demonstrate:

- Provide evidence that the building was constructed from 1960 onward;
- Detail why the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;

- Detail (with evidence from a qualified structural engineer or equivalent) why the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition). Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement.

To assist in considering the merits of any proposed demolition in a Heritage Areas, the City may require a heritage assessment by a heritage/architectural professional to be carried out. This assessment will assist the City in determining if an application and the written justification provided by the applicant is accurate and in accordance with the objectives of these guidelines.

6.2 Partial Demolition of a Building

Partial demolition of a building in a Residential zone within the Heritage Areas will be considered as part of the assessment of a development application for additions or alterations to the building. Partial demolition will be assessed in the context of the following objectives:

- To conserve and retain buildings within the Heritage Areas built before 1960 where the architectural style of the building is generally intact.
- To retain the traditional dwelling with minimum alterations.

This framework prevents the demolition of all but a portion of an existing building. Demolition proposals should be confined to those portions of the building behind the ridge line of the roof at the rear of the building.

Existing traditional elements of the building are to be retained, and the proposal must meet the objectives of Part 7 'Residential Policy Provisions' of this Policy.

Demolition of large portions of a traditional building facing a character street, or removal of original features from the front façade to facilitate a new addition are unlikely to be supported.

Where partial demolition is proposed, drawings must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail will be required when a Building Permit for the works is submitted to demonstrate how the structural integrity of the existing building is to be maintained during building and demolition works.

The details are to include and not limited to:

a) Methodology statement of work sequence;

b) Details of proposed connection to the new work;

c) Detail of any support of existing floor, walls and roof structures required;

d) Details of any foundation support required.

7. RESIDENTIAL POLICY PROVISIONS

7.1 Conservation of and Additions to Traditional Dwellings

Objectives

- Retain the traditional dwelling with minimum alterations;
- Conservation works should retain and enhance the original character of the dwelling; and
- Additions to traditional dwellings must reflect the heritage character of the area and the style of the traditional dwelling.
- Ensure that design of new buildings respects the style, and character of the surrounding Locality and contribute to the character of the streetscape;
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings and the street pattern;
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land

7.1.1 Streetscape

Streetscape

a) No additions and / or alterations to the traditional dwelling shall occur within the front setback area, unless restoring an original feature in the original architectural style (e.g.; a verandah);

b) Any additions to the side shall be setback a minimum of 2 metres from the predominant building line (as determined by the City) of the front of the traditional dwelling (Refer Figure 13); and

c) Second storey additions shall be located to the rear of the traditional dwelling ridgeline (refer Figure 14 and 15).

Levels

a) The natural ground level of the site shall be retained.

Fences and Gardens

Please refer to section 7.5 Fences and Gardens of these guidelines.

Carports and Garages

Please refer to section 7.4 Carports and Garages of these guidelines.

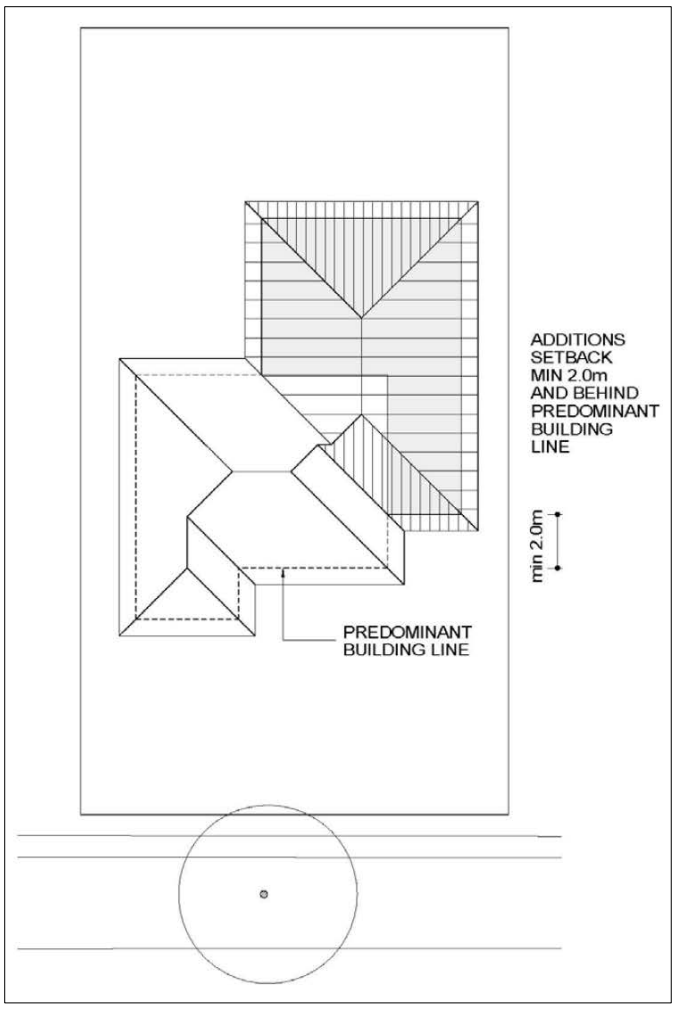


Figure 13 – Additions to Traditional Dwelling

7.1.2 Built Form and Design

Design

a) Additions shall reflect the architectural style, form, colour and materials of the traditional dwelling.

b) Additions not visible from the street need not so strictly adhere to the original architectural style of the traditional dwelling, but shall be in keeping with, and respectful to, the form, scale, bulk and materials of the traditional dwelling and surrounding development.

c) In regard to two storey additions, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (refer Figure 20).

d) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

Building Height

a) The wall heights of single-storey additions shall match the traditional dwelling, including for corner lots; and

b) The ridge and wall heights of second-storey additions and new buildings are to be in accordance with the applicable Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling/plate heights.

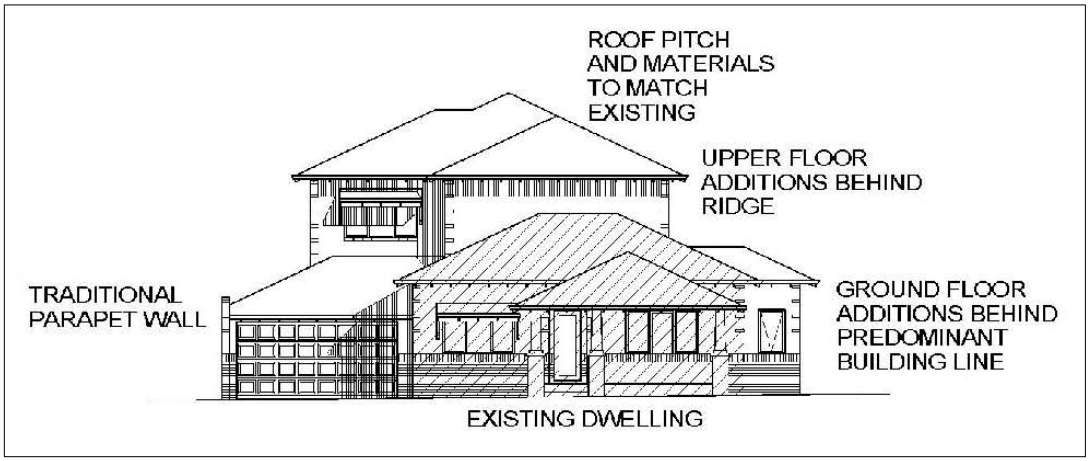


Figure 14 - Second Storey Addition to a Traditional Dwelling

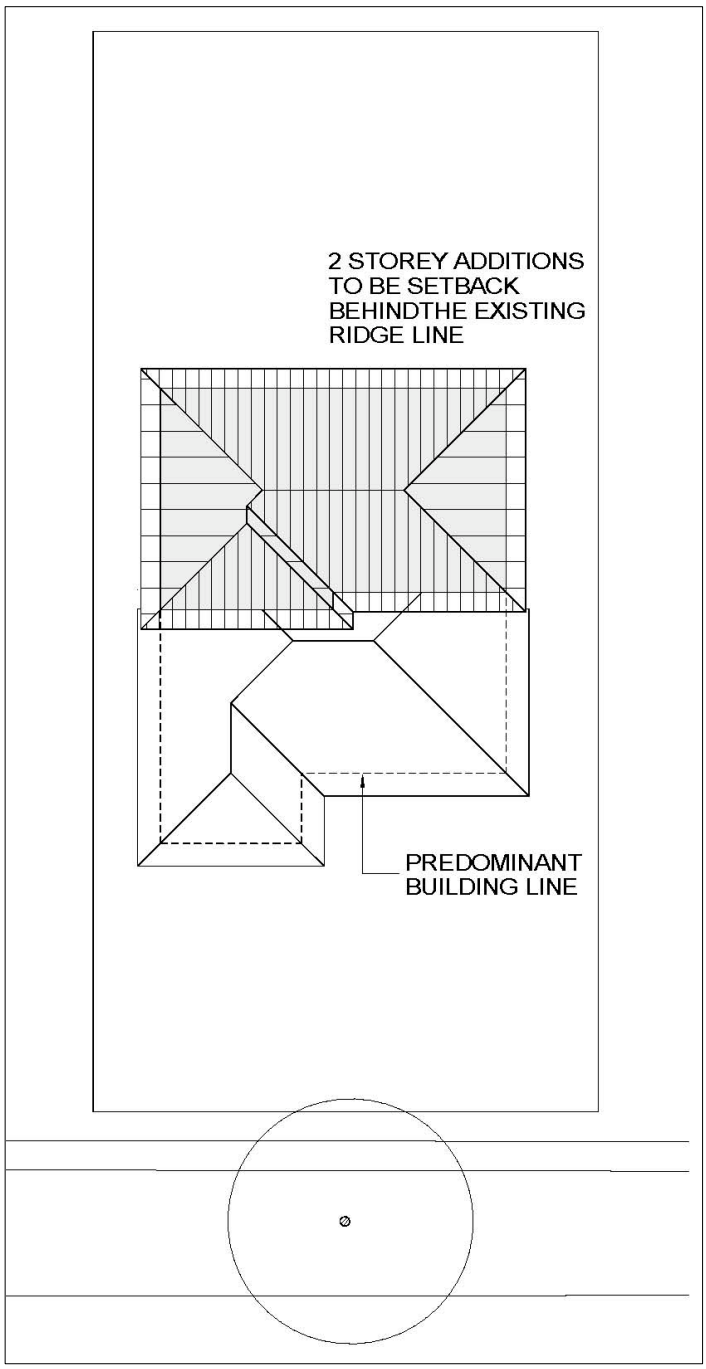


Figure 15 - Plan Showing Second Storey Addition to Traditional Dwelling

Roof Pitch

a) New roofing shall be as per the original roof pitch of the traditional dwelling (refer Figure 16);

b) A skillion roof is not permitted.

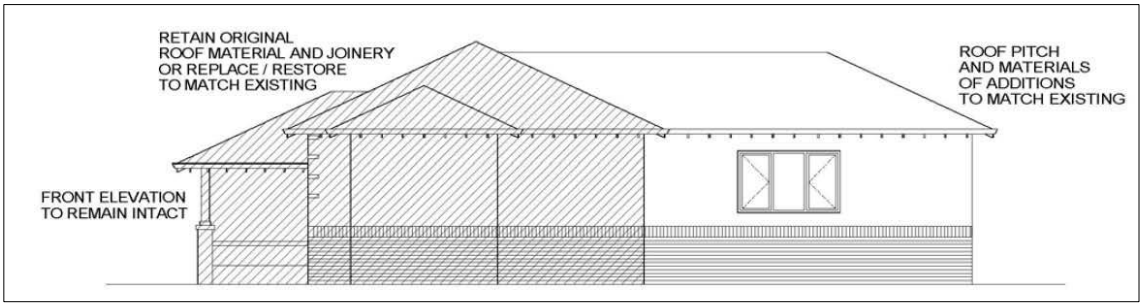


Figure 16 - Roof Pitch

Eaves

a) Eaves shall overhang by a minimum of 300mm;

b) The eaves line of the addition shall not be lower than the eaves line of the traditional dwelling where visible from the street, including for corner lots; and

c) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style of the traditional dwelling – for example 'Austerity Cottage'.

Verandahs

a) Where a verandah is being re-instated, the verandah form, scale and features (e.g. posts) should be consistent with the architectural style of the traditional dwelling, refer to Part 5 - Residential Character Analysis of these Guidelines.

Openings

a) Windows shall have a vertical emphasis. That is, the height of the window should be visibly greater than its width (refer Figure 17);

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

c) Windows to the front facades of a second storey addition shall reflect the configuration and grouping of the traditional dwelling windows facing the street;

d) Window frames in non-masonry walls shall be recessed;

~~e) Window frames shall be constructed in timber (preferred) or wide-profile aluminium or steel;~~

~~f)~~e) Window frame colours shall be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the traditional dwelling's existing or the original colour palette (i.e. Paint scrapes);

~~g)~~f) Roller shutters are not permitted where visible from the street; and

~~h)~~g) Skylights or similar are not permitted where cutting into the original fabric of the traditional roof or visible from the street.

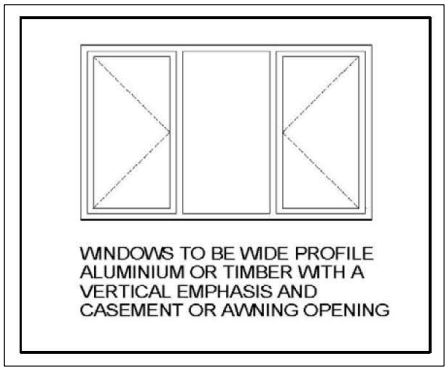


Figure 17 - Window Design

Materials & Details

a) The original materials of the traditional dwelling shall be conserved as far as practically possible;

b) Where original materials have previously been removed, restoration to original is required;

c) Restoration of the traditional dwelling shall be based on original drawings and photographs where possible;

d) Where replacement of materials such as the roof and joinery is necessary, they shall be replaced with materials to match the existing;

e) New walls and roofing shall match the colours and materials of the traditional dwelling. Recycled or handmade bricks are preferred. Bricks facing the street are to be one course (unless rendered); and

f) Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of these guidelines.

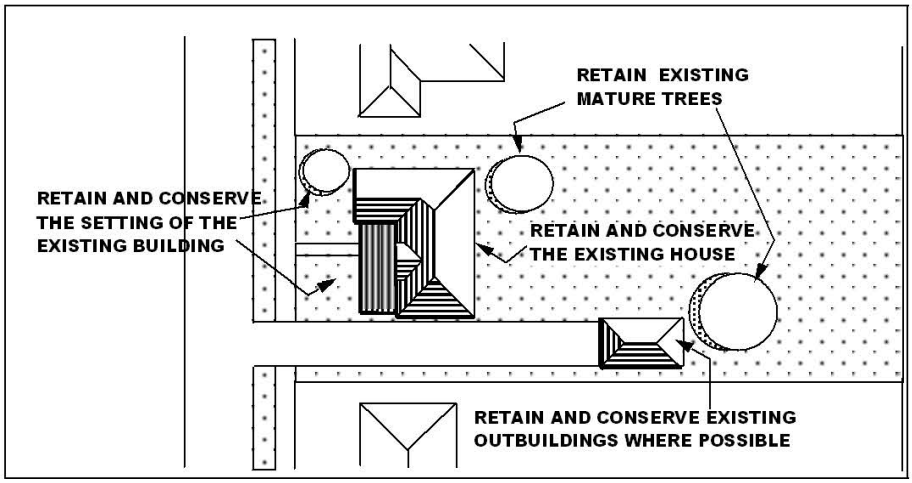


Figure 18 - Streetscape

7.2 New Single Dwellings

These provisions apply to new single dwellings and associated structures such as carports and garages.

Objectives

- Ensure that new buildings reflect the traditional style, scale and form of traditional dwellings and the street pattern, in terms of design, setbacks and orientation;
- Retain the appearance of a single storey built form from the street; and
- Retain natural levels of the site.

7.2.1 Streetscape

Street Setbacks

a) The ground floor of new buildings shall follow the established street setback, for both primary and secondary streets irrespective of the relevant R Code street setback (refer Figure 19);

b) Where the street pattern varies, the ground floor of new buildings shall be setback from the street mid-way between that of the traditional dwellings on either side;

c) Second storeys shall be setback a minimum of 4 metres from the face of the predominant building line (as determined by the City) wall immediately below; and

d) A reduction in the front setback to enable a garage or carport to be located to the side or rear of the property may be considered, but only where this will preserve the streetscape value of the area and where the required setback is reduced by a maximum of 1 metre.

Orientation

a) New buildings and entry doors shall face the street. Entry doors located at the side of the dwelling may be considered, but only where this is consistent with the character of the street, and the entry doors are still visible from the street and accessed via a porch or verandah.

Levels

a) The natural ground level of the site shall be retained; and

b) Any required retaining shall comprise brick-up or similar retaining under the building. Fences & Gardens Please refer to section 74.5 Fences & Gardens of these guidelines

Fences & Gardens

Please refer to section 74.5 Fences & Gardens of these guidelines.

Carports & Garages

Please refer to section 74.4 Carports & Garages of these guidelines.

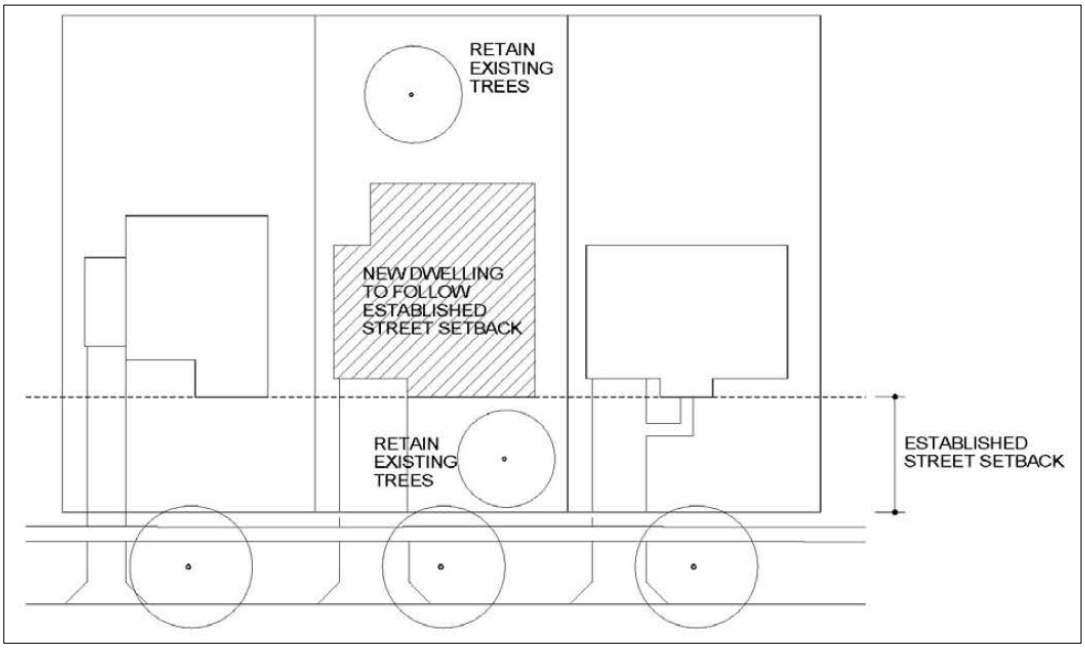


Figure 19 – Setback for new dwellings

7.2.2 Built Form and Design

Design

a) New buildings shall be traditional in design and reflect the heritage style and scale of traditional dwellings within the streetscape. Refer Part 5 – Residential Character Analysis of these guidelines.

b) In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 20).

c) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (Refer Figure 14).

Building Height

a) The building height of new dwellings shall be in accordance with the Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling heights;

b) New buildings shall respect the scale and proportions of traditional dwellings within the streetscape; and

c) Ground floor wall plate heights shall be a minimum of 3 metres (measured from natural ground level to plate height), including for corner lots.

Roof Pitch

a) Roof pitches shall be a minimum of 25 degrees, to a maximum of 35 degrees;

b) Verandahs may have a lower pitch where this reflects the existing style in the streetscape;

c) Roofs may be hipped or gabled. Gables shall have traditional timber detailing (e.g. battens) and treatment;

d) Barrel vault, curvilinear and low skillion roofs shall not be permitted; and

e) Dormer windows are not permitted.

Eaves

a) Eaves shall overhang by a minimum of 300mm; and

b) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style in the streetscape.

Verandahs

a) Verandahs fronting the street shall be a minimum of one-third the width of front elevation; and

b) Verandahs shall have a minimum depth of 2 metres.

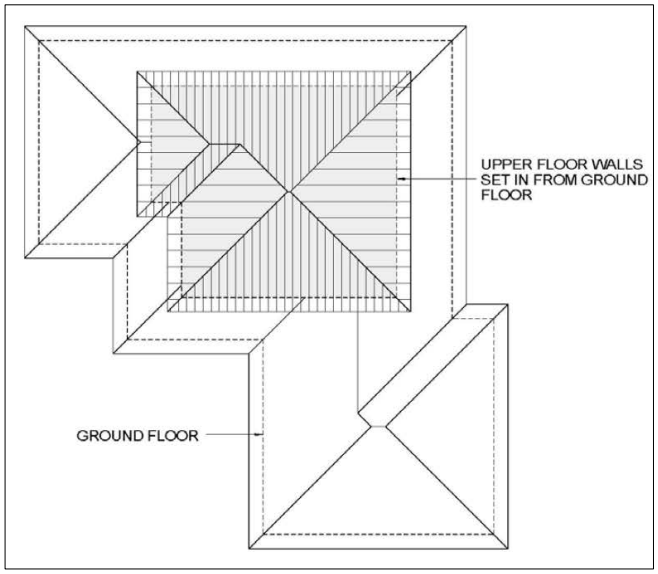


Figure 20 - Upper Storey setbacks

Openings

a) Windows shall have a vertical emphasis. That is, the height of the windowpane should be visibly greater than its width;

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

~~c) Window frames shall be constructed in timber (preferred) or wide-profile aluminum or steel;~~

~~d)~~c) Window frame colours shall be white or cream (refer Figure 17);

~~e)~~d) Window frames in non-masonry walls shall be recessed;

~~f)~~e) Roller shutters are not permitted where visible from the street; and

~~g)~~f) Dormer windows are not permitted.

Materials & Details

a) Traditional materials of face brick and / or render shall be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional dwellings in the streetscape (refer Part 5 – Residential Character Analysis of these guidelines);

b) Bricks shall be in the red colour range. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours;

c) Render shall be in a traditional finish and colour, and consistent with the traditional dwellings in the streetscape;

d) Where limestone is used, it shall be located at the base of the building as a consistent single band, and shall not exceed more than 20% of the solid wall surface of the façade (NB; limestone in this instance refers to the use of stone or limestone cladding – limestone coloured bricks are not permitted);

e) Roofs shall be constructed with tiles in red or terracotta hues. Corrugated iron or pre-finished roof sheeting in red, orange, terracotta, or zincalume may be considered only where it is in keeping with the architectural style of the dwelling, surrounding roofing materials, and the objectives of these guidelines; and

f) Balustrades, verandah posts and the like, shall be constructed in timber or painted metal. Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of these guidelines.

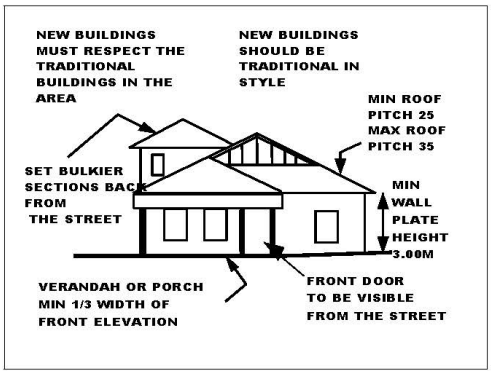


Figure 21 – New Single Dwellings

7.3 Infill Development

These provisions apply to developments involving grouped and / or multiple dwellings, and dwellings constructed to the rear of a traditional dwelling which are not explicitly covered by the Beaufort Street and Centres Heritage Area Policy.

Objectives

- Ensure the retention of the traditional dwelling when more than one dwelling is permitted on the site; and
- Ensure infill development reflects the style, scale and form of traditional dwellings within the streetscape.

7.3.1 Streetscape

a) Where a traditional dwelling is to be retained, the provisions of section 7.1 “Conservation of and Additions to Traditional Dwellings” of these guidelines shall apply to any works proposed to the traditional dwelling;

b) Where new dwellings are proposed, the provisions of section 7.2 “New Single Dwelling” of these guidelines shall apply; and

c) In addition, the principles as detailed in the text and diagrams below shall apply.

Orientation

a) A maximum of one dwelling shall directly front the original lot frontage. That is, new dwellings shall be located one behind another, rather than side by side (refer Figure 22).

b) The City does not support the subdivision of a vacant lot that results in two lot frontages facing the same Character Street.

c) Where a Right of Way abuts a vacant site, dwellings should orientate towards the Right of Way.

7.3.2 Built Form and Design

a) Where a traditional dwelling is to be retained, the provisions of section 7.1 “Conservation of and Additions to Traditional Dwellings” of these guidelines shall apply to any works proposed to the traditional dwelling;

b) Where new dwellings are proposed, the provisions of section 7.2 “New Single Dwelling” of these guidelines shall apply; and

c) In addition, the principles as detailed in the text and diagrams below shall apply.

Design

a) New dwellings shall be traditional in design and reflect the heritage style, form and scale of the traditional dwelling, and other traditional dwellings within the streetscape.

b) In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 20).

c) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

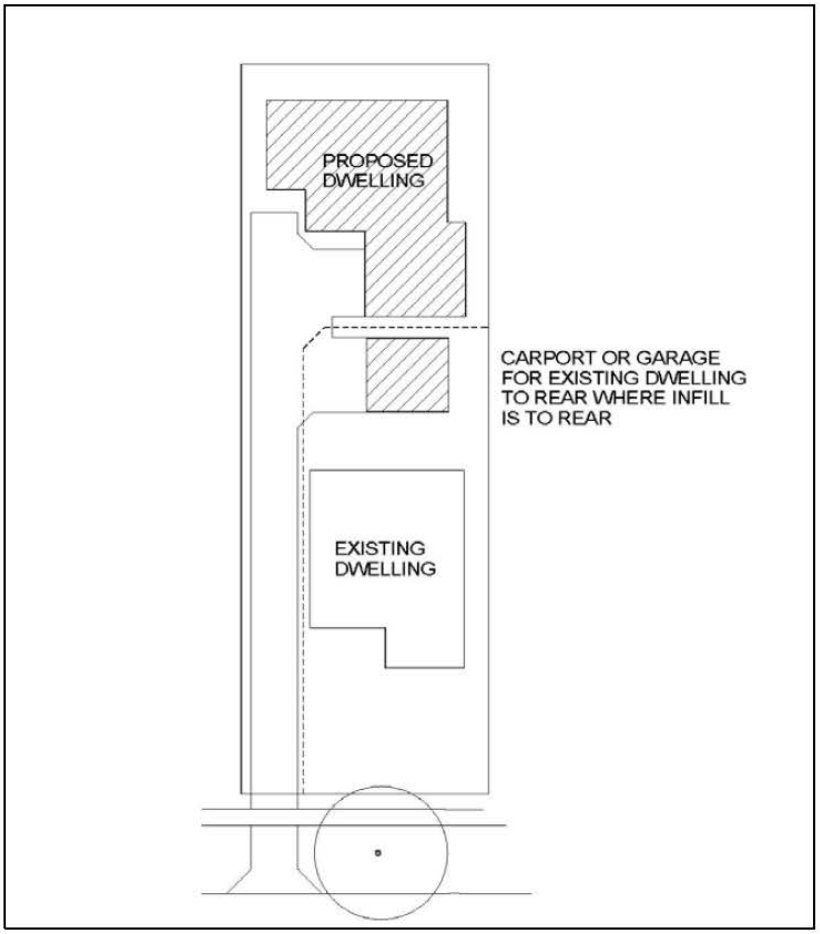


Figure 22 – Example of Infill Development

Building Height

a) The wall height of the new dwelling shall not be lower than the wall height of the traditional dwelling at a minimum of 3 metres above natural ground level, where the new dwelling is immediately fronting a street.

Roof Pitch

a) The roof pitch and roofing materials of the new dwelling shall match the roof pitch and roofing materials of the traditional dwelling.

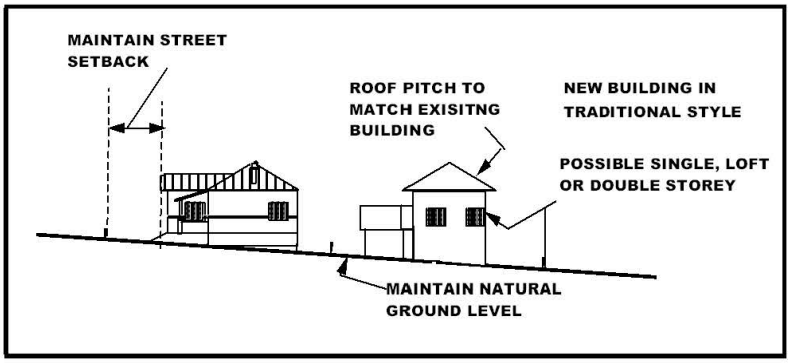


Figure 23 – Example of Infill Development

Infill Development abutting a Rights of Way

a) New dwellings abutting a Rights of Way (ROW) will generally be required to orient to and use the ROW for primary access. Setbacks to the ROW to be in accordance with the setback requirements of the City's Local Planning Policy Development Abutting Rights of Way.

Carports and Garages

a) New carports and garages for a traditional dwelling should be incorporated into the design of the infill development to the rear of the traditional dwelling where possible.

b) Please refer to the section 7.4 Carports & Garages of these guidelines.

7.4 Driveways, Carports and Garages

Objectives

- Prevent carports, garages, and parking areas from dominating the streetscape;
- Ensure that the appearance of carports, garages and parking areas are in keeping with, and respectful to, the dwellings to which they belong;
- Reduce the impact of vehicle access and parking on the existing streetscape by ensuring that any new vehicular access is obtained from the rear of the property, where possible; and
- Reduce the impact of parking structures on the existing streetscape by ensuring that such structures are located at the rear and side of properties.
- To limit the area required for vehicle access to maintain landscaped gardens and streetscape.

7.4.1. Vehicle Access

a) Vehicle access and parking shall be from the rear access lane (right-of-way) where possible.

Location and Setbacks

a) Carports and garages shall be located to the rear of dwellings, or alternatively, to the side of dwellings setback behind the predominant building line;

b) Garages shall be setback a minimum of 0.5 metres behind the predominant building line;

c) Garages shall not be located in front setback areas;

d) Carports may be considered in front setback areas, but only where no alternative locations exist, a minimum setback of 1.5 metres from the primary street is maintained, and where the proposal meets the objectives of these guidelines. Such carports shall not be fitted with any style of roller or tilt-up panel door; and

e) Carports and garages should be set back from the side boundary where possible. Garages shall not be located in the front setback area of the character street.~~; and~~

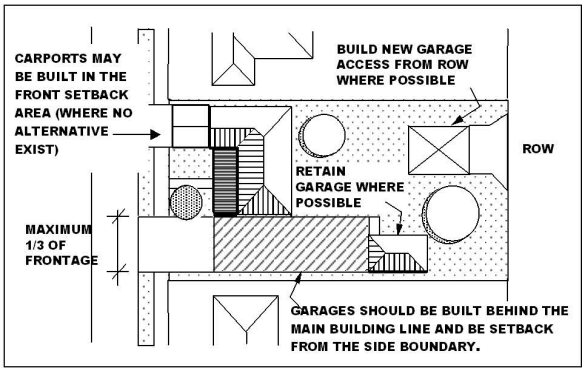


Figure 24 – Location of Carports and Garages

7.4.2. Design

a) Carports and garages shall be of the same style, design and materials, roof pitch (to a minimum of 25 degrees) and form to the traditional dwelling to which it belongs;

b) Where carports are considered appropriate in front setback areas (refer above), carports shall be open in style and allow an unobstructed view of the dwelling from the street;

c) Carports and garages shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the dwelling (whichever is the lesser);

d) Solid sectional doors are not permitted. Open-style doors may be supported on carports if they match the dwelling's fencing infill (where applicable) and keep clear views of the traditional dwelling and garden. ~~Solid sectional doors are not permitted.~~

Note: Sectional open-style doors are ~~generally~~ not supported because their framing obstructs views of the dwelling and garden.

e) Carports and garages shall have a maximum plate height of 2.7 metres; and

f) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 14).

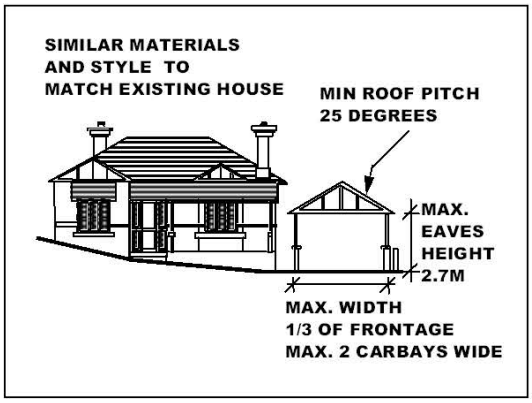


Figure 25 – Built Form of Carports and Garages

7.4.3. Crossovers and Verges

a) A maximum of one crossover per lot per street frontage shall be permitted;

b) Crossovers shall be restricted to a maximum of one-third the width of the front boundary;

c) In the case of infill development, the crossover to the street shall be shared between dwellings; and

d) No verges shall be paved or densely landscaped. Grass or other n~~N~~atural low groundcover is considered to be the only appropriate verge treatment. Mulch alone will not be permitted.

7.4.4 Driveways

a) Driveways widths are limited to the width necessary to provide vehicle access to the parking bays required for the dwelling, and should not exceed 1/3 of the lot frontage;

b) Driveways may be constructed of brick paving or concrete.

c) Where parking bays (including within carports) are provided parallel to the street, these are to be limited to the minimum width necessary under AS2890.1, and are to be provided with adequate landscaping to minimise their visibility from the street

7.5 Fences and Gardens

Objectives

- Recognise the important contribution that fences and gardens make to the streetscape;
- Retain and maintain open front gardens;
- Ensure the retention and conservation of traditional fences where these occur;

- Ensure new fencing forward of the building are of a design, material and colour that is complementary to the style and character of the area; and
- Ensure new fencing forward of the building are of a design, material and colour that is complementary to the dwelling to which it belongs.

7.5.1. Fencing Characteristics and Design Standards

Mount Lawley

Low or open-style front fencing is the predominant fencing characteristic of the Mount Lawley Heritage Protection Areas (Refer Part 5 Residential Character Analysis – Mount Lawley Heritage Protection Area – Mount Lawley Streetscapes).

Fencing is to comply with the following provisions:

a) Fencing shall be compatible with the style and character of the dwelling in terms of design and detail;

b) Fencing must reflect a traditional style, incorporating capped piers and infill panels designed in a manner consistent with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;

c) Solid fences or screen walls forward of the predominant building line shall not exceed 750mm in height;

d) Open-style fences forward of the predominant building line may be constructed to 1200mm high above natural ground level;

e) The height of any open-style fencing may be increased to a maximum of 1800mm above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill (rather than timber picket infill) (refer Figure 26)

Menora

Open front gardens with low masonry fences or an absence of fences is the predominant fencing characteristic of the Menora Heritage Protection Area (Refer Part 5 Residential Character Analysis – Menora Heritage Protection Area - Menora Streetscapes).

Fencing is to comply with the following provisions:

a) Fencing forward of the predominant building line will not be permitted, unless it is a characteristic of the immediate traditional streetscape. Masonry fencing to a maximum height of 750mm will be considered in these instances;

b) Higher fencing may be supported where it is the predominant form of fencing within the immediate traditional streetscape, defined as the street block in which the dwelling is situated. In such cases, fencing must reflect a traditional style, incorporating capped piers and infill panels detailed in a manner consistent with traditional design. ~~Where higher fencing is permitted as it is a characteristic of the immediate traditional streetscape, fencing must reflect a traditional style, incorporating capped piers and infill panels designed in a manner consistent with traditional detailing;~~

Note: Street block refers to the portion of a street extending from one street intersection to the next, encompassing development on both sides of the street.

c) Fencing shall be compatible with the style and character of the dwelling in terms of design and detail.

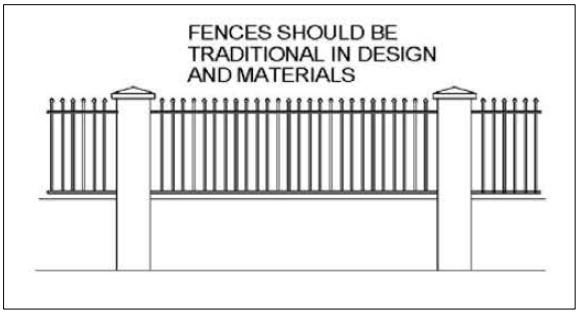


Figure 26 – Example of Open-Style Fencing

7.5.2. Garden Design

a) Existing front gardens, mature trees, and street trees shall be retained and maintained;

b) Where trees are to be removed, the applicant shall demonstrate justification for removal, and satisfy the City that alternative measures such as pruning are impractical; and

c) Where mature trees are to be removed, the applicant should plant and maintain suitable replacements elsewhere on the site. Existing front gardens, mature trees, and street trees shall be retained and maintained;

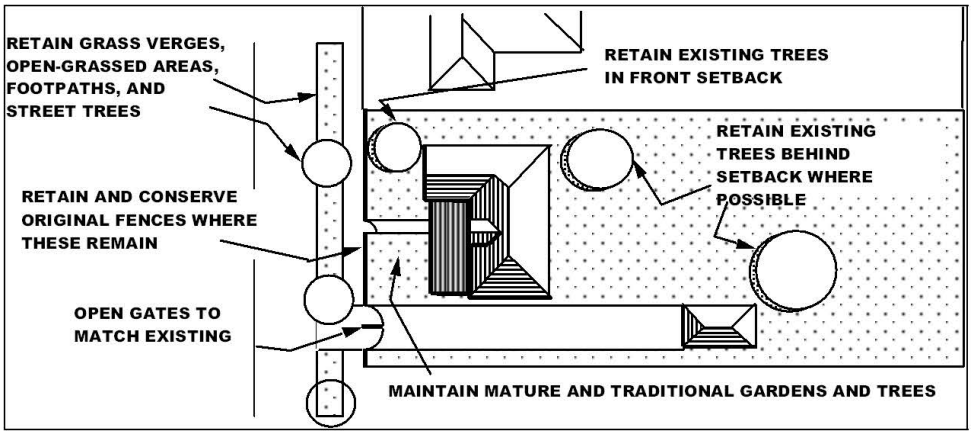


Figure 27 – Example of Traditional Garden Design

8. EXEMPTIONS

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 201 apply.

a) Development approval is not required for works if — the works are of a class specified in Column 1 of an item in the Table; and

b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Column 1 Works	Column 2 Conditions
The following Incidental Structures: • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line.	Unless the development is located: • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Areas.
The following Incidental Structures: • Swimming Pools – below ground for private use only; and • Letterboxes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places. • The works are not located within the front setback area of land within the Heritage Areas
The erection or installation of a flagpole.	• The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing and Gates	Only where the fence or gate: • Compiles with the requirements of the Scheme and the relevant Local Planning

	Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • Complies with the requirements of the Residential Design Codes; • Not located within the ~~primary~~ street setback area ~~of~~ within a Heritage ~~Area,~~ Areas. ~~if the fence is visible from the streetscape, it must be cream or white~~; • Where located outside the street setback area but visible from the street fencing and gates are to be white or cream in colour; • Where located within a Secondary Street or Right of Way setback area fencing and gates are to be white or cream in colour; and • is not located on land included in the Heritage List or State Register of Heritage Places.
The filling of land and/or erection of a retaining wall on the same lot as a single dwelling or a grouped dwelling or a multiple dwelling	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The demolition or removal of a cubbydwelling.	The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

The installation of a water tank.	• The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L. • The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Internal building work that does not materially affect the external appearance of the building.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The modification or provision of external openings (windows or doors) to a building.	• Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes • Replacement is like for like with the same size, design, materials and colours. • Where the window isn't like for like the window shall: - Be located 2m or more behind the predominant building line of the dwelling. - Have vertical emphasis. Meaning the height of the window opening is greater than the width. - Frame constructed of wide profile aluminum or timber. - Frames are to be white or cream in colour or as per approved colour scheme • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Reroofing of a single dwelling or a grouped dwelling or a multiple dwelling	• Replacement is like for like with the same form, pitch, design, materials and colours. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The erection or installation of, or alterations or additions to, any of the following on the same lot as a single dwelling or a grouped dwelling: • a pergola; • a shade sail; • an enclosed or unenclosed patio less than or equal to 20m^2 area; • a garage or outbuilding less than or equal to 20m^2 area;	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The site is not abutting a secondary street and/or a right of way; • The works are not located in the front or sides (or attached to the front or side facing portion of the dwelling) of the existing dwelling and is located at the rear of the dwelling. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Demolition or removal of the following structures: • Outbuildings with a floor area of less than 25m^2; • Patios; • Shade Structures; • Carports; • Air Conditioners; • Private swimming pools and outdoor spas; • Flag poles; and • Water tanks.	• Detached from the dwelling where at the front of a dwelling or located between the dwelling and the side or rear lot boundary of a development site where attached or detached. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

9. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

10. OTHER RELEVANT DOCUMENTS

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- State Planning Policy 3.5 Historic Heritage Conservation

OFFICE USE ONLY:	
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**

Character Retention in Mount Lawley and Menora Heritage Areas

City of Stirling Local Planning Scheme No. 4

Local Planning Policy – Character Retention ~~in~~ of Inglewood Heritage Area

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (Policy) Character Retention in Inglewood Heritage Area

2. INTRODUCTION

The purpose of this Policy is to provide a framework to guide development in the Inglewood Heritage Area to ensure the existing heritage character of Inglewood is retained and protected and is reflected in new development.

The Inglewood Heritage Area Policy is delineated in Figure 1.

3. OBJECTIVES

The retention of traditional buildings, gardens and streetscapes in the Heritage Area is important as these collectively contribute to the character of Inglewood. To retain this character existing traditional buildings should be retained and new buildings, including additions, should complement the existing streetscape and be designed in a similar style (including detailing), scale and proportions as existing traditional buildings.

The key objectives of this Policy are to: -

a) Ensure the retention of buildings within the Inglewood Heritage Areas built prior to 1960 where the architectural style of the building is generally intact;

b) To ensure the retention of existing buildings referred to in (a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape;

c) Ensure that new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings~~;Fop~~

d) Where located on a Character Street, buildings should complement and reflect the existing streetscape by utilising heritage detailing, colours, materials and scaling;

e) Maintain and improve existing street trees, grass verges and front gardens;

f) Retain mature trees wherever possible; and

g) Support environmentally sustainable design which respects the traditional character of the area.

4. APPLICATION OF THIS POLICY

This Policy applies to all Residential zoned land within the Inglewood Heritage Area, outlined in Figure 1 below.

Where there is any inconsistency between the provisions of this Policy and other planning policies, the provisions of this Policy shall prevail. Development on Beaufort Street or within non-residential zones will be assessed against the relevant applicable planning policy, unless that policy expressly states that this Policy applies to the type of development proposed.~~Where there is an inconsistency between the provisions of this policy and other Policies the provisions of this policy prevails. Development on Beaufort Street or within non-residential zones will be assessed against the relevant planning policy.~~

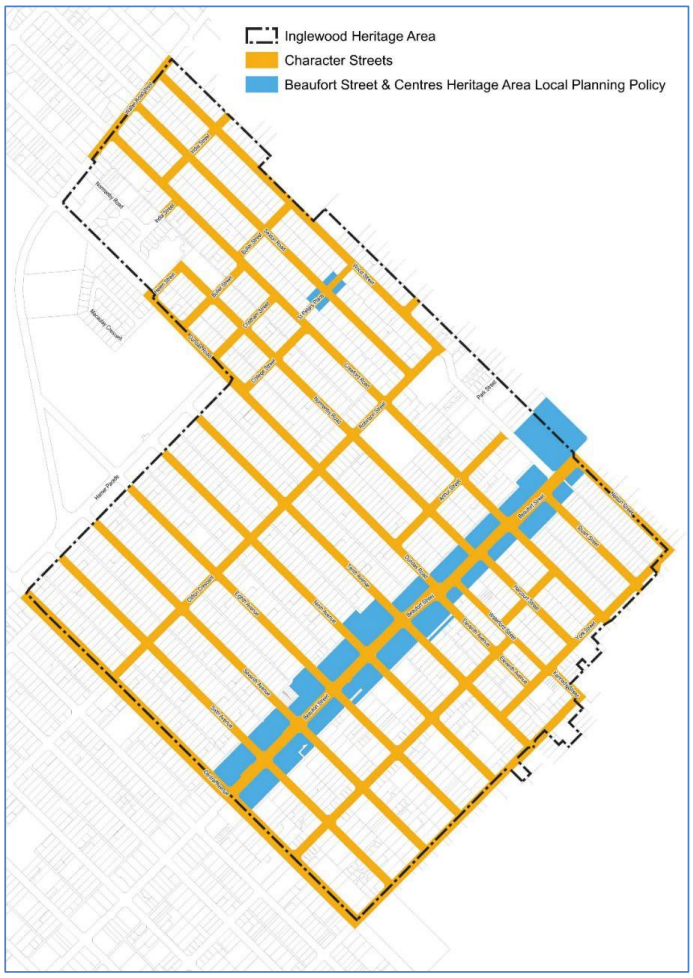


Figure 1 – Inglewood Heritage Area

(showing Character Streets)

Where any conflict exists between this policy and the Deemed-to-Comply and/or Element Objectives of the *Residential Design Codes*, the provisions of this policy prevail with due regard given to the *Residential Design Codes*.

5. RESIDENTIAL CHARACTER ANALYSIS – INGLEWOOD HERITAGE AREA

5.1. Location

The Inglewood Heritage Area is bounded by Central Avenue, Carrington Street, Oxford Street, York Street, the City of Stirling boundary, Walter Road West, Dundas Road and Hamer Parade (refer Figure 1).

The area has a distinct character, predominantly containing streets that retain traditional dwellings, which for the purpose of this Policy are referred to as '**Character Streets'** and are shown in Figure 1.

Figure 1 also shows areas where the original character of the area has been lost or which were previously developed in a way that does not reflect the character of the area. These are referred to an '**Non-Character Street'**, and greater design flexibility is afforded in these areas.

5.2. History of Inglewood

There had been speculative investment in land in the area from the construction of the railway in the 1880s, with subdivision and settlement occurring in several stages from the 1890s. Proximity to the city and the railway made the area attractive to city workers at the time of the growth of commerce and trade that followed the gold boom period.

The area was settled gradually from the 1890s with the area closest to Railway Parade settled first. Areas to the north closest to Walter Road were settled in the 1950s. The style of dwellings varies over the area reflecting the changing styles in residential homes from the early 1900s to the 1950s.

5.3. Significance

Inglewood is an area of considerable significance.

The area is a good example of a highly intact residential area close to the city characterised by typical homes occupied by the working people of Perth from the early 1900s to the 1950s. The area has aesthetic, historic and social significance because:

- It is a typical example of the rectangular grid road and subdivision pattern; and
- It contains good examples of housing from the early 1900s and inter-war period, including very good examples of Federation Bungalow and Californian Bungalow styles.

5.4. Inglewood Streetscapes/Character Statement

Inglewood is characterised by roads laid out in a rectangular grid pattern. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres, with street frontages between 13 and 15 metres.

The area originally comprised of one dwelling per lot. However the residential zoning of the area coupled with additional vehicle access from laneways means the previously generous rear gardens are being replaced with additional dwellings. This is happening in a way that does not impact directly on the

character of streetscapes in the area but is resulting in the loss of tree canopy within the area.

Dwellings are generally single storey, with the front door facing the street. Dwellings are set back an equal distance from the front boundary generally ranging from 5 to 9 metres in individual streets. Dwellings have front gardens with exotic plantings that reflect the period of construction. A range of fencing heights exist through the area, with front fences built in a range of styles including timber pickets, woven wire and low masonry fences. Mature trees, particularly in back gardens, provide an attractive tree canopy throughout the area (refer Figure 2).

Streets in the area are characterised by exotic mature tree lined streets with canopy coverage which supports walkability through the area. The area also contains pockets of public open space, typically grassed and framed by mature trees, which contribute to its green character. Streets have concrete pavements and grass verges on both sides with generally one single width crossover per lot.

These spaces are complemented by the main commercial precinct along Beaufort Street, forming a balance between natural amenity and urban activity.

There are several streets where the character of the traditional streetscape has been altered. This has occurred through the amalgamation or subdivision of lots for unit development which do not follow established setbacks or through buildings constructed since 1960 which does not contribute to the character of the area due to homes built from the 1960's onwards.



Figure 2 – Layout of Inglewood Streets

5.5. Traditional Inglewood Dwellings

Traditional dwellings in Inglewood were generally constructed between 1900 and the 1950s, are single storey and generally constructed of red brickwork which in many instances are partly rendered. Some original weatherboard and iron dwellings remain.

Dwellings are generally modest in scale and proportion and typical of middle- class housing of their era. Wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground. Styles are predominantly Federation and Californian Bungalow with some examples of Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area.

Federation Bungalow - c.1890-c.1915

The Federation Bungalow style, which emerged toward the end of the Federation era, is one of the architectural styles found in Inglewood. It developed from simple single-storey homes with wide verandahs, common in colonial countries such as India. The style is seen as a bridge between the ornate Federation Queen Anne houses and the later, more robust Inter-War Californian Bungalow.

Stylistically, the Federation Bungalow style was strongly influenced by the Arts and Crafts movement and the concepts of the 'simple life' found in the West Coast of the United States during the late nineteenth and early twentieth centuries. It was widely regarded as a style suited for the Australian 'bush architecture' due to its spacious verandahs and simple construction that provided for relaxed lifestyles and easy accessibility to the outdoors. Figure 3 below provides an example of a Federation Bungalow.

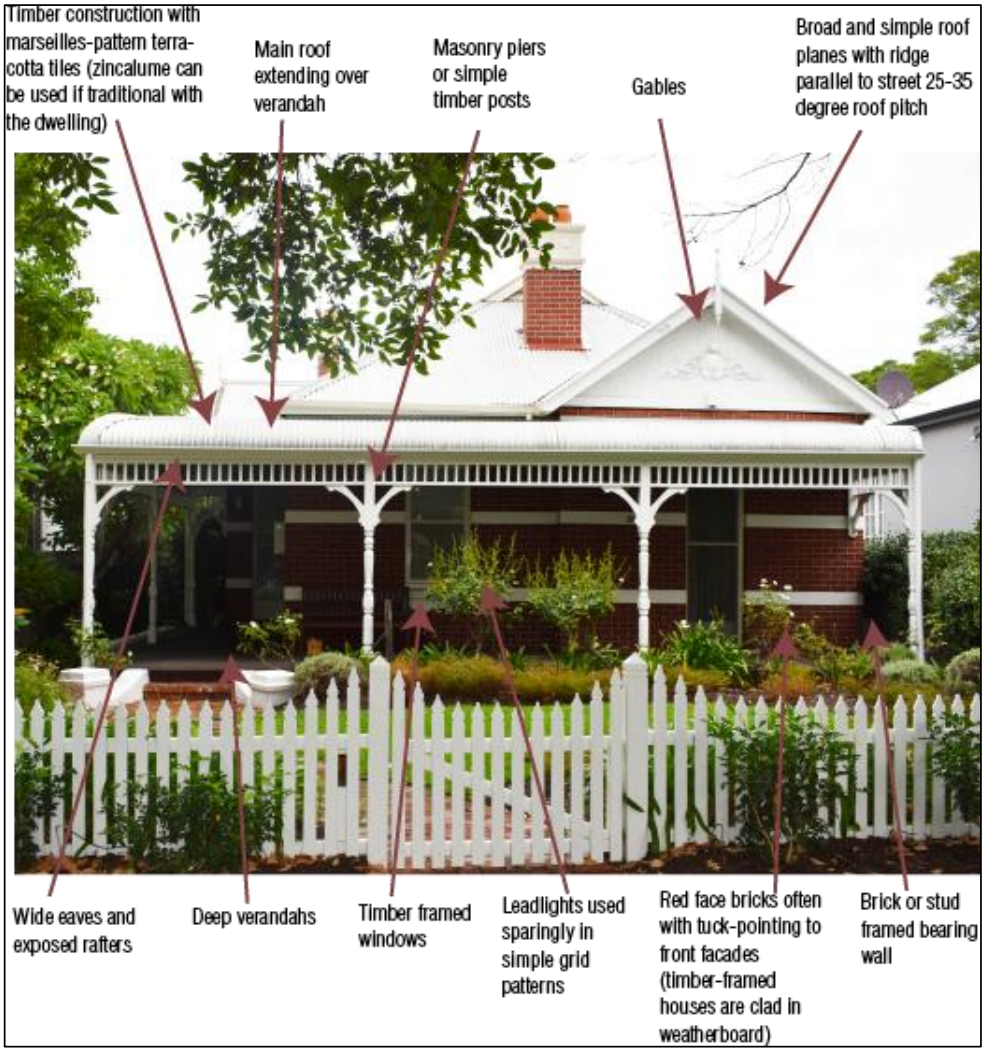


Figure 3 – Example of a Federation Bungalow

Inter-War California Bungalow - c.1915-c.1940

California Bungalows became popular in the United States in the early twentieth century. Built with natural materials, they were low-profile homes designed for relaxed living, particularly suited to California's mild climate.

Australian architects were designing individual interpretations of the Californian Bungalow, during the early years of the twentieth century and by the early 1920s many builders had embraced the style.

Australian architects were designing individual interpretations of the Californian Bungalow during the early years of the twentieth century, and by the early 1920s many builders had embraced the style.

In Australia, the Inter-war California Bungalow was generally built in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on single lots with informal lawns and gardens, often using natural materials and finishes. An example is shown in Figure 4.

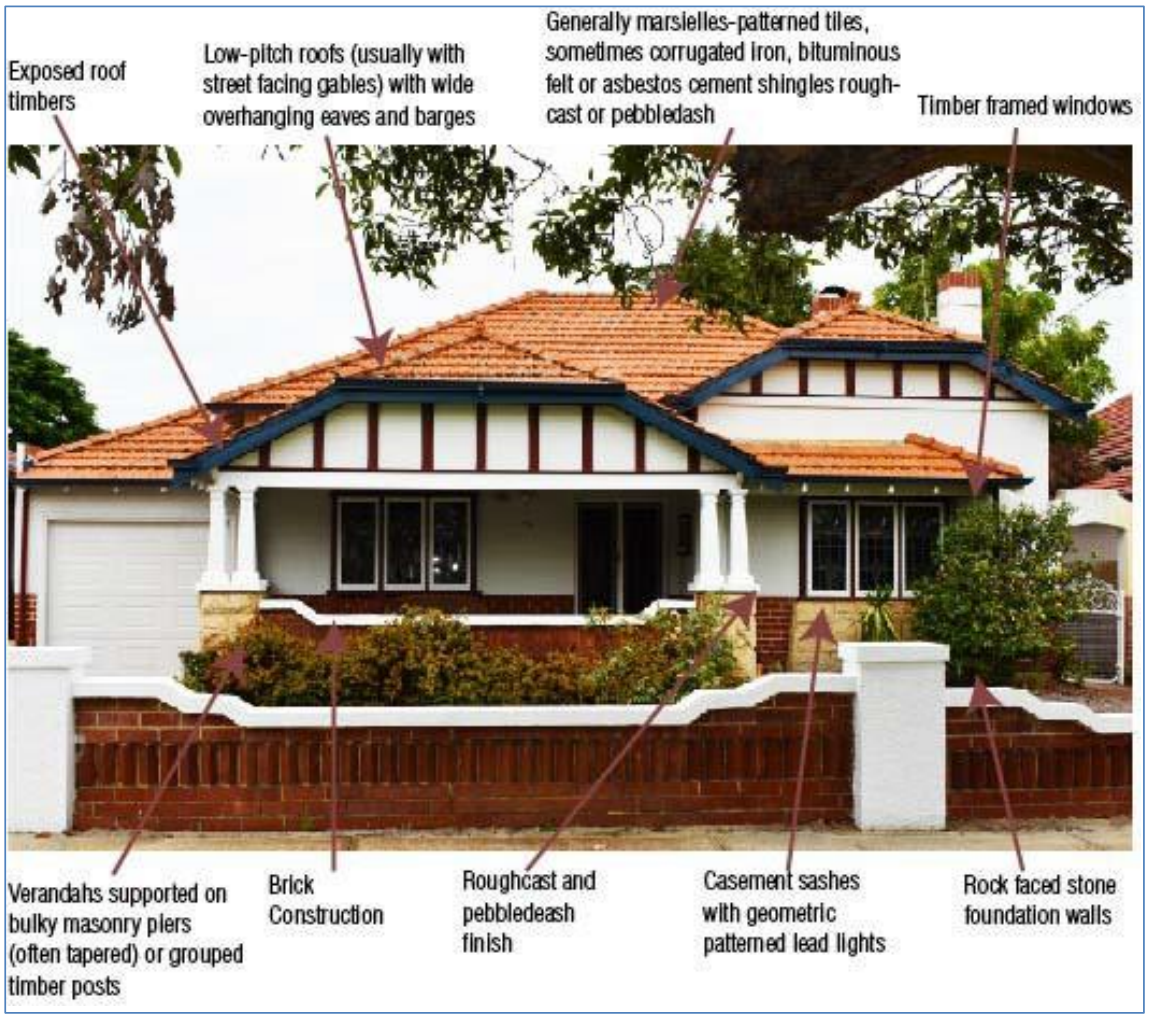


Figure 4 – Example of an Inter-War California Bungalow

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War 2 period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years.

The lack of materials and rising costs, coupled with a need to provide housing resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reductions of verandahs to small porches.

Many of the dwellings in Inglewood that were constructed after the Second World War continued to exhibit characteristics of the inter war styles prevalent in the area, albeit in a more simplified form.

The 'Post War Austerity' was defined as one of the common architectural forms of the time. In the eastern states of Australia this was a basic fibro clad bungalow with a touch of streamlined modernism. In Western Australia, the same style was constructed in brick and is found the areas of Inglewood and Menora that were first developed in the late 1940s and during the 1950s.

Residences built in this style are usually free-standing, single storey set on single lots, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings.

Figure 5 provides an example of the Austerity Cottage style.



Figure 5 – Example of an Austerity Cottage

6. DEMOLITION OF BUILDINGS

6.1 Complete Demolition of a Building

A key objective for the Inglewood Heritage Area is the retention and conservation of traditional buildings built before 1960.

Where it is proposed or necessary to demolish (other than partially – refer below) a traditional building located in Residential Zone built before 1960, development approval for the works shall not be granted until separate development approval has first been granted for the demolition of the building.

The development application should include a written justification demonstrating that demolition is consistent the objectives of this policy and should include demonstrate:

- the building was constructed from 1960 onward;
- the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;
- the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition) (with evidence from a qualified structural engineer or equivalent) Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement

6.2 Partial Demolition of a Building

Partial demolition of a building in a Residential zone within the Heritage Area will be considered as part of the assessment of a development application for additions or alterations to the building. Partial demolition will be assessed in the context of the following objectives:

- To conserve and retain buildings within the Heritage Protection Area built before 1960 where the architectural style of the building is generally intact.
- To retain the traditional house with minimum alterations.

This framework prevents the demolition of all but a portion of an existing building. Demolition proposals should be confined to those portions of the building behind the ridge line of the roof at the rear of the building.

Existing traditional elements of the building are to be retained, and the proposal must meet the objectives of Part 7 'Residential Policy Provisions' of this policy.

Demolition of large portions of a traditional building facing a character street, or removal of original features from the front façade to facilitate a new addition are unlikely to be supported.

Where partial demolition is proposed, drawings must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail will be required when a Building Permit for the works is submitted to demonstrate how the structural integrity of the existing building is to be maintained during building and demolition works.

The details are to include and not limited to:

a) Methodology statement of work sequence;

b) Details of proposed connection to the new work;

c) Detail of any support of existing floor, walls and roof structures required;

d) Details of any foundation support required.

7. RESIDENTIAL POLICY PROVISIONS

Retention of traditional buildings in the Inglewood Heritage Area is a key objective of this Policy, as is preservation of 'Character Streets'. To retain these traditional buildings and streetscapes while allowing design flexibility, different levels of design control apply to different parts of the lot as described below. This ensures traditional buildings remain the dominant feature of the streetscapes.

This approach allows increased design flexibility the further away from the Character Street development is located. Development will not be supported in the 'Foreground' part of a lot that does enhance and retain the character of the traditional dwelling.

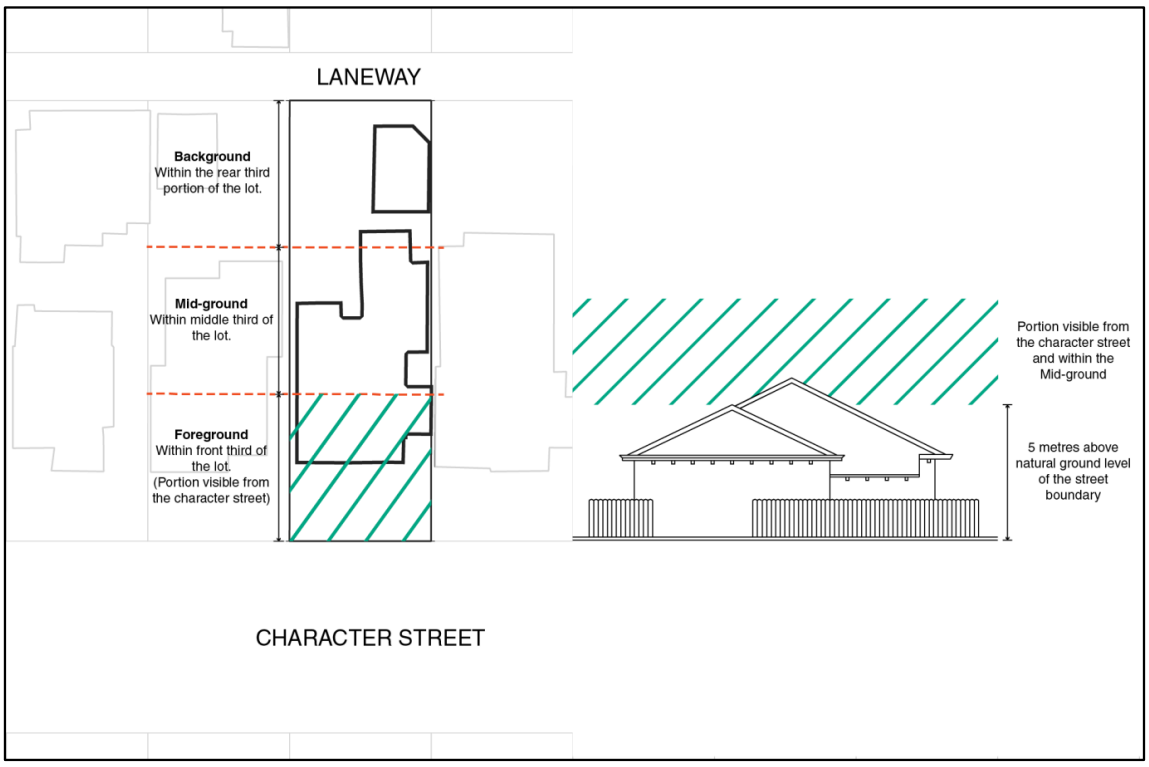


Figure 6 – Diagram of Visibility and Sections fronting Character Streets

Note: Where a property abuts two character streets (for example a corner lot) the same principles apply to both character streets

7.1 Development within the Foreground Area

This section applies to development within the foreground area identified in Figure 6. This includes conservation of, and additions to traditional and non-traditional dwellings and new dwellings.

Objectives

- Retain traditional dwellings with minimal alterations visible from the Character Street;
- Ensure conservation works retain and enhance the original character of the traditional dwelling;
- Ensure the original traditional dwelling remains the prominent element in the Character Streetscape where additions are proposed;
- Additions to traditional dwellings should reflect the heritage character of the area and the style of traditional dwelling to which they belong;
- Ensure alterations and additions to existing non-traditional dwellings respect the traditional character of the area;
- Ensure alterations and additions to existing non-traditional dwellings support environmentally sustainable design which respects the traditional character of the area;
- Ensure that design of new buildings respects the style, and character of the surrounding Locality and contribute to the character of the streetscape;
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings and the street pattern;
- Ensure that second-storey additions do not dominate the ground-floor form, by minimising bulk and preserving the established scale and character of the traditional streetscape; and
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.1.1 Street Setbacks

This section augments the Street Setback requirements of the Residential Design Codes. Requirements for Carports and Garages Section 7.4.

a) Additions and/or alterations to the traditional dwellings are to be located behind the traditional dwelling, unless restoring an original feature in the original architectural style (such as verandahs);

b) Any single storey additions are to be setback a minimum of 2 metres behind the Predominant Building Line of the traditional dwelling;

c) The predominant building line of new buildings is to follow the established street setback, for both primary and secondary streets irrespective of the relevant Residential Design Code Street Setback requirements (refer Figure 7);

d) Where the street pattern varies, the building setback average of the adjacent properties fronting the same street will be used to determine the setback;

e) Second storey additions to traditional dwellings are to be located behind the ridgeline of the traditional dwelling; and

f) Second storeys to new dwellings are to be setback a minimum of 4 metres from the Predominant Building Line.

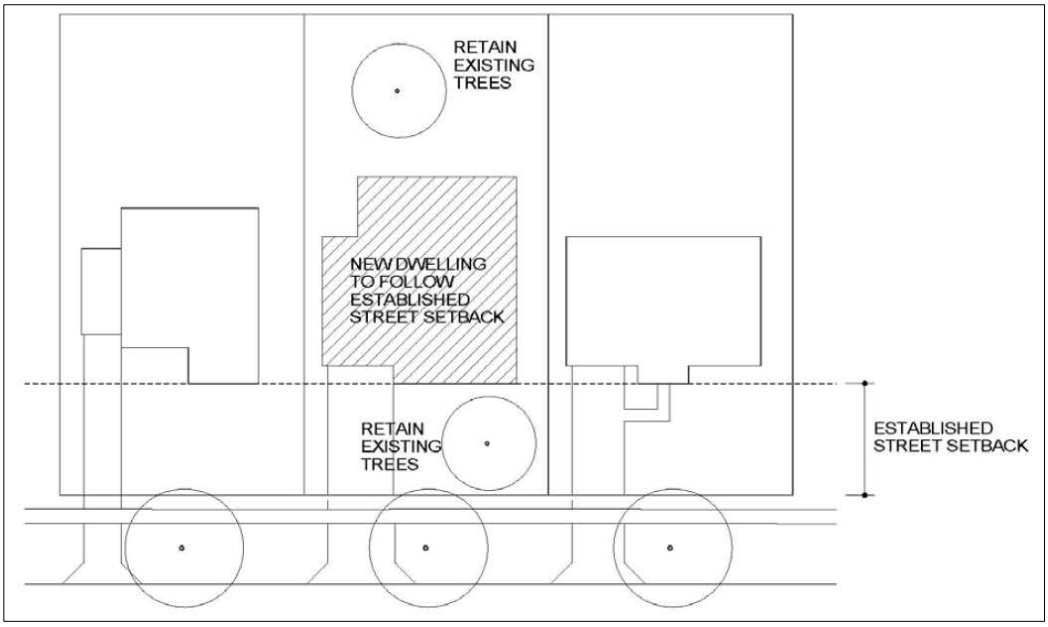


Figure 7 – Streetscape setback

7.1.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

a) The natural ground level of the site is to be retained; and

b) Any required retaining is to comprise brick-up or similar retaining under the building.

7.1.3 Design

a) Additions to traditional dwellings are to reflect the architectural style, form, colour and materials of the dwelling;

b) Additions to traditional dwellings are to be designed to ensure the original part of the building remains the prominent element in the Character Streetscape;

c) New buildings are to be traditional in design and reflect the heritage style and scale of traditional dwellings within the streetscape (refer Part 5 – Residential Character Analysis of these guidelines); and

d) The visual bulk of two storey buildings should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls from the front and side boundaries (Refer Figure 8).

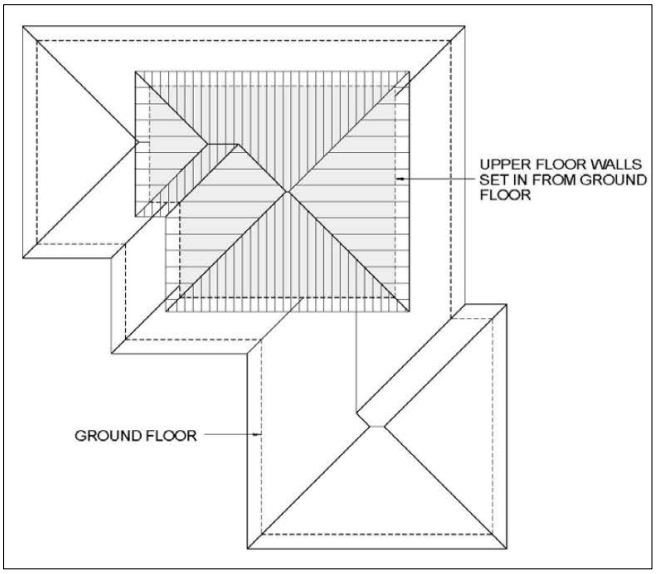


Figure 8 - Upper Storey setbacks

7.1.4 Building Height

This section augments the Building Height requirements of the Residential Design Codes.

a) The wall heights of single-storey additions are to match the traditional dwelling, where visible from the street (including corner lots); and

b) The ridge and wall heights of second-storey additions and new buildings are to be in accordance with the applicable Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling/plate heights.

7.1.5 Roof Pitch

a) The roof pitch for additions is to match the roof pitch of the original traditional dwelling;

b) Roof pitches for new dwellings are to be a minimum of 25 degrees, to a maximum of 35 degrees;

c) Verandahs to new dwellings may have a lower pitch where this reflects the existing style in the streetscape;

d) Roofs to new dwellings may be hipped or gabled. Gables shall have traditional timber detailing such as battens, and treatment as per Part 5: Residential Character Analysis; and

e) Barrel vault, curvilinear and low skillion roofs may be considered where these do not impact on the integrity of the existing dwelling or streetscape.

7.1.6 Eaves

a) Eaves are to overhang by a minimum of 300mm;

b) The eaves line of the addition shall not be lower than the eaves line of the traditional dwelling where visible from the street, including for corner lots; and

c) Eaves visible from a character street are to have exposed rafters, except where boxed eaves are a feature of the architectural style of the traditional dwelling – for example 'Austerity Cottage'.

7.1.7 Verandahs

a) Where a verandah is being re-instated, the verandahs form, scale and features (e.g. posts) should be consistent with the architectural style of the traditional dwelling (refer Part 5 - Residential Character Analysis of these Guidelines);

b) Verandahs to new dwellings fronting the Character Street are to be a minimum of one-third the width of front elevation; and

c) Verandahs to new dwellings are to have a minimum depth of 2 metres.

7.1.8 Openings

a) Windows are to have a vertical emphasis (meaning the height of the window opening should be visibly greater than its width (refer Figure 9);

b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;

c) Windows to the front facade of a second storey addition are to reflect the configuration and grouping of the traditional dwelling windows facing the street;

d) Window frames in non-masonry walls are to be recessed;

e) Window frame colours are to be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the existing traditional dwelling or the original colour palette;

f) Dormer windows are not permitted;

g) Roller shutters are not permitted where visible from the street; and

h) Skylights or similar are not permitted where cutting into the original fabric of the traditional roof or visible from the street



Figure 9 – Window Design

7.1.9 Materials & Details

a) The original materials of the traditional dwelling are to be conserved as far as practically possible;

b) Where original materials of the traditional dwelling have previously been removed, restoration to original is required;

c) Restoration of the traditional dwelling should be based on original drawings and photographs where possible;

d) Where replacement of materials of the traditional dwelling such as the roof and joinery are necessary, they are to be replaced with materials to match the existing;

e) New walls and roofing to additions are to match the colours and materials of the traditional dwelling;

f) For new buildings, traditional materials of face brick and / or render are to be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional dwellings in the streetscape (refer Part 5 – Residential Character Analysis of these guidelines);

g) Bricks facing a character street are to be one course (unless rendered) and are to be in the red colour range and not be scorched or feature colour blends. 'Tumbled' bricks are not supported,. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours (typically white or cream);

h) Render used for new buildings are to be in a traditional finish and colour (typically white or cream) and proportions, and consistent with the traditional dwellings in the streetscape;

i) Where limestone is used, it is to be located at the base of the building as a consistent single band and is not to exceed more than 20% of the solid wall surface of the façade (limestone in this instance refers to the use of stone or limestone cladding – limestone-coloured bricks are not permitted);

j) Roof cover may be constructed with tiles in red or terracotta hues or corrugated iron or pre-finished roof sheeting in zincalume; ~~and~~

k) Balustrades, verandah posts and the like, are to be constructed in timber or painted metal. Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of this policy.

7.2 Development within the Mid-Ground Area

The façade of development within the mid ground area above 5m from the finished floor level of the dwelling is to comply with the requirements of section 7.1- Development of this policy, to ensure the character of the streetscape is maintained.

(Note: the façade includes side walls visible from the street)

For all other development within the midground, the requirements of 7.3 Development – within the Background or fronting non-Character Streets apply.

7.3 Development within the Background and/or Fronting Non-Character Streets

This section applies to additions to a traditional dwelling within the 'Background' area of a lot (refer to Figure 6). These provisions are also applicable to infill development, dwellings and associated structures constructed fronting a non-Character Street (for example, laneways or Rights of Way).

Development within these areas should respect and harmonise with traditional dwellings within the Locality (refer to Figure 13) but do not have to mimic the design of the buildings.

These provisions do not apply to corner lots. All development facing a Character Street is to comply with part 7.1 of this policy.

Objectives

- Developments are to be designed to ensure the original traditional dwelling remains the prominent element in the Character Streetscape, where applicable.
- Additions to traditional dwellings should not diminish the contribution the existing dwelling makes to the character street
- Additions to traditional dwellings should ensure the heritage character of the area and the style of traditional dwellings within the Locality is maintained.
- Development should support environmentally sustainable design which respects the traditional character of the area.

- To facilitate new buildings that respect the style and character of the surrounding Locality and which respect and integrate into the streetscape.
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings.
- To retain the appearance of a single storey-built form as viewed from the Character Street front and reduce the impacts of two storey development on the Character Streetscape.
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.3.1 Setbacks

This section augments the Street Setback and Lot Boundary Setback requirements of the Residential Design Codes.

a) Street setbacks for new dwellings fronting non-Character Streets are as per the Residential Design Codes and the City's Local Planning Policy for Developments and Subdivisions Abutting Rights of Way.

b) The setback of additions above plate height of the existing dwelling should correspond with the predominant side setback of the traditional dwelling.

Note: The intent of clause b) is to ensure that new development is located behind the traditional dwelling, and that the traditional dwelling is the dominant feature in the streetscape.

7.3.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

a) The natural ground level of the site is to be retained.

7.3.3 Orientation

a) A maximum of one dwelling is to orient to the Character Street. New dwellings, including ancillary dwellings are to face a laneway or Right of Way or be located one behind another, rather than side by side (refer Figure 10).

b) The City does not support the subdivision of a vacant lot that results in two lot frontages facing the same Character Street.

c) Where a Right of Way abuts a vacant site, dwellings should orientate towards the Right of Way.

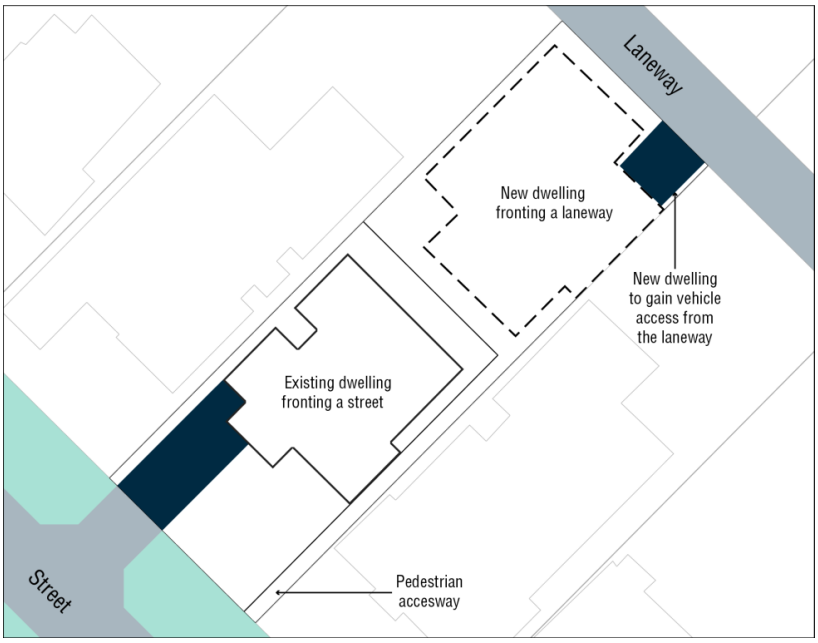


Figure 10 – Example of Infill Development

7.3.4 Built Form and Design

This section augments the Lot Boundary Setback requirements of the Residential Design Codes.

Applications for development approval will need to demonstrate that the design achieves the design elements below.

a) New development is to respond appropriately to the surrounding locality through consistent scale and bulk; and

b) Development is to reference and respect (without the requirement to mimic) traditional buildings in the area. However, where not conspicuously visible from a character street, 3 out of the 4 below built form elements of traditional dwellings within the Locality (refer to Figure 13).

- Traditional roof form;
- Traditional building materials;
- Traditional colours; or
- Traditional window design.

Note: Where a traditional dwelling has been significantly altered from its original condition it cannot be used to justify the design criteria above, at the City's discretion.

7.4 Driveways, Carports and Garages

Objectives

- To prevent carports, garages, and parking areas from visually dominating the streetscape;
- To ensure where carports and garages are proposed, they are to be designed to ensure the traditional dwelling remains the prominent element in the Character Streetscape;
- To ensure the appearance of carports, garages and parking areas are in keeping with, and respectful to, the dwellings to which they belong; and
- To limit the area required for vehicle access to maintain landscaped gardens and streetscape.

7.4.1. Location

This section augments the Setback of garages and carports requirements of the Residential Design Codes.

a) Garages shall be located to the rear or side of dwellings, setback (a minimum of 0.5m) behind the Predominant Building Line;

b) Garages shall not be located in the front setback area of the character street; and

c) Carports fronting a Character Street may be considered within the front setback area to a minimum setback of 1.5 metres from the street boundary line where they occupy less than one-third of the lot frontage.

7.4.2. Design

a) Carports and garages are to be of the same style, design, materials and roof pitch (to a minimum of 25 degrees) and form to the traditional dwelling to which it belongs;

b) The design provisions of Part 5 “Residential Character Analysis” of these guidelines shall apply to new carports and garages fronting Character Streets;

c) Notwithstanding (a) flat roofed carports may be considered appropriate where they are open in style and allow an unobstructed view of the traditional dwelling from the street; and

d) Solid sectional doors are not permitted. Open-style doors may be supported on carports if they match the dwelling’s fencing infill (where applicable) and keep clear views of the traditional dwelling and garden. ~~Solid sectional doors are not permitted.~~

Note: Sectional open-style doors are generally not supported because their framing obstructs views of the dwelling and garden.

7.4.3. Crossovers

a) A maximum of one crossover per lot per street frontage are permitted; and

b) Crossovers are restricted to a maximum of one-third the width of the front boundary.

7.4.4 Driveways

a) Driveways widths are limited to the width necessary to provide vehicle access to the parking bays required for the dwelling, and should not exceed 1/3 of the lot frontage;

b) Driveways may be constructed of brick paving or concrete.

c) Where parking bays (including within carports) are provided parallel to the street, these are to be limited to the minimum width necessary under AS2890.1, and are to be provided with adequate landscaping to minimise their visibility from the street

7.5 Fences and Gardens

Objectives

- To ensure all fencing forward of the building alignment is of a design, material and colour reflecting traditional fencing and infill in the area;
- To retain and maintain open front gardens and existing trees in the streetscape;

7.5.1. Fencing Characteristics and Design Standards

For fencing characteristics in the Inglewood Heritage Area refer to Part 5 Residential Character Analysis – Inglewood Heritage Area – Inglewood Streetscapes.

Fencing is to comply with the following provisions:

a) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;

b) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. ‘Blade’ or horizontal style infill is not a traditional detail;

c) Fencing along the front lot boundary shall not exceed 750mm in height and are to be constructed of a high-quality material such as masonry;

d) Gatehouses are not supported unless constructed of lightweight materials;

e) The height of any open-style fencing may be increased to a maximum of 1.8m (outside of vehicle sightlines) above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron or aluminum infill with traditional detailing (rather than timber picket infill) (refer Figure 11 and 12); and

f) Alternative forms of fencing (such as colorbond and timber lap) forward of the dwelling are permitted on the side boundaries only to a maximum height of 1.2m. The colour of the fence is to be in strict accord with the traditional dwelling and streetscape to which it belongs.

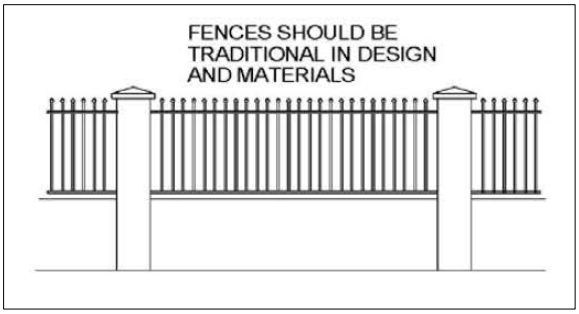


Figure 11 – Example of Open-Style Fencing

7.5.2. Garden Design

a) Existing front gardens, mature trees, and street trees shall be retained and maintained;

b) Where trees are to be removed, the applicant shall demonstrate justification for removal, and satisfy the City that alternative measures such as pruning are impractical; and

c) Where mature trees are to be removed, an advanced tree is to be planted and maintained elsewhere on the site.

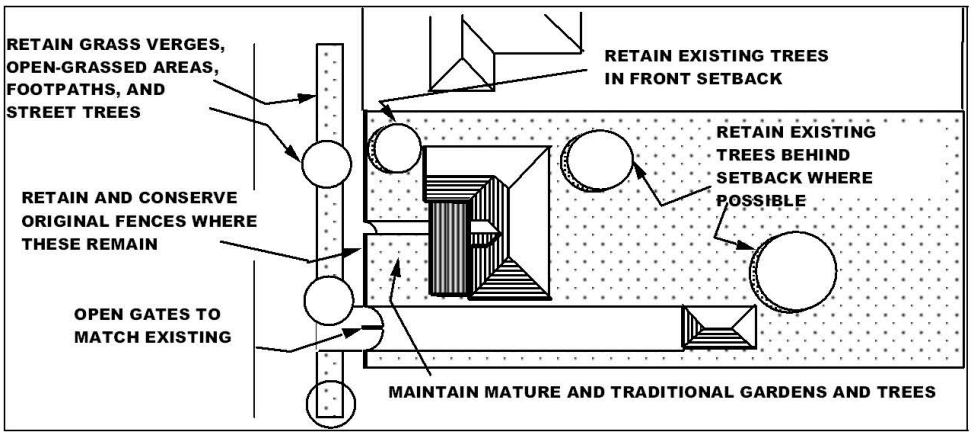


Figure 12 – Example of Traditional Garden Design

8. E XEM PT I O N S

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 201 apply.

a) Development approval is not required for works if — the works are of a class specified in Column 1 of an item in the Table; and

b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Column 1 Works	Column 2 Conditions
The following Incidental Structures: • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line.	Unless the development is located: • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Area.
The following Incidental Structures: • Swimming Pools – below ground for private use only; and • Letterboxes.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places. • The works are not located within the front setback area of land within the Heritage Area
The erection or installation of a flagpole.	• The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing and Gates	Only where the fence or gate: • Compiles with the requirements of the Scheme and the relevant Local Planning

	Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • Complies with the requirements of the Residential Design Codes; • Not located within the primary street setback area ~~of~~ within a Heritage Area, ~~if the fence is visible from the streetscape, it must be cream or white~~; and • is not located on land included in the Heritage List or State Register of Heritage Places.
The filling of land and/or erection of a retaining wall on the same lot as a single house or a grouped dwelling or a multiple dwelling	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The demolition or removal of a cubbyhouse.	The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The installation of a water tank.	• The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L. • The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Internal building work that does not materially affect the external appearance of the building.	• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The modification or provision of external openings (windows or doors) to a building.	• Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes • Replacement is like for like with the same size, design, materials and colours. • Where the window isn't like for like the window shall: - Be located 2m or more behind the predominant building line of the dwelling. - Have vertical emphasis. Meaning the height of the window opening is greater than the width. - Frame constructed of wide profile aluminum or timber. - Frames are to be white or cream in colour or as per approved colour scheme • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Reroofing of a single house or a grouped dwelling or a multiple dwelling	• Replacement is like for like with the same form, pitch, design, materials and colours. • T works are not located at a place listed on the Heritage List or State Register of Heritage Places.
The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling: • a pergola; • a shade sail; • an enclosed or unenclosed patio less than or equal to 20m2 area; • a garage or outbuilding less than or equal to 20m^2 area;	• The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The site is not abutting a secondary street and/or a right of way; • The works are not located in the front or sides (or attached to the front or side facing portion of the dwelling) of the existing dwelling and is located at the rear of the dwelling. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

Demolition or removal of the following structures: • Outbuildings with a floor area of less than 25m^2; • Patios; • Shade Structures; • Carports; • Air Conditioners; • Private swimming pools and outdoor spas; • Flag poles; and • Water tanks.	• Detached from the dwelling where at the front of a dwelling or located between the dwelling and the side or rear lot boundary of a development site where attached or detached. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

9. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

Character Street	*Means streets which display 'Original Traditional Lot' layouts and dwellings with traditional architectural styles and garden designs. These streets are shown in Figure 1.*
Locality	Means properties within a 75m radius from the centre of the Original Traditional Lot to which the dwelling or addition is located (refer to Figure 13). Dwellings outside of the Inglewood Heritage Area are not included within the 75m Locality area.
Original Traditional Lot	Means the lot area established during the original subdivision of the land.
Predominant Building Line	Is measured from the roof line directly above the front door of the dwelling.

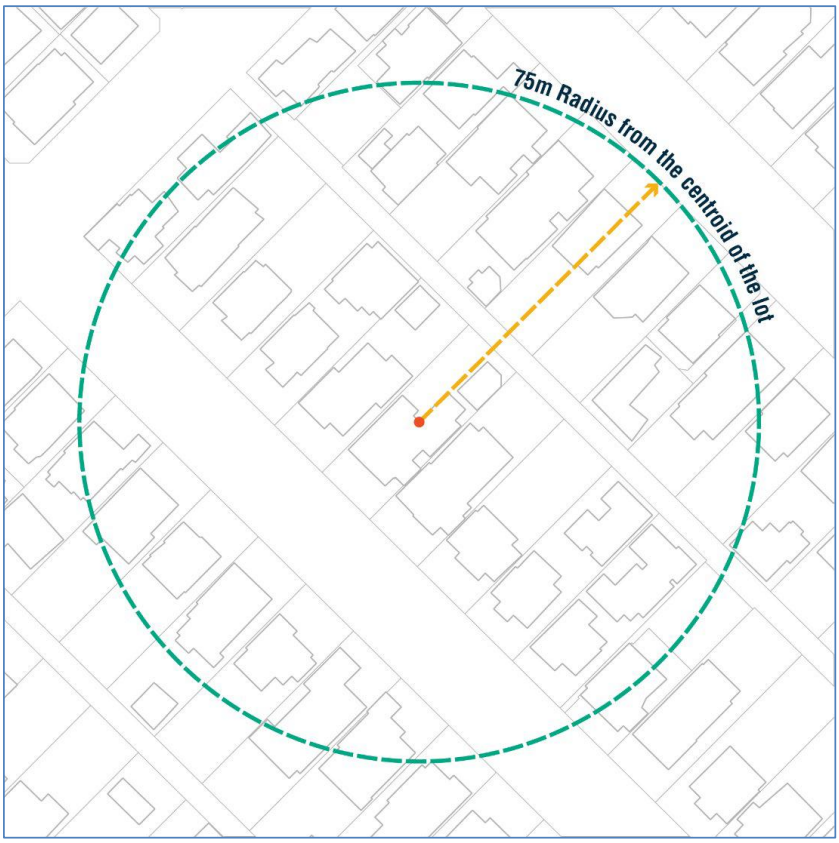


Figure 13 – How 'Locality' is determined

10. Other Relevant Documents

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- State Planning Policy 3.5 Historic Heritage Conservation

OFFICE USE ONLY:	
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**
Policy Type: Local Planning Policy	**Policy No.**
Policy Owner: City Future	**Latest adopted review date:**

Character Retention in Inglewood Heritage Area

City of Stirling Local Planning Scheme No. 4

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
1	**Name of the LPP** Change to 'Character Retention **of'**… rather that **'in'** because 'of' covers the whole area whereas 'in' might not include the whole area. People say "ownership of land', "the purpose of the Policy", "the colour of the wall" etc Typo. The heading should read Character Retention in Mount Lawley and Menora Heritage Area. Not Area**s**. This typo P17, twice on P18, again on P20, P51 and P 58	The title of the Policy has been changed to 'of' instead of 'in'. There are two Policies which apply to three Heritage Area's being Mount Lawley, Menora and Inglewood. Therefore, changes have been made to the Policy to make it consistent and refer to them as Heritage Areas.
	3 objectives c 'and where located on a character Street' should not have been added because character Streets only apply to the Inglewood heritage protection area	The reference to Character Streets has been removed from the Mount Lawley and Menora Policy as this is only applicable within the Inglewood Policy.
	4 Application of this policy Layout. Figure 1 separates the paragraph P21 beginning 'Where there is an inconsistency …" and the paragraph on P22 'Where any conflict…' Removing the white space at the top and bottom of Fig 1 would solve this problem	This has been altered to remove the gap.
	Character Retention Guidelines '1.4.1. Before using the guidelines' and '1.4.2 Using the guidelines' These have been removed. Will they appear elsewhere?	Sections 1.4.1 'Before using the guidelines' and 1.4.2 'Using the guidelines' have not been carried forward into the Local Planning Policies. These sections are not included because they do not form part of the standard Local Planning Policy format and do not introduce additional requirements that assist with development assessment. The intent of Section 1.4.2 is adequately addressed within the Application of this Policy section of the LPP, which clearly outlines where and how the policy applies.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Good that the text on Demolition and Partial Demolition of buildings has been made more assertive.	Noted.
	7.1 Residential Policy Provisions Typo. P 35 Change 7.2.1 Streetscapes to 7.1.1. Change 7.2.2 Built Form and Design to 7.1.2	This has been amended so that the numbering is now correct.
	Openings b The inclusion of PVC is not a problem as its appearance is closer to timber that aluminium which is shiny and sometimes narrower. **Openings e** Is "Window frames shall be constructed in timber (preferred) or wide-profile aluminium or steel;" is a repeat of (b). **Openings** Good that roller shutters are explicitly not permitted when visible from the street.	Noted. Clause (e) has been deleted to remove the duplication. Noted.
	Location and Setback e Edit remove ' and',.	This has been removed.
	7.4.2 Design Edit. Change title from 'Design' to 'Design of Carports and Garages'. **7.4.2 Design of garages and Carports Edit** . **Move** 'Solid sectional doors are not permitted' from the end of the paragraph to the beginning the so that the context of 'open' becomes clear. I though "open style doors" referred to the mechanism. **7.4.2 Design d**)	The title isn't required to be changed as it is within the carports and garages section therefore that is implied. The "solid sectional doors" section has been moved to beginning of the clause. By stating match this means in all aspects. By listing colours, materials and design this may exclude other items that we would like replicated. Therefore, this has not been changed. The reference to Fences and Gardens is not required as it would need to match the existing fence on site.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Edit replace 'match' (d line 1) with 'same colour, style, design and material **7.4.2 Design d**) **Add reference** (See 7.5 Fences and Verges) **7.4.2 Design d**) **Remove** 'are generally' **7.4.2 Designs f)** **Remove reference to Figure 14** because it adds nothing and the height illustrated is confusing. Low walls are permitted all-round the boundary, including forward of the building line- provided they are 750mm or less.	The word "generally" has been removed. A change has not been made as this is the same as the original Policy. Through future more in depth reviews of the Policy, we will consider creating a more informative figure to accompany this. We are also in the process of drafting an information sheet which may be able to assist with this also.
	7.5.1 Fencing characteristics and Design Standards. Mt Lawley b It is excellent that the phrase " blade or horizontal style infill is not a traditional detail" has been included - not only are blades out of character but when viewed from an angle they block views of the traditional homes and gardens.	Noted.
	7.5.1 Mt Lawley b) The proposed wording suggests that even the most modest fence, eg a low wire fence, requires capped piers. To avoid muddling several ideas up split into points : b) Fencing must reflect a traditional style with traditional detailing . i. Blade and horizontal fencing or infill panels, are not traditional at any height.	This is an assessable provision. Where a variation is sought and appropriately justified such as in cases where a traditional low wall did not historically incorporate capping it may be considered where the proposed design demonstrably meets the objectives of the Policy. However, in most circumstances, capped fencing will be required. This requirement has been made explicit to provide clarity and certainty, as the absence of clear direction in the previous policy led to misunderstanding about expected outcomes. The overall format of the provision has not been altered.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Any columns should not exceed 400mm by 400mm and be capped. **7.5.1 Mt Lawley e)** Reference at end to become (Figure 26 and b above)	You typically do not refer to another provision within the same clause as a reference. This is because you would assess against each provision separately while assessing an application. Therefore, b would already apply, and the reference would not be required.
	Menora b) Where higher fencing is permitted it is a characteristic of the immediate traditional streetscape…. This paragraph has been introduced and should be omitted because . • Agenda p 23, and CRG P14 state that Menora is a **very** significant, substantially intact residential area planned on Garden Suburb planning principles. • There is no need for the front setback to become an outdoor area because the blocks in Menora are not subdividable. • Higher fences could than cascade down streets as a result of neighbours copying neighbours. • Inglewood has a population of 6.3k. Canberra has a population of 473k and successfully bans front fences higher than 40 cm.	Some areas of Menora there are higher fences which have been approved therefore they make up part of the streetscape. When assessing a new fence in a street where higher fences are prevalent it would be considered potentially acceptable under the objectives of the Policy which have not changed and discuss the character of the area. By having this provision, it allows us more guidance where these can be considered and their required design. In addition we have reworded the provision to: *"Higher fencing may only be supported where it is the predominant form of fencing within the immediate traditional streetscape, defined as the street block in which the dwelling is situated. In such cases, fencing must reflect a traditional style, incorporating capped piers and infill panels detailed in a manner consistent with traditional design."* This add clarity that it must be the predominant feature in that street block to stop it bleeding out into the wider area.
	Inglewood - LPP 3. Objectives b Good clarification	Noted.
	Inglewood - LPP 3. Objectives c Typo. Should read …..of surrounding buildings, and where located…..	This has been amended.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Inglewood - Omission. Does Character Retention Guidelines 4.1 objective is "retain the articulation between the ground floor and upper floor of a two story build form as viewed from the character street". This does not carry over to the LPP. I it covered elsewhere? Clause 7.1.1e	The objective contained in the former Character Retention Guidelines 4.1 relating to retaining articulation between the ground and upper floor has not been carried forward into the LPP. This was a deliberate decision, as it was considered that the wording created ambiguity in assessment outcomes. In particular, articulation between storeys can be achieved without any setback of the upper floor, which does not necessarily result in the desired outcome. The primary intent of the original objective was to manage the visual impact and bulk of upper storeys on traditional dwellings and the character streetscape. Rather than focusing on articulation as a design technique, the LPP now addresses this intent more directly through a revised objective which states: *"Ensure that second storey additions do not dominate the ground floor form, by minimising bulk and preserving the established scale and character of the traditional streetscape."* This revised objective provides clearer direction for applicants and decision-makers by explicitly targeting the key issue of upper-storey dominance and streetscape impact, rather than implying a particular design response. This intent is further supported through the provisions in Clause 7.1.1(e), which guide the assessment of upper storey design and its relationship to the street and surrounding character. Accordingly, while the wording of the former objective has not been replicated, its underlying intent is addressed more clearly and effectively elsewhere within the LPP.
	Inglewood - 7.1.9 Materials and design j Roof cover. Remove the word 'and' .	The 'and' has been removed.
	Inglewood - 7.1.9 Materials and design j Roof cover. Add (reference Subject to 7.9.1 a-d)	You typically do not refer to another provision within the same clause as a reference. This is because you would assess against each provision separately

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		while assessing an application. Therefore, a-d would already apply, and the reference would not be required.
	Inglewood - 7.2 Development within the Mid-Ground Area -Note Good that the façade includes side walls visible from the street	Noted.
	Inglewood - 7.4.1 Location c) Carry over 'Such car ports shall not be fitted with any style of roller or tilt-up panel door' from CRG 4.4.1c	This is already covered in the new addition to the Design Section of the LPP. This section is based on their location not design.
	Inglewood - 7.4.2 Design b) do not change 'fronting Character Streets' in the CRG to 'fronting **non**-Character Streets'.	This was a drafting error in the original policy. The provision was intended to apply to *Character Streets*, not non-Character Streets. Greater design flexibility is supported on non-Character Streets, and it was never intended that these locations be subject to the design controls in Part 2 or the more stringent requirements applicable to Character Streets. This has been corrected in the revised policy to resolve the issue.
	Inglewood - 7.4.2 Design d) Put solid sectional doors at the beginning as per Mt Lawley and Menora LPP	This has been amended to move the part in relation to solid doors not being permitted to the start of the clause.
	Inglewood - 7.4.4 Driveways is a good addition especially part (c) "adequate landscaping to minimise their visibility from the street'	Noted.
	Inglewood - 7.5.1 Fencing characteristics. Same changes as for Mt Lawley above Page 51	This is an assessable provision. Where a variation is sought and appropriately justified such as in cases where a traditional low wall did not historically incorporate capping it may be considered where the proposed design demonstrably meets the objectives of the Policy. However, in most circumstances, capped fencing will be required. This requirement has been made explicit to provide clarity and certainty, as the absence of clear direction in the previous policy led to misunderstanding about expected outcomes. The overall format of the provision has not been altered.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Exemptions **Fences.** Do not exempt fences. Instead have no planning application fee for an application that complies with the policy and other frameworks and is only triggering heritage. (Same as Belmont).	The suggestion to require development approval for fencing while waiving the planning application fee is noted. However, planning application fees cannot be waived or enforced through a Local Planning Policy. In addition, requiring a development application without the associated fee is not standard practice, as it would still require the City to allocate staff time and resources to assess the proposal without cost recovery. The City initially sought to reduce regulatory burden by providing broader exemptions for fencing. However, feedback received during public advertising highlighted the significant contribution that fencing makes to the heritage fabric and streetscape character of the area. In response to this feedback, the exemption provisions have been narrowed. The policy has been amended so that fencing and gates are only exempt where they are located outside the street setback area, recognising that fencing within the street interface plays an important role in defining heritage character. To improve clarity, the exemption wording has been revised to state that fencing and gates are exempt only where the fence or gate: • complies with the requirements of the Scheme and the relevant Local Planning Policy, Structure Plan, Activity Centre Plan or Local Development Plan; • complies with the requirements of the Residential Design Codes; • is not located within the street setback area of a Heritage Area; • where located outside the street setback area but visible from the street, is finished in white or cream; and (this one is only applicable to Mount Lawley and Menora) • is not located on land included on the Heritage List or the State Register of Heritage Places. These changes reflect a refined balance between reducing unnecessary regulation and ensuring that fencing, as a key streetscape element, continues to support and reinforce the heritage character of the area.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	That the policy title includes the word Residential, for example: LPP Residential Character Retention in the Mount Lawley and Menora Heritage Area, as this would indicate that there is another policy applicable within the heritage area.	No change is proposed to the policy title. While the heritage areas are predominantly residential in origin, the policy is not intended to apply only to residential land uses. Traditional residential dwellings within the heritage area may be used for non-residential purposes, and in such instances, the relevant Beaufort Street and Commercial Centres policy will direct applicants back to this policy where its provisions are more appropriate to assessing the design response. This approach ensures that the heritage character, built form and streetscape outcomes of traditional buildings are assessed consistently, regardless of land use. To address any potential ambiguity, the application section of the policy has been amended to more clearly explain how and when the policy applies.
	As verges are described as grass throughout the text, the provisions relating to Crossovers and Verges could read: "Grass or other natural low ground cover is considered ..."	This has been amended to include grass within provision 7.4.3.
	The fencing provisions emphasises the design, material and colour of the fencing but could the importance of the openness be emphasised with something like : Visually permeable fencing allow views between front gardens and the street, contributing to streetscape amenity and passive surveillance. **Fencing up to 1200mm** To avoid closely spaced timber pickets creating a visual barrier, include one of the following provisions: *The depth of timber or timber like fence pickets shall not exceed 1/3 the width.*	No change has been made in response to this comment. The importance of openness and visual permeability of fencing is already clearly addressed through the policy provisions, which limit the solid portion of fencing within the primary street setback to a maximum height of 750 mm and require fencing above this height to be of an open style. These controls are well established and provide a clear and measurable mechanism to ensure visual permeability to the street. The wording suggested is more characteristic of a policy objective rather than an assessable provision. The broader intent of maintaining visually open front gardens and positive streetscape amenity, including passive surveillance, is already articulated within the objectives of both policies. As such, the existing combination of objectives and provisions is considered sufficient to clearly convey the intended outcomes without further amendment.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Clear spacing between adjacent timber or timber like fence pickets must be greater than two-thirds (⅔) of the picket width. *Fencing that does not meet this standard should be regarded as visually solid and inconsistent with the Heritage Area character retention objectives* Examples in link are from 3rd and 4th Avenue. Commercial plastic fences kits conform to this provision. Timber fence pickets from Bunnings are 66mmx19mm. **Fencing above 1200mm** To remove subjective interpretation and exclude contemporary and timber picket designs above 1200mm, include the provision: *Fencing above 1200mm shall not have a side or diameter greater than 25mm measured horizontally*. The 25mm limit is based on measurements of traditional metal fencing in Almondsbury Road and Clive Street, Mt Lawley. Most examples are square sections between 12.65mm and 20.94mm (with one tapered example reducing from 24.28mm). In contrast, box fencing begins above 40mm and blade fencing is larger again. Limiting the horizontal dimension above 1200mm to 25mm makes the provision clear cut and unambiguous.	No change has been made in response to this comment. The policy relies on the established definition of *visually permeable* contained within the Residential Design Codes (R-Codes), which provides clear, measurable and consistently applied criteria for assessing fencing permeability. Under the R-Codes, *visually permeable* fencing is defined as a fence that, when viewed directly from the street or other public space, has: • *continuous vertical or horizontal gaps of 50 mm or greater in width occupying not less than one-third of the total surface area; or* • *continuous vertical or horizontal gaps less than 50 mm in width occupying at least one-half of the total surface area in aggregate; or* • *a surface offering equal or lesser obstruction to view.* When fencing within the Heritage Area is approved as part of a development application, conditions are typically imposed requiring compliance with this R-Codes definition of visually permeable fencing. Where additional considerations apply—such as vehicle sightlines at crossovers—a more stringent standard (often a 1:10 ratio) is applied in accordance with Australian Standards. The prescriptive picket dimensions suggested would duplicate and potentially conflict with the existing R-Codes framework, which already provides sufficient guidance and flexibility to assess permeability while achieving the heritage character retention outcomes sought by the policy. Instances where fencing does not comply with an approval or condition are addressed through compliance processes rather than through additional prescriptive policy measures. No change has been made in response to this comment. Visual permeability for fencing above 1200 mm is also appropriately regulated through the Residential Design Codes (R-Codes), which adopt a performance-based definition that

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		focuses on the proportion and size of openings rather than on specific element dimensions. As defined in the R-Codes, *visually permeable* fencing is fencing that, when viewed directly from the street or other public space, incorporates: • *continuous vertical or horizontal gaps of 50 mm or greater width occupying not less than one-third of the total surface area; or* • *continuous vertical or horizontal gaps less than 50 mm in width occupying at least one-half of the total surface area in aggregate; or* • *a surface offering equal or lesser obstruction to view.* Development approvals commonly include conditions requiring fencing to comply with this definition. These conditions provide a clear and enforceable benchmark, and any fencing constructed that does not meet the approved permeability standard is addressed as a compliance matter. Introducing a fixed maximum horizontal dimension (such as a 25 mm limit) would represent a highly prescriptive approach that goes beyond the established R-Codes framework and may unnecessarily restrict acceptable fencing forms. The current provisions are considered clear, well established, and sufficiently robust to exclude visually solid or inappropriate fencing while allowing heritage-compatible outcomes to be assessed on their merits.
2	This submission duplicates Submission 13, as the same applicant lodged separate submissions for each of the two policies advertised—one for the Mount Lawley and Menora Policy and one for the Inglewood Policy.	Please see responses to submission 13.
3	The submitter argues that heritage protection should be limited to community-owned buildings and should not apply to privately owned homes. They consider heritage controls to be an unreasonable restriction on private property rights, believe change is inevitable due to	The matters raised relate to the broader principles of heritage protection and private property rights. These issues are not within the scope of this review. The purpose of this item is not to reconsider the merits or extent of Heritage Areas, but to support the transition of existing heritage controls from Local Planning Scheme No. 3 to Local Planning Scheme No. 4. The Heritage Areas have been long established and will

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	increasing living costs, and contend that communities are shaped by people rather than buildings.	continue to apply under the new Scheme. The proposed policy changes are primarily administrative and procedural in nature and do not introduce new heritage areas. It is noted that the Heritage Areas were originally established in response to a desire from the community and Council to protect the historic character, built form, and streetscape qualities of these areas. This shared objective formed the basis for the introduction of Heritage Areas and associated planning controls, which seek to manage change in a manner that respects and retains the valued heritage character of these neighbourhoods.
4	The submitter raises concern about the proposed prohibition on roller shutters visible from the street, questioning whether the new Local Planning Policy (LPP) would apply retrospectively to existing installations. They consider retrospective application to be unreasonable and cite cost, security, and prior compliance with existing guidelines. The submitter also disputes the rationale that roller shutters detract from the integrity of traditional dwellings, arguing that well-designed and appropriately coloured shutters can be visually compatible. They suggest amending the policy to allow street-visible roller shutters where a single, sympathetic colour scheme is used.	**Retrospective Application** Local Planning Policies are not applied retrospectively. Where roller shutters have been lawfully installed with the benefit of a planning approval, that approval remains valid, having been assessed against the planning framework in place at the time. However, where roller shutters have been installed without approval, they are considered unauthorised works and may be subject to future compliance action. Any subsequent planning application to regularise such works would be assessed against the applicable policies in effect at the time of lodgement, consistent with standard planning practice. **Policy Rationale and Streetscape Considerations** The policy intent extends beyond the integrity of individual dwellings to include the broader heritage streetscape. Roller shutters are not characteristic of traditional housing forms and can detract from the visual cohesion and heritage appeal of the area. In many cases, they obscure original windows and architectural detailing that contribute to the character significance of heritage dwellings and streets. Additionally, the typical method of installation involves fixing into original masonry, which can result in permanent damage and be difficult to rectify if removed in the future. The City has received numerous compliance enquiries and requests relating to roller shutters within Heritage Areas, with concerns raised regarding their impact on heritage character. Under the existing policy framework, roller shutters visible from the street are generally not supported, as they do not align with policy objectives to conserve traditional building forms and features. The inclusion of a specific provision within the

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		revised LPP does not represent a change in policy intent but rather provides greater clarity and certainty regarding assessment outcomes. **Consideration of Non-Visible Roller Shutters** Where roller shutters are not visible from the street, they may still be considered through a development application, subject to assessment against the relevant policy criteria.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
5	The submitter expresses concern that the draft policies remain overly restrictive in scope and operation. Key points raised include: • The view that large parts of the area (particularly Inglewood) do not contain sufficient numbers of intact, substantial pre-1960 buildings to justify broad heritage controls. • Concerns that many older buildings are in poor condition or not fit for modern living, making repair and modification costly. • The belief that character-based design controls limit the use of modern building techniques and architectural expression. • Arguments that second-storey setback requirements and other design controls constrain housing supply, contribute to urban sprawl, and exacerbate housing shortages. • Concerns that restrictions on carports and garages increase on-street parking and traffic congestion. • The view that heritage controls increase building footprints, reduce garden areas and greenery, and can result in poor-quality built outcomes. • A broader argument that limiting population density undermines public transport viability, local business patronage and the efficient delivery of services. • On this basis, the submitter considers the policy should be significantly less restrictive, or abolished in favour of standard development codes.	The Heritage Areas were formally adopted by Council following previous studies, community consultation and Council resolutions, reflecting community support for the identification and conservation of these areas. The extent of the Heritage Areas is not under review as part of this policy process. Rather, the purpose of this Local Planning Policy review is to update and refine the policy framework so it aligns with Local Planning Scheme No. 4 (LPS4) and provides clearer, more contemporary and fit-for-purpose guidance for development assessment. Heritage Areas are identified primarily on the basis of their collective historic and streetscape value, rather than the presence of large or architecturally elaborate individual buildings. Heritage significance arises from the consistent subdivision pattern, modest scale of dwellings, built form relationships, street layouts, and the interaction between buildings, gardens and the public realm. This approach is consistent with accepted heritage practice and recognises group value, even where individual properties vary in their condition or degree of intactness. The City recognises that some older buildings may be in poor condition or require adaptation to meet contemporary living standards. The policy does not prevent renovation, extension for this. Instead, it seeks to guide development so that alterations and additions are responsive to the established character of the area, while still allowing functional and contemporary outcomes. Where buildings are demonstrably no longer intact or contributory, the policy provides assessment pathways to address this. Concerns relating to housing supply, urban sprawl and population density are acknowledged as broader strategic planning matters. However, heritage areas represent a limited proportion of the City's overall urban area, and the City does not consider heritage controls to be a primary driver of housing shortages. The policy continues to support sensitively designed infill, ancillary accommodation and additional dwellings where appropriate. Vehicle accommodation and crossover controls are derived from the Residential Design Codes, which apply state-wide, and are intended to balance parking provision with

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		pedestrian safety, verge protection and streetscape quality. These controls are not unique to heritage areas. The Policy allows for mainly carports and in some instances garages which are designed in a way which respects the character of the area. Similarly, building height and setback controls aim to minimise visual dominance and maintain the established streetscape scale, rather than restricting development outright. In summary, the draft policy is not reconsidering the designation or extent of the Heritage Areas, but is focused on refining and modernising the existing framework so it operates effectively under LPS4. The City considers that the policy achieves a reasonable balance between heritage conservation, contemporary living needs and broader planning objectives, and does not support its abolition or replacement with generic development controls.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
6	Support the Policy.	Noted.
7	The submitter expresses strong frustration with what they perceive as overly prescriptive heritage controls that limit homeowner autonomy and practical design outcomes. They argue that heritage character can be retained while allowing modern materials and additions, and consider current requirements to be inflexible, outdated, and impractical. The submitter provides a specific example where a traditional tin roof was required instead of a visually similar Colourbond alternative, resulting in durability and maintenance issues. Overall, the submitter criticises the level of control exercised by the City, questions the lack of common-sense decision-making, and holds a negative view of the City's reputation within the building industry.	The submission raises broader concerns regarding the level of control exercised through heritage policies, the balance between heritage outcomes and modern building materials, and the perceived impact on private property rights. While these concerns are acknowledged, they are beyond the scope of this review. The purpose of this item is not to reconsider the merits, extent, or overall approach to Heritage Areas, nor to reassess past development decisions or individual approval outcomes. Rather, the review is intended to support the transition of existing heritage controls from Local Planning Scheme No. 3 to Local Planning Scheme No. 4. The Heritage Areas have been long established and will continue to apply under the new Scheme. The proposed changes to the Local Planning Policy are primarily administrative and procedural in nature. They do not introduce new Heritage Areas, expand the existing heritage framework, or represent a wholesale change to heritage protection controls. Matters relating to material selection, design discretion, or the broader philosophy of heritage regulation are therefore not addressed as part of this process.
8	The submitter states that while building regulations exist, many of the existing houses are not environmentally sustainable and argues that, in the long term, sites should be redeveloped to provide more sustainable and higher-quality housing outcomes.	The submission raises broader concerns regarding the environmental sustainability of existing housing stock within Heritage Areas and the long-term need for redevelopment. While these matters are acknowledged, they are outside the scope of this review, which is not intended to reconsider the merits, extent, or purpose of Heritage Areas. The Heritage Areas are long established and will continue to apply under Local Planning Scheme No. 4. It is noted that most development and building works within Heritage Areas require development approval. Through this assessment process, the City's officers are able to consider environmentally sustainable design measures and materials, where supported, provided they do not compromise the heritage significance of the dwelling or the broader streetscape and are consistent with the objectives of the Local Planning Policy. The

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		proposed policy changes are primarily administrative and procedural in nature and do not introduce new heritage areas or alter the overarching heritage framework.
9	Built Form and Design – Roller Shutters • The submitter requests clearer wording to specify that roller shutters should only be prohibited where they directly face the street. • They are concerned the current wording allows excessive interpretation and complaints, particularly for shutters facing driveways or non-primary elevations.	The City does not consider it appropriate to limit assessment of roller shutters solely to whether they *directly face* the primary street frontage. While street-facing shutters clearly have the greatest impact, roller shutters located on upper floors, side elevations, or elevations facing driveways can still be highly visible from the street and can have an equivalent negative impact on heritage streetscape character. Visibility from the public realm, rather than orientation alone, is therefore the key consideration. A provision that only prohibited shutters "facing the street" would be overly narrow and could enable outcomes that are inconsistent with the intent of the policy, particularly on elevated sites, corner lots, or where dwellings are set close to the street. The policy approach deliberately focuses on whether roller shutters are visible from the street, allowing officers to assess the actual visual impact rather than relying on a simplified locational test. This ensures the protection of heritage character while still allowing flexibility where visual impacts are demonstrably limited. In relation to concerns about complaints or interpretation, it is noted that: • Where roller shutters have been lawfully approved, that approval remains valid. Any complaints received in relation to approved development are addressed by advising complainants that the works comply with an existing approval. • The presence of a clear approval pathway provides certainty for landowners and does not expose them to undue compliance risk where development has been authorised. The inclusion of roller shutter provisions in the LPP is intended to improve clarity and consistency of decision-making, not to create additional ambiguity. Officers will continue to assess proposals based on visibility, heritage impact and the policy objectives, supported by clear internal guidance and established practice.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		For these reasons, the City considers the current wording to be appropriate and sufficiently clear, and no amendments are proposed in response to this submission.
	Fencing Materials and Design • The submitter opposes a ban on blade-type fencing, arguing it is visually compatible with heritage areas and less intrusive than other commonly seen fencing types. • They also object to limiting 1800mm fences to materials such as wrought iron, citing high costs, and propose allowing imitation materials that retain heritage character at lower expense.	**Blade-type fencing** The City does not support blade-type fencing within the Heritage Area. While it is acknowledged that this fencing type is perceived by some as visually lightweight, the blade-style fencing that has been predominantly contemporary in appearance and is not characteristic of the traditional fencing forms that contribute to the heritage streetscapes of the Heritage Area. Heritage-compatible fencing within these areas is generally defined by openness, fine detailing and traditional proportions. Blade-type fencing, particularly where constructed in solid or closely spaced vertical elements, often presents as visually dominant and modern and can detract from the cohesive heritage character of the street. For this reason, it is not supported as a standard fencing type under the policy. **Fencing height and materials** The policy provisions relating to fencing up to 1800 mm are unchanged from the existing policy framework and are considered appropriate. Allowing fencing of greater height only where it is of a wrought-iron or wrought-iron-style open form reflects the fact that these fencing types are inherently more visually permeable and therefore less imposing at increased heights. It also is because these fences tend to be typically higher in design and often have an accompanying low wall. This principle is well established and has been operating effectively under the current policy. The City acknowledges concerns regarding cost; however, the intent of the policy is to prioritise streetscape and heritage outcomes, rather than to mandate the least-cost fencing solution. The emphasis on openness and traditional form is fundamental to maintaining heritage character at the street interface. **Assessment flexibility**

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		Importantly, these provisions operate as assessment provisions, not absolute prohibitions. Where an applicant proposes an alternative fencing material or design—including imitation or contemporary materials—this can be considered through a development application and assessed against the objectives of the policy and the specific heritage context of the site. This allows for case-by-case consideration while still maintaining a consistent baseline expectation across the Heritage Area.
	Policy Interpretation and Enforcement • The submitter expresses concern that the Community Groups applies local planning policies too aggressively. • They support tighter and clearer policy wording to reduce perceived harassment and inconsistent interpretation affecting homeowners.	The submission is noted. Community groups do not apply or enforce Local Planning Policies; all interpretation, assessment and compliance actions are undertaken by City officers in accordance with the Local Planning Scheme and adopted policies. A key objective of this policy review has been to improve clarity and reduce ambiguity, supporting more consistent decision-making and greater certainty for homeowners. Where development has been lawfully approved, it remains valid, and any complaints received are addressed accordingly. To further assist homeowners, the City is preparing a guidance document to support interpretation of the policy, including plain-language explanations of provisions and examples of what is generally considered acceptable development. The City considers this approach will improve understanding, consistency and transparency without requiring changes to the policy.
10	The submitter argues that blanket, suburb-wide heritage protections are unnecessary and inequitable, as they capture many post-war dwellings that lack architectural merit and are no longer suitable for modern living. They contend that heritage controls force retention of inefficient floor plans and increase the cost of home upgrades, resulting in poor outcomes that are unaffordable for many residents. The submitter supports limiting heritage protection to buildings with genuine architectural significance, stating that this would enable more cost-effective, sustainable, and adaptable housing that	The submission raises broader concerns regarding the appropriateness of suburb-wide heritage protection, the inclusion of post-war dwellings with limited architectural significance, affordability, housing adaptability, and equity considerations for future community needs. While these matters are acknowledged, they fall outside the scope of this review. The purpose of this item is not to reassess the extent or merit of existing Heritage Areas, nor to undertake a selective reclassification of individual dwellings based on architectural significance or age. The Heritage Areas are long established and will continue to apply under Local Planning Scheme No. 4.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	better meets the needs of diverse community members, including seniors and people with disabilities.	It is noted that most works within Heritage Areas require development approval. Through this process, the City is able to consider proposals that improve functionality, accessibility, and environmental performance, including adaptations to support ageing in place or disability access, provided such works do not unreasonably compromise the heritage values of the dwelling or the wider streetscape and are consistent with the objectives of the Local Planning Policy. The proposed policy amendments are primarily administrative and procedural in nature and do not introduce new Heritage Areas, expand existing controls, or represent a wholesale review of heritage protection across the City.
11	Support Policy.	Noted.
12	The submitter supports the careful management of heritage character but recommends that heritage controls be limited to the front façade of dwellings, including associated landscaping and fencing, and extend no more than three metres beyond the building line. They propose allowing greater design flexibility for rear extensions within private yard areas to enable contemporary design, innovation, and improved amenity without impacting the heritage streetscape. The submitter argues that uniform controls across entire properties unnecessarily restrict development and suggests introducing design guidelines for modern rear additions to ensure high-quality and complementary outcomes while preserving the public-facing heritage character of the area.	The submission is acknowledged and the intent to provide greater flexibility for contemporary rear extensions while protecting streetscape character is noted. The City notes, however, that while a desire for increased flexibility informed the 2021 policy changes in Inglewood, no equivalent request was identified for Mount Lawley and Menora. The Inglewood policy amendments were the result of a specific review process, supported by targeted community engagement and Council direction, which deliberately sought a different balance between character protection and development flexibility in that locality. In contrast, the Mount Lawley and Menora Heritage Areas have consistently been supported by Council and the community as warranting a more rigorous approach to heritage conservation. At no stage of the engagement undertaken for this review was there a clear or widespread request to fundamentally shift the heritage management model toward a façade-only or front-of-lot control framework. As such, a change of the scale proposed would represent a substantial departure from the established heritage approach for these areas and is outside the scope of the current policy review.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		The purpose of this review is not to reconsider the underlying conservation philosophy or extent of controls applicable to the Heritage Area, but to update and refine the existing policy so it is fit for purpose under Local Planning Scheme No. 4 (LPS4). This includes improving clarity, consistency and implementation, rather than introducing a materially different regulatory model. The City further notes that heritage significance in Mount Lawley and Menora arises not only from front façades, but from the overall built form, scale, roof proportions, setbacks and the spatial relationship between dwellings and their settings. While rear extensions are afforded greater flexibility under the draft LPP, a purely façade-based approach is not supported, as it risks enabling overly bulky or visually intrusive development that can undermine heritage values through visibility, scale and cumulative impact. For these reasons, and given the absence of a community-endorsed mandate similar to that which informed the Inglewood changes, the City does not support limiting heritage controls to the front façade or introducing a rear-only flexibility model as part of this review. Accordingly, no change to the draft LPP is proposed in response to this submission.
13	The submitter argues that roller shutters and fencing are essential security measures and should remain affordable and accessible for residents in heritage areas. They consider heritage-style fencing to be significantly more expensive than alternative options and note that the existing mix of fencing types means alternative materials would not appear out of place. The submitter states that roller shutters are primarily used at night, are not visually prominent when open, and provide security and noise reduction benefits. They contend that residents should have freedom of choice regarding these features and highlight that poorly maintained gardens and verges have greater visual impact yet are not subject to equivalent regulatory requirements.	**Policy rationale and heritage streetscape considerations** While the City acknowledges the role that roller shutters and fencing can play in improving security and amenity, the intent of the Local Planning Policy extends beyond individual property preferences to the protection of the broader heritage streetscape. Roller shutters are not a characteristic feature of traditional dwellings within the heritage area and, when visible from the street, can detract from the visual cohesion and heritage appeal of streetscapes. In particular, roller shutters often obscure original windows and architectural detailing that contribute to the significance of traditional buildings. The installation method typically involves fixing into original masonry or fabric, which can cause permanent damage and reduce the ability to reinstate heritage features in the future.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		The City has received a significant number of enquiries and compliance matters relating to roller shutters in Heritage Areas, reflecting ongoing concerns about their cumulative impact on heritage character. Under both the existing and revised policy framework, roller shutters visible from the street are generally not supported, as they are inconsistent with the policy objectives of conserving traditional building forms, details and streetscape character. The inclusion of explicit provisions in the revised LPP does not represent a shift in policy intent, but rather provides clearer guidance and greater certainty for applicants and decision-makers. **Fencing considerations** With respect to fencing, the policy acknowledges that fencing types vary across the heritage area; however, controls are intentionally focused on ensuring that front fencing contributes positively to the established character of the streetscape. While heritage-style fencing may involve higher costs in some cases, these provisions are intended to maintain openness, visual permeability and compatibility with traditional development patterns. The City does not consider cost alone to outweigh the long-term heritage and streetscape outcomes sought through the policy. **Non-visible roller shutters** Where roller shutters are not visible from the street, they may still be considered through the development application process, subject to assessment against the relevant policy criteria. This approach allows security and amenity needs to be balanced with heritage conservation objectives where visual impact on the streetscape is minimal. **Conclusion** Overall, the City seeks to balance resident amenity and security considerations with the wider public interest in conserving heritage character. The policy approach reflects the importance of protecting traditional building forms and streetscape values while allowing flexibility where heritage impacts are demonstrably not affected. For these reasons, no changes to the draft LPP are proposed in response to this submission.
14	The submission contends that the draft LPP assumes Mount Lawley and Menora are formally designated	The City does not designate Heritage Areas through the local planning scheme itself. Heritage Areas are designated in accordance with the Planning and Development (Local

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Heritage Areas, creating a mismatch with the statutory framework under LPS4. It notes that LPS4 does not designate a Heritage Area, that the Heritage Protection Special Control Area under LPS3 has not been carried forward, and that the Beaufort Street Local Development Plan no longer appears in the scheme. The submission asserts that this creates uncertainty as to the legal basis for heritage controls.	Planning Schemes) Regulations 2015, Schedule 2, Part 3, Clause 9, which establishes a separate statutory process. This process requires a resolution of Council and the adoption of a Local Planning Policy that sets out the applicable requirements for the heritage area. The Regulations provide that any Heritage Area designated under a previous planning scheme is taken to be a Heritage Area designated under the Regulations. The City has followed this prescribed process under LPS4. Council has prepared Local Planning Policies to give effect to that designation and establish the applicable development requirements. As such, the absence of a Heritage Area designation or Special Control Area within the scheme text of LPS4 does not represent a statutory gap or inconsistency but reflects the correct legislative framework for heritage area designation. Similarly, the absence of the Beaufort Street Local Development Plan from LPS4 reflects a transition away from scheme-based local development plans toward Local Planning Policies as the preferred implementation mechanism. A separate Local Planning Policy addressing Beaufort Street and Commercial Centres is being progressed in parallel to ensure appropriate heritage and built form controls for the corridor. Accordingly, the draft LPP is consistent with the statutory framework established under the Regulations and LPS4. Heritage protection within Mount Lawley, Menora and Inglewood is being implemented through the correct combination of Council resolution and Local Planning Policies, rather than through heritage area designation within the scheme itself.
	The submission raises concern that the draft LPP narrows its scope to residential-zoned land, which may exclude non-residential uses within the Heritage Area such as schools, institutions, community facilities, reserve land and heritage dwellings converted to non-residential use. It also notes that Beaufort Street is integral to the heritage	The issues raised are noted. The draft LPP is intentionally scoped to residentially zoned land to allow for more targeted and proportionate controls that respond to the pressures and development patterns most commonly affecting traditional residential buildings and streetscapes. Non-residential uses and activity centres, including Beaufort Street, give rise to different built form, functional and land use considerations that are more appropriately addressed through a separate but complementary policy framework.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	fabric of the area and argues that regulating it through a separate future policy risks fragmenting heritage controls and creating gaps or inconsistency across the Heritage Area.	A Local Planning Policy for Beaufort Street and Commercial Centres is currently being prepared and will be advertised in the near future. Importantly, all Local Planning Policies, including this draft LPP and the Beaufort Street and Commercial Centres policy, will come into effect concurrently at the gazettal of Local Planning Scheme No. 4. As such, there will be no policy gap or period during which parts of the Heritage Area are left unregulated or subject to inconsistent heritage treatment. While the policies are separated by land use context, they are intended to operate cohesively and apply consistent heritage principles across the Heritage Area. Together, they will ensure that residential areas, activity centres and mixed-use corridors such as Beaufort Street are each managed through provisions that are tailored, clear and appropriate to their respective character, while still supporting the overarching objective of conserving the heritage fabric as a coordinated whole rather than in isolation.
	The submissions notes that many clauses such as demolition controls, exemptions, retention language and character street concept have been drafted more strongly than under the previous Policy and this is supported.	Noted.
	The submission raises concern that Section 4 of the draft LPP narrows its application to residential-zoned land, thereby excluding a range of land uses within the Mount Lawley and Menora Heritage Area that contain significant contributory buildings. These include schools, religious and community institutions, medical facilities, public reserves, corner shops, sporting clubs and traditional houses converted to non-residential uses. It notes that under the former LPP 3.1, these sites were addressed through dedicated provisions for commercial, mixed-use, institutional and reserve land, whereas under the draft LPP they are no longer covered. The submission also suggests that the proposed Beaufort Street and	The concern regarding the application of the draft LPP is acknowledged, and the policy has been amended to address this matter, the application section of the policy has been amended to clarify that this Policy also applies where expressly referenced in the Beaufort Street and Commercial Centres Policy. This ensures that, in circumstances where a traditional house is used for non-residential purposes—such as consulting rooms, boutique offices or professional practices—the external appearance, built form and streetscape presentation of the building are assessed against this policy framework where it is the most relevant and appropriate instrument. Non-residential buildings, institutional uses, reserves and centre-based development will continue to be assessed under the relevant policy instruments, with cross-referencing to this policy where the heritage form and character of traditional buildings warrant such an approach. This will mostly be through the Beaufort Street and Commercial Centres Policy.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Commercial Centres policy may not extend to institutional or reserve-zoned land outside centre nodes.	Through this clarification, the City considers that contributory buildings and heritage character across the Mount Lawley and Menora Heritage Area continue to be appropriately addressed, while maintaining a clear and coherent policy structure aligned with contemporary planning frameworks.
	The submission examines whether the draft LPP lawfully modifies or augments the Residential Design Codes (R-Codes) in accordance with clause 3.2.3 of R-Codes Volume 1. While many controls in the draft LPP are said to fall within the exempt list under clause 3.2.3(a), the submission identifies several provisions that are argued to sit outside that exemption and therefore either require WAPC approval or should be reframed as non-binding augmentations. These include: • Landscaping, tree retention and verge treatment provisions, which relate to R-Codes clause 5.3.2 (not exempt in the Perth and Peel region); • The limitation on driveway width to one-third of the lot frontage, which relates to clause 5.3.5 C5.2 (also not exempt); • A 2-metre side setback requirement for additions, which may modify clause 5.1.3 C3.1 and therefore require approval unless treated as an augmentation. The submission further argues that, if Mount Lawley and Menora are not formally designated heritage areas under LPS4, additional exemptions available under clause 3.2.3(a)(iii) for heritage areas may not apply. As a result,	The submission's detailed consideration of clause 3.2.3 of the Residential Design Codes (R-Codes) is noted. The City acknowledges the importance of ensuring that Local Planning Policies are drafted and implemented in a manner that is consistent with the legislative framework governing modifications and augmentations to the R-Codes. Where the draft LPP seeks to augment the R-Codes beyond the items listed as exempt under clause 3.2.3(a), the City's established practice is for officers to liaise directly with the Department of Planning, Lands and Heritage to discuss the intent, scope and statutory pathway for such provisions, including whether WAPC approval is required. This approach has been and will continue to be applied where relevant to ensure that the policy operates within the State planning framework. The specific provisions referred to in the submission—including those relating to landscaping, verge treatment, driveway widths and side setbacks—are not new controls. They were contained in the previous policy framework and have continued to operate within the City without modification. Accordingly, their inclusion in the draft LPP represents a continuation of the existing approach rather than the introduction of new or expanded R-Codes variations. In parallel with the preparation of LPS4, City officers have been liaising with the Department of Planning in relation to the heritage areas, the policy framework that supports them, and the proposed Local Planning Policies. The Department is aware of the policies and their provisions, including the intent to manage heritage outcomes through Local Planning Policies prepared in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	the range of provisions that can be lawfully bound into the LPP without WAPC approval is said to be further reduced. It concludes that parts of the draft LPP may therefore be legally vulnerable, particularly if challenged at the State Administrative Tribunal, and notes that the policy does not clearly identify which provisions modify the R-Codes, which are augmentations, and which pathway under clause 3.2.3 they rely upon, creating a transparency and defensibility risk.	It is also noted that not all provisions within the LPP are intended to function as binding modifications to the deemed-to-comply standards of the R-Codes. Where provisions operate as guidance or interpretive assistance—particularly in relation to heritage character and streetscape outcomes—they align with the augmentative role contemplated by clause 3.2.3(c). These provisions support consistent assessment without purporting to displace statutory standards. Overall, the City considers that the draft LPP is consistent with the intent and operation of the R-Codes, reflects continuity with the previous policy framework, and has been prepared with appropriate awareness of State planning requirements. Ongoing liaison with the Department of Planning will continue to occur as LPS4 is finalised and implemented to ensure that the policy framework remains robust, transparent and defensible.
	The submission acknowledges that the draft LPP's demolition provisions represent a clear improvement on LPP 3.1 in terms of drafting strength. Improvements identified include the separation of demolition and replacement building approvals, clearer articulation of the pre-1960 test, more specific evidentiary requirements, and the principle that retention may be required regardless of streetscape impact. Despite these improvements, the submission argues that the demolition framework lacks several operational mechanisms that support effective heritage protection in practice. These include the absence of specific local provisions addressing demolition by neglect, interim heritage protection for threatened places, mandatory pre-demolition recording, explicit linkage between demolition approval and replacement design outcomes, and defined consequences for unlawful demolition beyond general statutory enforcement powers.	In response to these concerns, it is noted that matters such as demolition by neglect, repair obligations and enforcement are now addressed through the Heritage Act 2018, which post-dates the provisions relating to this in LPS3 and provides statutory mechanisms for protection orders, repair orders and enforcement. The City also maintains a demolition-by-neglect watchlist, through which it proactively engages with landowners to address deterioration before enforcement action is required. Pre-demolition recording is dealt with on a case-by-case basis through conditions applied at development application stage where the archival value of documentation is considered necessary. Where demolition is approved and results in a vacant site, any subsequent replacement development is assessed under the provisions of the policy, requiring compatibility with the heritage area in terms of scale, form and character and all relevant policy requirements. Overall, while the submission highlights the absence of certain procedural tools within the draft LPP itself, these matters are addressed either through State legislation or through established assessment and compliance practices rather than through additional policy controls.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	The submission suggests that without these supporting measures, the demolition controls may be vulnerable in operation, notwithstanding their strengthened drafting.	
	The submission notes that while LPP 3.1 uses graded significance descriptors for the Mount Lawley and Menora precincts (such as “exceptional” and “considerable” significance), these distinctions are not translated into differentiated regulatory controls. The draft LPP continues this approach, applying essentially binary treatment to pre-1960 dwellings (protected versus unprotected), without a graded framework at the individual property level. The submission argues that this binary approach increases litigation risk by making demolition and alteration decisions hinge on contested matters such as construction date, integrity and architectural style. It suggests that a graded significance framework—supported by a positively identified list of contributory places tied to the Heritage List—would provide greater certainty and defensibility. Examples from other jurisdictions are cited, where buildings are categorised (e.g. exceptional, contributory, neutral, intrusive) with corresponding levels of control. While acknowledging the introduction of the Character Street concept in the draft LPP for Inglewood, the submission notes that this operates at a streetscape level rather than an individual building level, and that criteria for identifying Character Streets are not specified.	The City acknowledges the merits of a graded significance framework and agrees that, in principle, identifying the relative contribution of individual properties within the heritage area could provide greater clarity, certainty and nuance in heritage decision-making. However, undertaking a precinct-wide assessment of individual properties to determine graded significance would require a comprehensive review by a suitably qualified heritage consultant. This would involve property-by-property analysis, revised statements of significance and the preparation of a contributory places schedule. This level of work is outside the scope and budget of the current policy review. The statements of significance for the Mount Lawley and Menora Heritage Areas, including references to varying levels of overall precinct significance, have therefore been carried forward unchanged. Any amendments to these statements would also require expert heritage input to ensure accuracy and credibility. In the absence of a detailed contributory grading system, the draft LPP continues to apply a consistent approach to pre-1960 dwellings within the heritage area, supplemented by more refined mechanisms such as the Character Street framework and strengthened demolition and built-form controls. While these tools operate at a broader scale than individual building grading, they are intended to better manage streetscape impacts and heritage character outcomes within current resourcing constraints. The City considers that the draft LPP’s represents an incremental improvement on the existing framework while remaining proportionate and deliverable. A more granular, property-level significance assessment may be considered as part of a future, dedicated heritage review when appropriate resources and specialist expertise can be engaged.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	The submission argues that the draft LPP relies almost entirely on regulatory controls and restrictions ("stick-based" measures) and lacks positive incentives to encourage the retention of heritage buildings. It acknowledges the City's existing Heritage Restoration Rebate as a welcome incentive but characterises it as modest in scale, limited in coverage, and insufficient to influence retention decisions for the majority of contributory pre-1960 dwellings in Mount Lawley and Menora. The submission identifies several limitations of the rebate, including its financial cap, competitive annual allocation process, narrow eligibility criteria, and inflexibility for larger or multi-year conservation projects. It also notes that many contributory heritage dwellings are not eligible for any incentive support. More broadly, the submission outlines a range of incentive mechanisms available under State planning and heritage legislation—such as rates concessions, development bonuses, Heritage Agreements, fee waivers and advisory subsidies—which are not reflected or referenced in the draft LPP. It suggests that even if such tools sit outside the LPP itself, the policy should at least signal and integrate the broader incentive framework to balance regulatory controls with positive encouragement for retention.	The City acknowledges the submission's broader point regarding the value of incentive-based mechanisms in supporting heritage retention and recognises the Heritage Restoration Rebate as an important component of the City's overall heritage management approach. However, a Local Planning Policy functions as an assessment and decision-making tool for development applications. It is not the appropriate mechanism through which financial incentives, rebates or funding programs are created, administered or expanded. Matters such as grants, rebates, rates concessions and fee waivers are established and managed through separate Council policies, budgets and administrative processes, and any review or expansion of these programs falls outside the scope of this policy review. The heritage incentive mechanisms referenced in the submission—including rates concessions, development incentives, and Heritage Agreements under the Heritage Act 2018—are already available through their respective legislative and policy frameworks and do not require duplication within this Local Planning Policy. Including such mechanisms within the LPP would not enhance their statutory effect and may create confusion about their operation or eligibility. The City currently provides information on available heritage incentives, including the Heritage Restoration Rebate and other support measures, through its heritage webpages. In addition, the City actively engages with and writes to eligible landowners to advise them of applicable incentive programs and opportunities for assistance. The absence of incentive mechanisms within the draft LPP should therefore not be interpreted as a lack of support for heritage retention, but rather reflects the appropriate separation between regulatory planning controls and financial or administrative incentive programs. The draft LPP is focused on providing a clear, consistent framework for assessing development proposals within the heritage area, while incentives and funding mechanisms continue to be addressed through other established City processes and policies.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	The submission argues that the draft LPP inadequately addresses the heritage significance of the public realm within the Heritage Area. While LPP 3.1 expressly recognised streets, verges, pavements, trees and public spaces as integral to heritage character, the draft LPP is said to retain much of this material only descriptively, not through regulatory provisions. The submission notes that only limited controls remain—specifically relating to retention of front gardens, mature trees and some verge treatments—and contends that a range of public realm heritage matters are not addressed. These include street tree species and replacement protocols, crossover and footpath materials, street furniture and lighting, vista and view corridor protection (particularly in Menora), archaeological considerations, signage, external lighting, and a property-specific significant tree register. It concludes that without public-realm controls, the draft LPP protects only part of the heritage experience.	The City acknowledges the submission's emphasis on the importance of the public realm to the heritage character of Mount Lawley and Menora. However, the draft LPP is intentionally limited to matters that are within the scope of development assessment and within the control of landowners to whom the policy applies. Elements of the public realm that are outside private property boundaries—including streets, verges, footpaths, street trees, lighting, signage, furniture and bus shelters—are owned, managed and maintained by the City. As such, they are not appropriately regulated through a Local Planning Policy that applies to development on private land. The design, installation and replacement of these elements are addressed through the City's internal standards, capital works programs, asset management frameworks and operational policies rather than through an LPP. Specific matters raised in the submission are addressed as follows: • Crossovers: These are regulated through the City's crossover local law and associated technical standards, which govern materials, dimensions and construction across the municipality. • Street trees and street furniture: These are selected, planted and maintained by the City, not landowners, and are therefore managed through internal arboriculture, landscape and public-realm policies. • Lighting and signage: Public lighting and signage are City-controlled infrastructure and are addressed through separate operational and design processes. • Significant trees: The City maintains a Significant Tree Register supported by its own policy framework, which applies city-wide rather than on a heritage-area-specific basis. • Footpaths, pavements and archaeological matters: These fall within broader infrastructure and asset-management responsibilities and are not development matters that can be imposed on individual applicants through an LPP.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		The controls retained within the draft LPP—such as verge treatment guidance and provisions relating to the retention of front gardens and mature trees—reflect the points where private development interfaces most directly with the public realm and where it is appropriate for assessment controls to apply. The City considers that regulating public-realm elements through operational frameworks, rather than through the draft LPP, provides clearer accountability, consistency of delivery and flexibility in management. The absence of detailed public-realm controls in the draft LPP does not indicate abandonment of heritage outcomes in these spaces, but rather reflects the appropriate separation between development assessment policy and City-managed public-realm functions.
	Section 5.2 History of Mount Lawley. The phrase "the area contained no public dwellings" appears where the historical reference is to "public houses", meaning licensed premises (pubs). This is a find-and-replace artefact from the house-to-dwelling terminology sweep and changes the historical meaning. The historical intent should be restored.	This has been amended so the one reference to "public dwellings" in Part 5.2 History of Mount Lawley now reads "public houses".
	Section 7.1 Openings. Clauses (b) and (e) both address window frame construction in substantially duplicated form. The same duplication appears in section 7.2.2 Openings clauses (b) and (c). These look like unresolved edits.	Section 7.1 Openings has now been amended to remove clause (e) due to the duplication. Clause (c) has also been removed from 7.2.2 to remove the duplication.
	Section 7.2.1 Levels. Running text includes "Fences & Gardens Please refer to section 4.5" with a header run into body text and a cross-reference to a stale section number (4.5 should be 7.5). Stale "4.x" cross-references also appear in 7.2.1 Carports & Garages.	The references to Fencing being Section 4.5 which was previously correct under the old Policy have been amended to reflect its new clause number 7.5. The same changes have been made for Carports and Garages which is now Clause 7.4.
	Austerity Cottage description. The phrase "resulted in a reduction in ornamentation" appears twice in the same sentence, indicating an uncaught duplication.	This duplication has been removed.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Figure numbering. Several internal figure references inherited from LPP 3.1 may no longer align with the new policy's figure numbering and should be audited.	An audit of the figure numbering has occurred to assure consistency.
	Missing variations clause. LPP 3.1 contained a short variations clause (Part 8) allowing variations to be considered where justified by written submission against the objectives of the policy. The draft LPP has no equivalent. While variations may still be available under the general LPP regime in the Deemed Provisions, the absence of an express clause reduces clarity for applicants.	The City has prepared the policy in accordance with the Guide to the Structure and Contents of a Local Planning Policy from the Department of Planning Lands and Heritage, which does not include or require a separate variations section. This reflects the established operation of Local Planning Policies, whereby proposals that do not meet a specific provision are assessed against the objectives of the policy as part of the standard discretionary assessment process. As acknowledged in the submission, the ability to consider alternative design outcomes where justified is inherent in how Local Planning Policies operate under the Deemed Provisions. An explicit variations clause is therefore not required to enable flexibility, and its omission does not alter the capacity for applicants to submit written justification demonstrating how a proposal meets the policy objectives despite a departure from a provision. The City considers that including a separate variations clause would duplicate the existing assessment framework and is unnecessary. Accordingly, no change has been made in response to this submission.
	Proposes establishing a formal Significant Tree Register within LPS4, either through a new Schedule or via clause 32 (Additional Site and Development Requirements). The proposed register would apply to both public and private land within the Heritage Area. The justification is that mature trees and canopy are repeatedly identified in both LPP 3.1 and the draft LPP as integral to the heritage character of Mount Lawley and Menora, yet current controls are generalised and non-specific. A scheme-level Significant Tree Register would provide property-specific protection for identified	The recommendation to establish a Significant Tree Register within LPS4 is noted. However, no change is proposed in response to this submission. The City already maintains a Significant Tree Register supported by an associated policy framework that applies across the entire municipality. This register identifies and protects significant trees on both public and private land and provides a consistent, property-specific mechanism for tree protection. The existing framework will continue to operate under LPS4 and therefore already achieves the outcome sought by this recommendation.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	trees, improving certainty for landowners and strengthening enforcement by clearly identifying protected trees. The recommendation cites LPS4 Part 4 clause 32 and the Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 clause 61) as providing the statutory basis for such a mechanism.	Given that the Significant Tree Register is a city-wide mechanism, it is not considered necessary or appropriate to duplicate or re-establish it within LPS4 or through a heritage-area-specific schedule. Maintaining a single, consolidated register ensures clarity, consistency and ease of administration, and avoids creating overlapping or potentially conflicting controls. Tree protection within the heritage areas is therefore addressed through a combination of the City's existing Significant Tree Register and the development assessment provisions of the draft LPP, which recognise the contribution of mature trees and canopy to heritage character as well as the requirements of the Residential Design Codes. Together, these mechanisms provide an appropriate and proportionate level of protection without the need for additional scheme-level controls specific to the Heritage Area.
	Proposes amending the LPP to require a Heritage Impact Assessment (HIA) prepared by a qualified heritage professional for a broader range of proposals, including: • full or partial demolition of any pre-1960 building; • substantial alterations or additions to Heritage List or contributory places; and • new development within the curtilage of a Heritage List place. The justification is that the draft LPP currently requires heritage professional input primarily for demolition applications. The submission argues that extending this requirement to other substantial works would embed expert heritage assessment earlier in the process, reduce discretionary risk, and align the City's approach with established heritage practice elsewhere. It notes that the Planning and Development (Local Planning Schemes) Regulations 2015 allow additional information, such as	The City already has the statutory ability to require a Heritage Impact Assessment or heritage consultant report through the existing planning and development application framework, including under the Planning and Development regulations and the Heritage Act 2018. Where heritage considerations are relevant and proportionate to the scale and nature of works proposed, City officers can and do request specialist heritage input as part of the development application process. In practice, for demolition applications—particularly where assessment hinges on matters such as whether a building is *no longer an intact example of its original architectural style*—the City already requires a report prepared by a suitably qualified heritage consultant to accompany the application. In addition, the City engages an independent heritage expert to review and assess these reports, ensuring robust and impartial decision-making. For other forms of development, including substantial alterations or additions, the City retains the discretion to request a Heritage Impact Assessment where it is considered necessary to properly assess potential impacts on heritage significance. This case-by-case approach ensures that the level of supporting information sought is

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	HIAs, to be required in support of development applications.	proportionate, avoids unnecessary cost and delay for minor or low-impact proposals, and is consistent with the flexibility intended by the regulatory framework. Given that the power to require Heritage Impact Assessments already exists and is actively exercised where appropriate, the City does not consider it necessary to duplicate or mandate this requirement within the LPP itself. Retaining discretion allows officers to tailor information requirements to the specific circumstances of each proposal while still ensuring that heritage impacts are adequately assessed and documented.
	Proposes introducing mandatory referral triggers to a Design Review Panel for certain categories of development within the Heritage Area. The suggested triggers include proposals affecting Heritage List places, new multi-unit infill development, buildings of three or more storeys, and corner-lot development on Character Streets. The intent is to formalise the use of design review under State Planning Policy 7.0 by embedding referral requirements within the Local Planning Policy to ensure independent expert design input for higher-impact proposals.	The City already operates a Design Review Panel in accordance with State Planning Policy 7.0, supported by publicly available terms of reference and operational procedures. City officers routinely refer development proposals to the Panel where independent design advice is considered beneficial, particularly for proposals of increased scale, complexity or potential heritage impact. This includes development within heritage areas, especially along Beaufort Street or where a proposal may have broader streetscape or precinct-wide implications. The City's Design Review Panel includes access to heritage expertise, with two qualified heritage specialists available to participate in panel reviews as appropriate. This ensures that heritage character and conservation considerations are adequately addressed as part of the design review process when required. Maintaining officer discretion in determining when referral to the Design Review Panel is warranted allows for a proportionate and context-sensitive approach, avoiding unnecessary process or delay for proposals that do not present significant design or heritage impacts. Introducing mandatory referral triggers within the LPP could result in inflexible outcomes and increased procedural burden without necessarily improving design quality. Accordingly, the City considers the existing framework for design review, including discretionary referrals and access to heritage expertise, to be working effectively and consistent with the intent of SPP 7.0. For these reasons, no changes to the draft LPP are proposed in relation to Design Review Panel referral triggers.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Seeks to strengthen infill and subdivision controls within the Heritage Area by expanding section 7.3 of the draft LPP. The submission proposes: • an express prohibition on subdivision layouts other than a single-lot-behind-single-lot configuration on Character Streets; • a requirement for a heritage assessment to accompany any subdivision proposal on a Character Street; • a requirement that infill development share an existing crossover rather than create additional crossovers to a Character Street; and • stronger controls limiting the visibility of infill dwellings from the primary street. The submission argues that subdivision is one of the primary mechanisms by which heritage character is incrementally eroded and that stronger, more prescriptive controls would improve enforceability and heritage protection.	Subdivision of land is not determined by the City. Subdivision approval is the responsibility of the Western Australian Planning Commission (WAPC), with the City acting as a referral authority only. In this role, the City provides comments and recommendations to the WAPC based on local planning policies, heritage considerations and the retention of heritage buildings, but does not have decision-making authority to prohibit subdivision configurations through a Local Planning Policy. The draft LPP's role is therefore limited to articulating the City's policy position and assessment expectations, which are already expressed through provisions that do not support subdivision outcomes that undermine heritage character. These provisions are used by the City when formulating advice to the WAPC on subdivision applications within heritage areas. With respect to crossovers, the creation, number and location of vehicle crossovers are already regulated through the Residential Design Codes, which apply state-wide. These controls are applied at the development application stage and do not need to be duplicated or strengthened within the LPP. There are also already provisions within the Policy which limit crossovers. Similarly, matters relating to infill visibility and built-form outcomes are addressed through the draft LPP's existing development provisions, which guide the assessment of new development following subdivision, rather than attempting to regulate subdivision outcomes directly. For these reasons, the City considers that the draft LPP appropriately reflects the City's statutory role in subdivision assessment, avoids exceeding local government authority, and relies on the correct combination of WAPC subdivision processes, R-Codes controls and City development assessment provisions to manage infill outcomes within heritage areas.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Calls for the City to commission an independent, professionally qualified review and update of the Local Heritage Survey (LHS) for Mount Lawley and Menora. The proposed review would identify contributory places, assign graded management categories, and recommend additional places for inclusion on the Heritage List. The submission argues that an up-to-date Local Heritage Survey is the foundational evidence base necessary to support graded heritage management, Heritage List expansion and targeted incentive mechanisms. It notes that this function aligns with the City's obligations under Part 8 of the Heritage Act 2018 and is a prerequisite for many of the other recommendations raised in the submission.	The City is currently undertaking a review of the records associated with its Local Heritage Survey. This work is being progressed separately by the City as part of its broader heritage management responsibilities under the Heritage Act 2018. However, the review of the Local Heritage Survey is outside the scope of the current Local Planning Policy review, which is focused on updating and consolidating planning policy provisions rather than commissioning new heritage studies or surveys. The preparation, resourcing and timing of a comprehensive LHS review, including any grading of contributory places or recommendations for Heritage List additions, requires a dedicated project with appropriate budget allocation and engagement of qualified heritage professionals. The City considers that maintaining a clear separation between statutory heritage survey work and planning policy review ensures that each process is undertaken rigorously and appropriately. Outcomes of the Local Heritage Survey review, once finalised, can inform future updates to heritage policies and planning controls as required.
	Proposes amending the LPP to require mandatory pre-lodgement engagement with City heritage staff for any development proposal affecting a Heritage List place or a Category A/B place. The submission suggests that the outcomes of this meeting be documented in writing and provided to the applicant. The justification is that early engagement can resolve design and heritage issues before formal lodgement, reduce refusals and appeals to the State Administrative Tribunal, and lead to improved heritage outcomes. Making pre-lodgement consultation mandatory for higher-significance places is suggested as a way to ensure consistency and avoid adversarial assessment processes.	The City already strongly encourages early engagement with applicants and offers pre-lodgement discussions for all proposals, including those affecting heritage places. In addition, the City provides a free Pre-Development Application (PDA) service, which allows applicants to submit preliminary proposals for review by City officers prior to lodging a formal development application. This process includes written planning advice provided to the applicant and is regularly used for heritage-related development. While early engagement is considered best practice and is actively promoted by the City, mandating pre-lodgement meetings through a Local Planning Policy is not considered appropriate. Pre-lodgement discussions are most effective when undertaken on a case-by-case basis, having regard to the scale, complexity and potential heritage impact of a proposal. A mandatory requirement could introduce unnecessary procedural steps, delays or resourcing constraints, particularly for minor works or proposals where heritage impacts are limited.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		The City considers that the existing voluntary pre-lodgement and PDA processes provide a flexible, accessible and proportionate mechanism to achieve the objectives outlined in the recommendation, without the need for formal requirement within the LPP. As if the applicant wishes these issues can be addressed at the Development Application stage.
	Proposes expanding mandatory public consultation requirements for development within the Heritage Area. It suggests that development applications be publicly advertised for a minimum of 21 days, with notification to surrounding landowners, where proposals involve demolition of pre-1960 buildings, Heritage List places, variations to R-Codes deemed-to-comply standards affecting heritage character, or developments of three or more dwellings. The justification is that heritage outcomes benefit from community scrutiny and that enhanced consultation would allow neighbours, heritage groups and other interested parties to provide input.	The City does not consider it best practice to mandate additional public advertising for heritage-related development solely on the basis of heritage impact. Heritage assessment is primarily informed by expert advice, professional judgement and established heritage principles, rather than by majority or popularity-based community views. Unlike amenity impacts, heritage considerations do not lend themselves to a checklist or objective public consensus and are often discretionary in nature. The City's officers assess heritage proposals with reference to the applicable policies and, where required, seek advice from qualified heritage consultants or independent heritage experts to inform decision-making. This approach ensures that heritage outcomes are grounded in specialist expertise and can be backed if required to be argued at the State Administrative Tribunal. Importantly, community engagement on heritage matters occurs at the higher-order policy level, rather than on individual development applications. The preparation and review of heritage policies, including this draft LPP, involve public consultation processes that allow the broader community, heritage groups and stakeholders to contribute to the policy framework that guides future development. This approach ensures community values are captured up-front, providing a consistent and transparent basis for assessment of individual proposals, rather than re-litigating heritage principles through case-by-case advertising. Public advertising is already undertaken where required under the Residential Design Codes, particularly in cases involving variations to deemed-to-comply standards that may result in a potential amenity impact on adjoining properties. Such advertising is carried out in accordance with the R-Codes and the City's adopted Consultation Policy, which provides a consistent and transparent framework for community input where it is most relevant.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		Introducing mandatory advertising requirements specifically for heritage outcomes would add procedural complexity and potential delay without necessarily improving decision quality or heritage protection. The City therefore considers that the current consultation framework—combining targeted advertising for amenity impacts with expert-led heritage assessment—achieves an appropriate balance between community input, professional advice and efficient decision-making.
	Proposes that, where works are exempt from development approval under Section 8 of the draft LPP, the City maintain a publicly accessible exemption register. The register would record details such as the property address, nature of the exempt works, date, and any conditions met, and be updated regularly on the City's website. The justification provided is that the exemptions framework is significant and that transparency is necessary to ensure the system is not misused and that its cumulative impact on heritage character can be monitored over time.	Works that are exempt from development approval under Section 8 of the draft LPP do not require a development application, approval or supporting documentation to be lodged with the City's planning department. As a result, the City does not receive formal notification of all exempt works and has no practical or reliable mechanism to comprehensively identify, verify or record them. This is not unique to the Heritage Area but applies city-wide to all development that is exempt under the planning framework. Establishing a public exemption register would therefore rely on voluntary disclosure by landowners or proactive monitoring by the City, which would be resource-intensive, incomplete, and potentially inaccurate. The intent of the exemptions framework is to streamline minor, low-impact works that are already considered acceptable and do not warrant assessment. Introducing a formal tracking or reporting system would undermine this intent by effectively re-introducing an administrative process for exempt development. Where exempt works exceed the scope of Section 8, are undertaken unlawfully, or result in impacts inconsistent with the policy intent, these matters can be addressed through the City's existing compliance and enforcement powers. For these reasons, the City considers that a publicly accessible exemption register is neither practical nor appropriate within the current statutory framework, and that the absence of such a register does not diminish the integrity of the exemption's regime.

City of Stirling – Local Planning Policies Heritage Areas Mount Lawley, Menora and Inglewood

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Proposes that the City publish an annual Heritage Area outcomes report for Mount Lawley and Menora. The suggested report would include quantitative data (such as development applications, demolitions, Heritage List changes, significant tree register updates, incentive uptake, Heritage Agreements and enforcement actions) as well as a qualitative narrative assessing overall heritage trends. The submission argues that regular public reporting would increase transparency and accountability, allow the effectiveness of the heritage framework to be monitored over time, and support continuous improvement of heritage policy. It notes that annual reporting of this nature is common practice in more mature heritage jurisdictions.	The City already collates and reports much of the information identified in the recommendation through internal reporting processes provided to the City's Executive and Elected Members. These reports support governance, oversight and strategic decision-making in relation to heritage matters and development outcomes. The preparation and publication of an annual public heritage outcomes report is outside the scope of the current Local Planning Policy review, which is focused on updating and consolidating assessment provisions rather than establishing new reporting or governance mechanisms. Matters relating to public reporting, data publication and corporate transparency are more appropriately considered through broader organisational policy, resourcing and communications frameworks rather than through an LPP. These considerations extend beyond the remit of this policy review.

Council Resolution

0526/033

Moved Councillor Migdale, seconded Councillor Proud

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

The motion was put and declared CARRIED (15/0).

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

12.2/CF1 DRAFT LOCAL PLANNING SCHEME NO.4 - LOCAL PLANNING POLICY - NON-RESIDENTIAL DEVELOPMENT IN RESIDENTIAL AND PRIVATE COMMUNITY PURPOSE ZONES

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

Role

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

Council Resolution

0526/034

Moved Councillor Migdale, seconded Councillor Proud

That Council PREPARES 'Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zones' for the purpose of public advertising as shown in Attachment 1.

The motion was put and declared CARRIED (15/0) by exception resolution.

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

Committee Recommendation

That Council PREPARES 'Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zones' for the purpose of public advertising as shown in Attachment 1.

Officer's Recommendation

That Council PREPARES 'Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zones' for the purpose of public advertising as shown in Attachment 1.

Purpose

To obtain Council approval for the public advertising of the City's proposed new 'Local Planning Policy – Non-Residential Development in Residential and Community Purpose Zones'.

Details

Changes introduced by Local Planning Scheme No.4

The City is currently progressing Local Planning Scheme No.4 (LPS4) and has been incrementally reviewing existing local planning policies (LPPs) to ensure these are fit for purpose and ready for adoption upon the gazettal of LPS4. As part of this review, draft Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zones (the draft Policy) (Attachment 1) has been prepared in response to changes introduced through LPS4.

Relevant changes to LPS4 include the removal of the Private Institution (PI) zone and the introduction of a Private Community Purpose Zone, which is broadly similar to the PI zone. A key difference between the land uses permitted in this zone under LPS4 and those allowed in the PI zone under Local Planning Scheme No.3 (LPS3) is that Dwellings (a building used for human habitation) are not permitted in the Private Community Purpose zone. Though similar to the PI zone, the objective of the Private Community Purpose Zone is:

- *To provide sites for privately owned and operated education, recreation, institutions and places of worship.*
- *To integrate private recreation areas with public recreation areas wherever possible.*
- *To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

In addition to the LPS4 changes outlined above, non-residential uses such as Educational Establishments and Consulting Rooms—currently not permitted in Residential zones—will be allowed in these zones under LPS4. The draft policy sets out the framework for how these non-residential uses will be managed.

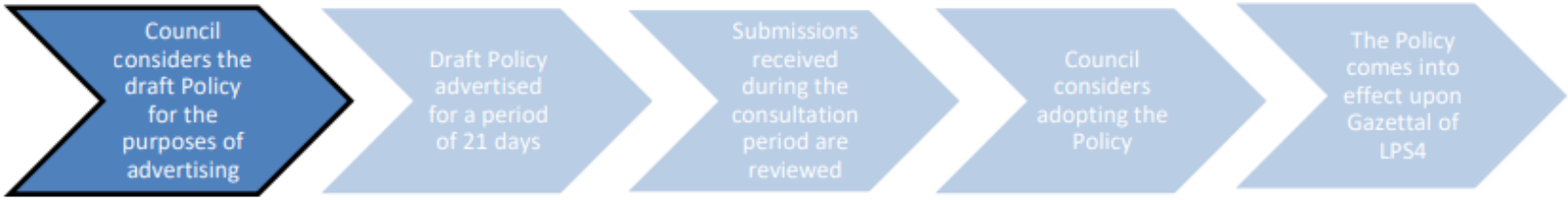
Attachment 2 details the comparison land use permissibility for the Residential and Private Community Purpose Zone in LPS3 and LPS4.

Proposed Policy provisions

As the objectives and land use permissibility of the Private Community Purposes zone are broadly similar to the current PI zone, the existing Local Planning Policy 4.5 (LPP4.5) – Private Institution Design Guidelines (which guides development in the PI zone) has been used as the basis to establish development standards in the draft Policy. Key components of the draft Policy include:

- Ensuring the draft Policy reflects the format proposed by Western Australian Planning Commission (WAPC) in the *WA Planning Manual – Local Planning Policies Manner and Form;*
- Reflecting the City's current Local Planning Strategy by identifying 'Preferred Locations' for development, and areas where non-residential land uses are discouraged, to help protect the amenity of residential areas;
- Applying State Planning Policy No. 7.3 – Residential Design Codes (R-Codes) development requirements to non-residential land uses to ensure their building setbacks and heights are consistent with applicable residential development;
- For larger developments, applying the building setback and heights requirements currently permitted in the Private Institution Design Guidelines;
- Including objectives that are clear and measurable, whilst providing a flexible approach in assessing smaller scale and change of use developments; and
- Including development standards and guidance for development of non-residential uses (previously not permitted) in the Residential zone, to ensure that proposed development integrates with the existing or proposed streetscape.

Should Council resolve to adopt the draft Policy for the purpose of advertising, the diagram below provides an outline of the process and an indication of the decision timeline and steps involved in progressing the draft Policy. Once the draft Policy has been adopted by Council, it will come into effect upon the gazettal of LPS4.



Financial Assessment and Implications

The costs associated with advertising and adopting Local Planning Policies are covered within the City Future Business Unit budget.

Stakeholder Engagement

If Council resolves to advertise the draft Policy, the consultation will be undertaken in accordance with the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Local Planning Policy 6.18 – Public Consultation.

The policy is required to be advertised for 21 days. A notification will be placed on the City's website and on the noticeboard in the City's Administration building for the duration of the advertising period. Elected Members will also be notified of the advertisement of the Policy via the Elected Member Portal.

Recommended Action

It is recommended that Council adopts Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zone for the purpose of public advertising, as shown in Attachment 1.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995

Planning and Development (Local Planning Schemes) Regulations 2015

Meeting Date	Council Resolution Number	Council Resolution
3 May 2011	0511/010	1. That Pursuant to Clause 2.4.2 of Local Planning Scheme No.3, the modified draft 'Private Institutions Design Guidelines' Policy, as detailed in Attachment 2, be ADOPTED in a modified form as follows: a. The 'Land Uses' provision be replaced with: "All applications for development shall be accompanied by a Detailed Area Plan for the site, as per Clause 5.12 of Local Planning Scheme No.3, with the exception of: • single storey proposals; • additions to existing buildings less than 10% of the subject lot area; and • Family Day Care and Rural Pursuit." b. The reference to "12.0 metres" in the 'Building Height' section be replaced with "6.0 metres". c. The phrase "on lots 2000m2 and larger" in the 'Setbacks, On-Site Open Space and Amenities' section be deleted. d. The phrase "on sites 2000m2 and larger" in the 'Access & Parking, Parking' section be deleted. 2. That Pursuant to Clause 2.4.2 of Local Planning Scheme No.3, the 'Reserves and Other Zones Design Guidelines' Policy, as detailed in attachment 3, be ADOPTED.

Meeting Date	Council Resolution Number	Council Resolution
19 November 2019	1119/004	1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PROCEEDS with (adopts) modifications to the following Local Planning Policies as shown in Attachment 1:- a. Local Planning Policy 2.6 Residential Building Heights; b. Local Planning Policy 4.5 Private Institution Design Guidelines; c. Local Planning Policy 5.3 Main Street Plaza Design Guidelines; d. Local Planning Policy 5.8 Stirling City Centre Parking; e. Local Planning Policy 5.9 Mirrabooka Town Centre Parking; f. Local Planning Policy 6.6 Landscaping; g. Local Planning Policy 6.7 Parking and Access; and h. Local Planning Policy 6.11 Trees and Development. 2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council DETERMINES that the proposed modifications to the Local Planning Policies identified in Attachment 1 are minor and public consultation is not required. 3. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Local Planning Policy 2.8 Multiple Dwellings be REVOKED. 4. That Council ADOPTS a modified Planning Consultation Procedure as detailed in Attachment 2.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

Priority: Prioritise growth in activity corridors and centres

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 - Non-Residential Development in Residential and Private Community Purpose Zones ⇩

Attachment 2 - Comparison changes from LPS3 to LPS4 ⇩

Available for viewing at the meeting
Nil.

Linked Documents

Local Planning Scheme No.3

Draft Local Planning Scheme No.4

Local Planning Policy – Non-Residential Development in Residential and Private Community Purpose Zones

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (LPP) Non-Residential Development in Residential and Private Community Purpose Zones.

2. INTRODUCTION

The purpose of this policy is to provide direction for the development and adaptive re-use of non-residential land uses within the Residential and Private Community Purpose zones.

3. OBJECTIVES

The objectives of this policy are:

a) Ensure non-residential development protects the amenity of surrounding residential areas by achieving compatible height, bulk and setback outcomes.

b) Minimise adverse amenity impacts on nearby residential properties caused by excessive noise, overshadowing and traffic.

c) Facilitate development that does not unduly reduce traffic flow, overload parking supply, or obstruct pedestrian and cycling access.

d) Promote retirement and aged-care developments that meet minimum design standards, provide adequate amenity and services, and are in accessible, well-connected areas with safe pedestrian infrastructure.

e) Require larger style developments to include features that connect with the surrounding neighbourhood such as pedestrian links, public spaces, or shared facilities.

f) To ensure development contributes to safe, well-lit and visible public spaces by avoiding hidden areas and supporting natural surveillance.

4. APPLICATION OF THIS POLICY

This policy applies to all non-residential land uses and development in Residential and Private Community Purpose zones, excluding Child Care Premises and Short-Term Rental Accommodation, which are covered by separate policies.

5. POLICY PROVISIONS

For new development, the State Planning Policy 7.3 Residential Design Codes (R-Codes) Volume 1 Part B applies to land coded R25 and below, R-Codes Volume 1 Part C applies to land coded R30 to R60, and R-Codes Volume 2 applies to land coded R80 and above.

5.1 GENERAL

Design Elements	Policy Provisions
1. Preferred Location	1.1 Non-residential land uses are to be located: • Adjacent to or directly opposite, an existing Local, Neighbourhood or District Centre; or • Along Activity Corridors (as shown in Appendix 1); Other locations may be considered where it can be demonstrated that residential amenity can be protected. 1.2 Non-residential land uses are discouraged in the following situations: • Where access is from a local road, cul-de-sac, right-of-way, common driveway, or battle-axe leg; • Where the proposed non-residential land use results in isolating a residential property between non-residential uses.
2. Passive Design	2.1 Orient buildings and openings to passively overlook streets, laneways, and public spaces, and provide street-facing frontages that reinforce neighbourhood character. 2.2 Maintain unimpeded sightlines along footpaths and accessways to building entrances and exits, avoiding areas of concealment. 2.3 Car parking areas are to be designed to ensure visibility through lighting measures; surveillance from windows and/or balconies; clearly signed; and maintained. 2.4 Provide effective lighting for Crime Prevention Through Environmental Design (CPTED) measures while preventing light spill. 2.5 Discouraged design elements include:

	• Blank walls to streets and public open spaces; • Unsurveilled footpaths and accessways; • Public access to the sides of a building; • Roll down shutters and solid high fencing.
3. Built form	3.1 Buildings shall be designed in accordance with the building height, street and side setback, plot ratio (where applicable), open space/site cover (where applicable) and overshadowing requirements of the R-Codes with regard to the assigned density code. 3.2 Where adjoining non-residential uses, setbacks shall match those of the adjacent and/or adjoining lots.
4. Amenities	4.1 Residential Care Facilities are to provide amenities necessary to accommodate the needs of a Residential Care facility in accordance with this land use definition.
5. Operation	5.1 Non-residential uses in the Residential zone may operate only between 7:00am and 7:00pm, Monday to Saturday, and must not operate on Sundays or public holidays. 5.2 Extended hours may be supported where it is demonstrated that any noise or amenity impacts on adjoining residential properties will remain within acceptable limits.
6. Car Parking	6.1 Parking bays for cars and other vehicles shall be provided wholly on-site and in accordance with the City's Car Parking and Access Policy. 6.2 Car parking to be located to the rear of the lot and screened from view of neighbouring residential dwellings. 6.3 Service and delivery vehicle loading areas shall be located away from dwellings and out of view of the street.
7. Landscaping	7.2 To be provided in accordance with the City's Trees and Landscaping Local Planning Policy.
8. Natural ground levels	8.2 No greater than 0.5m fill or to match levels of adjoining sites.

9. Fencing	9.1 Where fencing is proposed, it is to comply with the relevant R-Code density provision; and 9.2 Where the site abuts a Public Open Space reserve open style fencing is to be used to promote passive surveillance from the site to the reserve.
10. Signage	10.1 Signage to accord with the City's Advertising Signs Local Planning Policy in respect to the relevant zone.
11. Lighting	11.1 Lighting of the building and any car parking area shall be designed and constructed to ensure that it complies with the relevant Australian Standard and does not detract from the amenity of neighbours.

5.2 LARGER INTEGRATED AND SPECIALISED LAND-USE DEVELOPMENTS

Larger integrated and specialised land-use developments include but are not limited to; Educational Establishments, Residential Care Facilities and Places of Worship.

For these types of developments, the Built Form requirements under section 5 and 5.1 above are replaced with the following built form design elements:

1. Building Height	1.1 Within 10 metres of any residential lot or street boundary in areas coded R50 or below, development is limited to a maximum of two storeys (6.0 m wall height) above natural ground level. 1.2 Elsewhere on site, development may be up to four storeys (12.0 m wall height) above natural ground level. 1.3 For sites coded R50 and above, the relevant R-Code height provisions may apply noting the requirements below.
2. Street Setback	2.1 Minimum 6m. Where adjacent sites have a lesser front setback, the setback requirement may match that of the adjacent site.

3. Side and rear setbacks	3.1 Where adjacent to residential properties, all side and rear setbacks shall be in accordance with the R-Codes, except where greater than 2 storeys and within 10m of residential lots or street boundaries. 3.2 Where adjoining non-residential uses, setbacks shall match those of the adjacent and/or adjoining lots. 3.3 Where adjacent and/or adjoining Public Open Space, the applicant shall demonstrate adequate surveillance of pedestrian access to Public Open Space.

6. VARIATIONS

Variations to this policy will be assessed against the objectives of the policy and consideration given to clause 67 of *the Planning and Development (Local Planning Schemes) Regulations 2015*.

Proposals requiring a design principle or Element Objective assessment may be advertised in accordance with Clause 64 of the Deemed Provisions where the development has the potential to impact upon adjoining residential properties.

The City shall have regard to and may apply conditions relating to matters including hours and days of operation, number of clients/customers to the site, car parking, deliveries, advertising signs, provision of landscaping and boundary fencing, and other matters pertaining to the design and operation of the development.

7. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the R-Codes, Local Planning Scheme No. 4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

Non-Residential development	Means any development to which the R-Codes do not apply.
Activity Corridor	Means key high-frequency public transport routes that can provide improved connections between Activity Centres and access to high quality public transport from adjacent suburbs. These “Activity Corridors” are not high-speed through traffic routes, nor are they intended to accommodate ribbon development of commercial activities beyond Activity Centre precincts.
Larger integrated and specialised land-use developments	Means institutional style developments such as Educational Establishment, Residential Care Facility and Places of Worship etc.

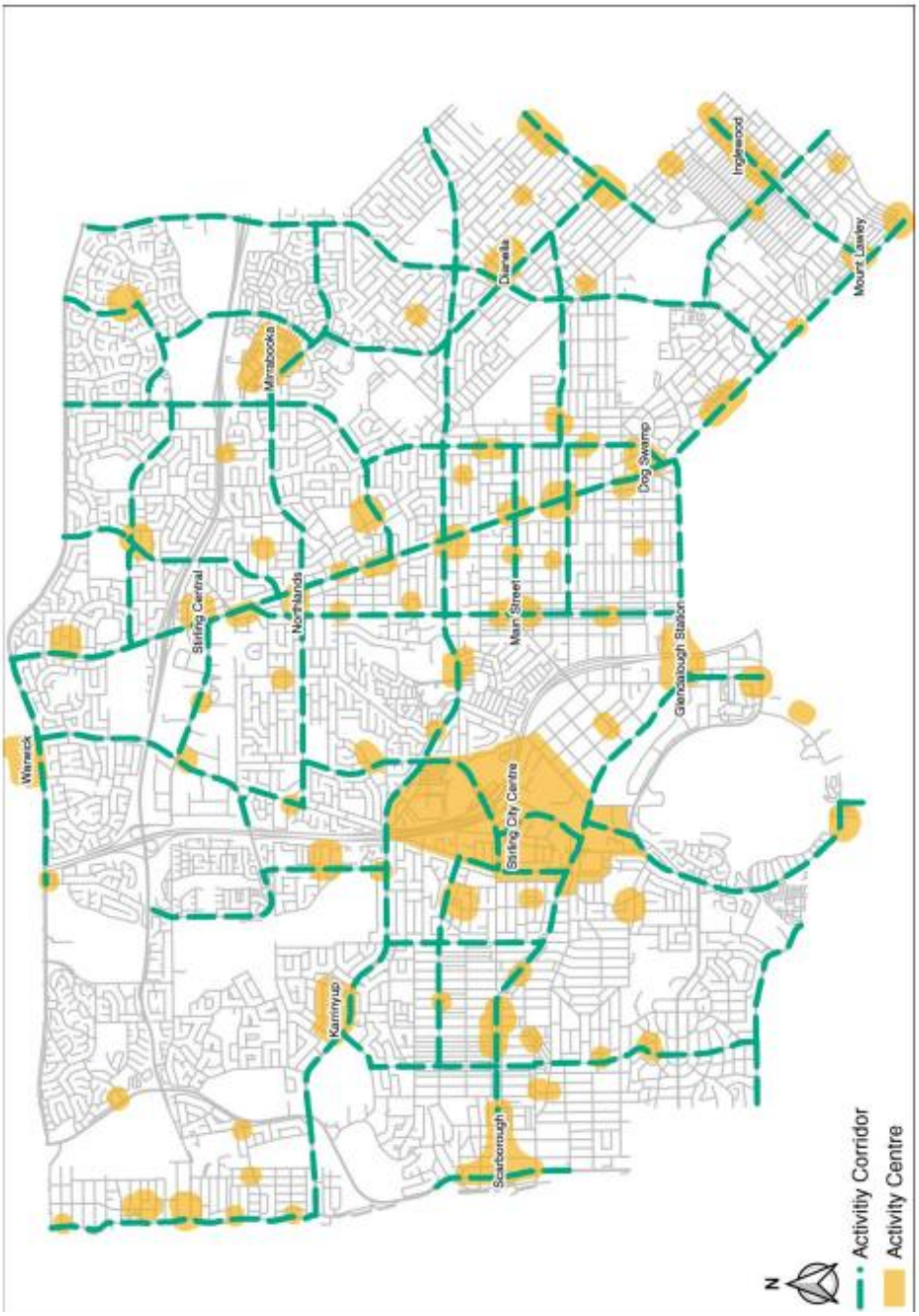
8. OTHER RELEVANT DOCUMENTS

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- City of Stirling Local Planning Scheme No.4
- City of Stirling Local Planning Policies
- Residential Design Codes Volume 1 and 2
- State Planning Policy 7.0 Design of Built Environment
- Safer Places by Design – Crime Prevention Through Environmental Design (CPTED) Guidelines

Document Control:

Local Planning Policy:	Non-Residential Development in Residential and Private Community Purpose zone
Adoption date:	
Policy Owner:	City Future
Date last modified:	

APPENDIX 1- STIRLING ACTIVITY CENTRE AND CORRIDOR MAP



APPENDIX 2 – APPLICATION REQUIREMENTS

A development application should be accompanied by the following:

a) A description of the proposal that responds to the requirements of this Policy, including a management plan detailing the nature of the business, number of staff, number of clients/customers, hours of operation and what measures will be taken to minimise amenity impacts on adjoining residential uses.

b) Where proposals do not meet the deemed to comply / Acceptable Outcomes of the R-Codes, information is to be provided to address impacts on amenity, overshadowing, design, siting, bulk, materials and scale.

c) Where new development exceeds two storeys (or 6.0 m in height), the application must address any potential impacts, including amenity, overshadowing, wind effects, and the building's design, siting, bulk, scale and material.

d) A traffic impact statement or traffic impact assessment should be provided where the proposed development is of a scale that warrants their submission, in accordance with the WAPC's *Transport Impact Assessment Guidelines* (Refer to Clause 2 of this Policy).

e) Details of how amenity impacts will be managed to an acceptable level, which may include specialist reports (e.g. an Acoustic Report to address noise).

f) Relevant documentation such as the Certificate of Title, Application forms, Development Plans as detailed in the Development Applications – Submission Checklist and Matrix link provided here: Development-Application-Submission-Checklist-and-Matrix_Aug-2021.pdf

ATTACHMENT 2:

Comparison changes from LPS3 to LPS4

LPS4 modernises land-use rules by updating definitions and tightening how each zone is used. It adds new discretionary uses and clearer terminology in the Residential zone, while the Private Community Purpose zone becomes more focused by removing several previously permitted uses and revising institutional and aged-care definitions.

Table 1 summarises the permissibility of relevant land uses under the Residential zone of LPS3 and LPS4. Only uses that differ between the two schemes, or that have been reclassified under LPS4, are included.

Table 1:

Use Class	LPS3	LPS4	Notes
Commercial Vehicle Parking	Not a use class	**A**	New use class
Consulting Rooms	**X**	**A**	Newly permitted
Educational Establishment	**X**	**A**	Newly permitted
Holiday Accommodation	Not a use class	**A**	New use class
Independent Living Complex	**P** (as Aged or Dependent **P**ersons Dwelling)	**P**	Updated definition
Residential Care Facility	**D** (as Retirement Complex)	**D**	Updated definition
Serviced Apartment	Not a use class	**A**	New use class

Table 2 Summarises the permissibility of relevant land uses under the Private Community Purpose zone (formerly known as Private Institution zone) of LPS3 and LPS4. Only uses that differ between the two schemes, or that have been reclassified under LPS4, are included.

Table 2:

Use Class	LPS3 – Private Institution	LPS4 – Private Community Purpose	Notes
Personal Care Services (shop in LPS4)	**D**	**X**	No longer permitted in LPS4
Personal Services (shop in LPS4)	**D**	**X**	No longer permitted in LPS4
Residential Building (Dwelling in LPS4)	**D**	**X**	Reclassified; now prohibited
Educational Establishment	**D**	**P**	More permissive in LPS4
Corrective Institution (new LPS4 use)	**A** (as Institutional Building/Home)	**X**	Reclassified; now prohibited
Independent Living Complex	**P** (As Retirement Complex)	**X**	Reclassified; no longer permitted
Rural Pursuit	**D**	-	No longer applicable (no rural land in LPS4 area)

Symbols used in the zoning tables above have the following meanings (albeit there are minor differences in the definition wording under LPS 3 which does not change the overall intent):

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/PCS1 as his son is a member of the Mount Lawley Inglewood Junior Football Club and as a family they participate at the club in a volunteer capacity.

12.2/PCS1 AMENDMENT OF MANGEMENT ORDER OVER RESERVE 23683 - 62 WOODSOME STREET, MOUNT LAWLEY

Business Unit:	Property and Commercial Services	Service: Property Services
Ward:	Lawley	Location: Hamer Park, Crown Reserve 23683, Lot 5335 on Deposited Plan 206015
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/035

Moved Councillor Migdale, seconded Councillor Proud

1. **That Council REQUESTS The Minister for Lands to make changes to Crown Reserve 23683, Lot 5335 on Deposited Plan 206015, under Section 51 of the *Land Administration Act 1997* by including within the Management Order to the City the power to Lease or Licence for a term of up to 21 years, subject to the Ministers Consent.**

2. **That Council AUTHORISES the Chief Executive Officer and Mayor to sign and affix the Common Seal to any documentation required to give effect to the changes to Reserve 23683, including the revocation and acceptance of any Management Orders for Reserve 23683.**

The motion was put and declared CARRIED (15/0) by exception resolution.

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

Committee Recommendation

1. That Council REQUESTS The Minister for Lands to make changes to Crown Reserve 23683, Lot 5335 on Deposited Plan 206015, under Section 51 of the *Land Administration Act 1997* by including within the Management Order to the City the power to Lease or Licence for a term of up to 21 years, subject to the Ministers Consent.

2. That Council AUTHORISES the Chief Executive Officer and Mayor to sign and affix the Common Seal to any documentation required to give effect to the changes to Reserve 23683, including the revocation and acceptance of any Management Orders for Reserve 23683.

Officer's Recommendation

1. That Council REQUESTS The Minister for Lands to make changes to Crown Reserve 23683, Lot 5335 on Deposited Plan 206015, under Section 51 of the *Land Administration Act 1997* by including within the Management Order to the City the power to Lease or Licence for a term of up to 21 years, subject to the Ministers Consent.

2. That Council AUTHORISES the Chief Executive Officer and Mayor to sign and affix the Common Seal to any documentation required to give effect to the changes to Reserve 23683, including the revocation and acceptance of any Management Orders for Reserve 23683.

Purpose

The City holds the management order over Hamer Park, Crown Reserve 23683 at 62 Woodsome Street Mount Lawley. The Management Order sets out that the purpose of the land be for Recreation, however, does not provide the City with the explicit power to lease or licence the land. The reserve is used for active recreation, and the City is seeking the power to lease or licence so it may enter into appropriate agreements with the various user groups.

Details

Lot 5335 on Deposited Plan 206015 was previously vested to the City in 1953. It is 6.0222 hectares, the current use vested to the City is Recreation and the club premises on the site are currently used by a Junior Football Club and a Cricket Club.

Mount Lawley Inglewood Cricket Club and Mount Lawley Inglewood Junior Football Club are currently using the Hamer Park club rooms. Hamer Park Reserve is made up of multiple lots, previously the Club premises was on Crown Reserve 23679 and that Management Order includes the power for the City to lease or licence for a period up to 21 years with the consent of the Minister for Lands. In April of 2022 a new building was constructed by the City on Crown Reserve 23683, this reserve is under management order, but that management order does not have the power to lease or licence. Attachment 1 shows the old and new buildings on the relevant land parcels.

In order to rectify the situation and ensure that any agreements are in line with the Management Order; a resolution of Council requesting the Minister to make changes to the management order is required.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

Nil.

Recommended Action

It is recommended that Council requests the Minister for Lands to amend the Management Order to allow the City to enter into lease and licence agreements for a period up to 21 years, with the consent of the Minister for Lands.

Relevant Policies, Legislation and Council Resolutions

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
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 - Original Gazette

Attachment 2 - Reserve 23683 and 23679 ⇩

Available for viewing at the meeting

Nil. ⇩

Linked Documents

Nil.

FORFEITURES.

THE undermentioned leases have been cancelled under section 23 of the Land Act, 1933-1950, owing to non-payment of rent or other reasons.

Name, Lease, District, Reason, Corres., Plan.

Armstrong, P. N.; 347/7285; Ninghan 3929; conditions; 6178/49; 65/80.

Bozanich, A.; 347/8421; Avon 20725; abandoned; 3171/52; 24/80.

Hogg, T.; P.878; Nelson 12076; abandoned; 3418/51; 442c/40.

Millson, H.; P.424; Plantagenet 5121; abandoned; 5723/47; 452D/40.

Robinson, S. B.; 3117/2573; Agnew 108; abandoned; 2278/38; Agnew Townsite.

Scullion, M. L.; 347/4799; Victoria 8460; conditions; 5296/47; 89/90.

Smith, J. C., and Cribb, R. A.; 345A/539F; Boyup Brook 123; conditions; 1450/51; —.

Friedlander, E. M.; 3648/153; Kalgoorlie 2238; abandoned; 7898/05; Kalgoorlie No. 1.

Whittington, E. R.; P.794; Nelson 12083; abandoned; 3845/50; 442C/40.

H. E. SMITH,
Under Secretary for Lands.

RESERVES.

Department of Lands and Surveys,
Perth, 30th September, 1953.

HIS Excellency the Governor in Executive Council has been pleased to set apart as Public Reserves the land described in the Schedule below for the purposes therein set forth.

Corres. No. 3661/53.
SWAN.—No. 23679 (Parking Area and Gardens), locations Nos. 5331 and 5336 to 5341 inclusive (9a. 0r. 5.3p.). (Public Plans Subs. 91, 92; O. Plan 6015.)

Corres. No. 3662/53.
SWAN.—No. 23680 (High School Site), location No. 5332 (13a. 3r. 27p.). (Public Plan Sub. 91; O. Plan 6015.)

Corres. No. 3663/53.
SWAN.—No. 23681 (Government Requirements), location No. 5333 (9a. 0r. 39p.). (Public Plans Subs. 91, 92; O. Plan 6015.)

Corres. No. 3664/53.
SWAN.—No. 23682 (Recreation—Football Oval), location No. 5334 (22a. 0r. 20p.). (Public Plans Subs. 91, 92; O. Plan 6015.)

Corres. No. 3665/53.
SWAN.—No. 23683 (Recreation), location No. 5335 (14a. 3r. 21p.). (Public Plans Subs. 91, 92; O. Plan 6015.)

Corres. No. 1382/53.
BOYUP BROOK.—No. 23807 (Recreation), lot No. 300 (about 7a. 3r.). (Plan Boyup Brook.)

Corres. No. 1865/53.
FORREST (Port Hedland).—No. 23811 (Public Utility), location No. 17 (about 130a.). (Plan 113/300 (Enlargement).)

Corres. No. 2521/53.
ONGERUP.—No. 23823 (Church Site—Church of England), lot No. 13 (1r.). (Plan Ongerup Townsite.)

Corres. No. 2406/14.
MERREDIN.—No. 23824 (Education Purposes—Agricultural Experimental Plot), lot No. 249 (1r.). (Plan Merredin.)

Corres. No. 495/53.
ESPERANCE.—No. 23825 (Protection of Game), locations Nos. 813, 815, 816, 817, 818, 823 and 1479 (about 4,820a.). (Plan 423/80.)

Corres. No. 197/53.
PEEL ESTATE.—No. 23826 (Public Utility), lot No. 784 (1a. 1r. 9p.). (Plan 341D/40, B3.)

Corres. No. 1028/27.
MORAWA.—No. 23828 (Drainage), lot No. 232 (about 13a.). (Plan Townsite.)

Corres. No. 3132/53.
WAGIN.—No. 23829 (Natives), lots Nos. 769 to 772 inclusive, 775, 776, 777, 788, 789 and 799 (16a. 2r. 36.4p.). (Plan Wagin Sheet 2.)

H. E. SMITH,
Under Secretary for Lands.

RESERVE No. 18174.

Department of Lands and Surveys,
Perth, 30th September, 1953.

Corres. No. 3666/22.

HIS Excellency the Governor in Executive Council has been pleased to revoke the Order in Council dated 18th October, 1939, whereby reserve No. 18174 (Bridgetown Lot 781) was vested in the Bridgetown Road Board in trust for the purpose of "Children's Playground."

H. E. SMITH,
Under Secretary for Lands.

AMENDMENT OF RESERVES.

Department of Lands and Surveys,
Perth, 30th September, 1953.

HIS Excellency the Governor in Executive Council has been pleased to approve, under section 37 of the Land Act, 1933-1950, as follows:—

Corres. No. 1321/96—Of the amendment of reserve No. 3426 (Park Lands) to exclude Coolgardie Lots 1778, 1779 and 1916, and of its area being reduced to about 86 acres 2 roods accordingly. (Plan Coolgardie Townsite Sheet 1.)

Corres. No. 6460/97, Vol. 3—Of the amendment of reserve No. 6090 (Port Hedland Common) to exclude that portion now designated Forrest Location 17. (Plan 113/300 (enlargement).)

Corres. No. 10110/03—Of the amendment of reserve No. 8918 to include Goomalling Lot 365 and of its area being increased to about 18 acres 2 roods 11 perches accordingly. (Plan Goomalling Townsite.)

Corres. No. 1349/11, Vol. 3—Of the amendment of reserve No. 14313 (Excepted from Sale and Occupation) to exclude Ongerup Lot 13. (Plan Ongerup Townsite.)

Corres. No. 5521/13—Of the amendment of reserve No. 15133 (Agricultural Hall Site) to exclude that portion now surveyed as Plantagenet Location 5690, and of its area being reduced to 4 acres 3 roods accordingly. (Plan 451B/40, D1.)

Corres. No. 9885/12, Vol. 2—Of the amendment of reserve No. 15231 (Excepted from Sale) to exclude Esperance Location 818. (Plan 423/80.)

Corres. No. 599/14—Of the amendment of reserve No. 15238 (Camping) by the exclusion of Esperance Location 823. (Plan 423/80.)

H. E. SMITH,
Under Secretary for Lands.

CHANGE OF PURPOSE AND AMENDMENT OF BOUNDARIES.

Reserve No. 11442.

Department of Lands and Surveys,
Perth, 30th September, 1953.

Corres. No. 7897/07.

HIS Excellency the Governor in Executive Council has been pleased to approve, under section 37 of the Land Act, 1933-1950, of the purpose of reserve No. 11442 (Williams Location 6948) being changed from "Agricultural Hall" to "Water Supply Purposes," and of its amendment to include Williams Location 6665, and of its area being increased to 72 acres 2 roods accordingly. (Plan: 408D/40.)

H. E. SMITH,
Under Secretary for Lands.

Attachment 1 Reserve 23683 & Reserve 23679



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.

13.1 PUBLIC OPEN SPACE FRAMEWORK AND PRIORITY AREAS

Business Unit:	Parks and Environment	Service: Open Space & Parks Development
Ward:	City Wide	Location: City-wide
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/036

Moved Councillor Migdale, seconded Councillor Ferrante

1. **That Council NOTES the Public Open Space Development Framework for Local and Community Parks (Attachment 1).**
2. **That Council NOTES the 5 Year Local and Community Reserve Upgrade Program (Attachment 2).**
3. **That Council NOTES the 6 Year Plus Program (Attachment 3).**
4. **That Council CONSIDERS the priority list annually through the Integrated Planning and Budgeting process.**

The motion was put and declared CARRIED (13/2).

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

Recommendation

1. That Council NOTES the Public Open Space Development Framework for Local and Community Parks (Attachment 1).
2. That Council NOTES the 5 Year Local and Community Reserve Upgrade Program (Attachment 2).
3. That Council NOTES the 6 Year Plus Program (Attachment 3).
4. That Council CONSIDERS the priority list annually through the Integrated Planning and Budgeting process.

Referred

This item was REFERRED to the Council meeting to be held 19 May 2026 at the Council meeting held 5 May 2026 to allow further consideration by Elected Members.

Additional Information - 19 May 2026

Several questions were asked at the Council meeting held 5 May 2026 on details about specific parks. The specifics of each park design will be considered during the year of delivery for Local Parks and for Community Parks; this will be considered during the engagement and design phase in Year 1, with Year 2 focused on project delivery. Elected Members will be engaged early in the planning of local and community park upgrades. The Officer's recommendation remains unchanged.

Referred Report

The original report, presented to the Community and Resources Committee meeting on 28 April 2026 and subsequently to Council on 5 May 2026, is provided below.

Purpose

To present Council with a five-year forward works program to guide the planning and delivery of City-wide upgrades to local and community parks.

Details

At its meeting held 27 May 2025, in response to a Notice of Motion submitted by Councillor Tony Krsticevic, Council resolved (Council Resolution Number 0525/043) to receive a further report providing a five-year forward works program for the City-wide upgrade of local and community parks.

The Notice of Motion requested that the forward works program align with key strategic frameworks including the Public Open Space Strategy (2021), Urban Forest Plan (2019), Local Planning Scheme No.4 (draft), Gnangara Groundwater Allocation Plan, Waterwise Council Action Plan 2021-26, Community Infrastructure Plan, and Community Focus Plan.

Public Open Space Classifications

The City's Public Open Space Strategy identifies two park classifications relevant to this program: Local Parks and Community Parks.

Local Parks

Local Parks are typically small parklands that service the day-to-day recreational needs of the surrounding residential population. They commonly support activities such as children's play, dog walking and relaxation. Access is primarily by foot and Local Parks generally serve a 300m-400m catchment.

Community Parks

Community Parks serve as the recreational and social focus of a broader community. They attract residents from surrounding areas through a wider variety of features and facilities and provide opportunities for longer-stay activities and social interaction. Community Parks typically cater for an approximately 800m walkable catchment and function as destination spaces for families and community groups.

Framework for the Five-year Forward Works Program

A framework has been developed to guide the delivery of the five-year forward works program. The framework considers three primary drivers: Community Expectations, Groundwater Management, and Park Amenity.

Driver 1 - Community Expectations

Community feedback gathered through the 'Your Future Our Focus' Community Workshops was one key consideration in determining priorities for future park upgrades. The main themes identified by the community included:

- Access to parks and nature;
- Supporting conservation and biodiversity; and
- Ensuring water supplies are sustainably managed.

These priorities have informed the focus on improving the accessibility, canopy cover, biodiversity and sustainable park design.

Driver 2 - Groundwater Management

Approximately 97% of the City's total water use is sourced from groundwater, primarily for the irrigation of POS and trees. The majority of groundwater consumption occurs across sports parks (Regional Open Spaces and District Open Spaces), community parks and local parks and is drawn from the Gnangara Mound Superficial Groundwater Aquifer.

This groundwater system is under increasing pressure due to:

- Ongoing abstraction by multiple users;
- A drying climate reducing natural recharge; and
- Urban intensification, with increased hardscapes limiting infiltration.

In response, the State Government has implemented groundwater allocation reductions, with a 10% cut to all City groundwater licenses required by July 2028.

These reductions will have a significant impact on the ongoing sustainability of the City's park networks. The five-year forward works program therefore seeks to future-proof local and community parks, ensuring they continue to provide recreational, social and environmental benefits under reduced water availability.

Driver 3 – Park Amenity

The City's parks play a critical role in shaping the liveability, health and connectedness of local neighbourhoods. Well-designed and well-maintained parks are essential public infrastructure that deliver social, environmental and economic benefits at both neighbourhood and City-wide scales.

The forward works program focuses on enhancing park amenity while balancing sustainability, accessibility and long-term asset management.

Park Assessment and Prioritisation

Parks and Environment Officers have undertaken a City-wide assessment of local and community parks to establish priorities for upgrade. Each park was assessed against a defined set of criteria, including:

- Socio-Economic Indexes for Areas (SEIFA);
- Surrounding housing density (R30 and above);
- Existing and proposed canopy cover (Urban Forest Plan alignment);
- Irrigated versus non-irrigated status;
- Provision of public open space as identified in the POS Strategy;
- Alignment with park asset renewal programs;
- Location within mapped ecological corridors;
- Required groundwater licence reductions; and
- Existing level of amenity and infrastructure.

Each park was scored against these criteria, with higher scores indicating higher priority for upgrade. Minor adjustments to the final prioritisation were applied to align with the City's 25-year irrigation renewal program, minimising disruption to community use during construction periods.

Local Parks Program

Through the review and development of the forward works program, three key elements emerged as central to improving local park amenity:

- Connection - Improving movement corridors for people, fauna and flora to strengthen connectivity across the City.
- Biodiversity - Increasing canopy cover and enhancing biodiversity to improve environmental outcomes and user experience.
- Recreation - Providing additional informal recreation opportunities to support healthy and active communities.

Local parks may incorporate one, two or all three elements depending on their location, existing condition and future role within the parks network. Local park upgrades will generally be designed and constructed within a one-year timeframe.

Community Parks Program

For community parks, the forward works program identifies two levels of upgrade: major and minor.

Major Community Park Upgrades

Major upgrades involve either a new community park or a substantial redevelopment of an existing park to deliver new amenity, facilities and infrastructure that respond to community needs. These projects are typically valued at approximately $1 million.

Minor Community Park Upgrades

Minor upgrades involve a refresh of an existing community park, improving access, amenity and recreational facilities. These projects are typically valued at up to $300,000.

Community park projects follow a two-year design and delivery process, with:

- Year 1 focused on community engagement and detailed design; and
- Year 2 focused on construction and project delivery.

2026/27 Program Context

All scheduled parks for upgrade during the 2026/27 financial year sit outside the proposed five-year forward works program. These projects were identified through:

- Prior requests from Elected Members and the community;
- Successful grant funding through the Department of Water and Environmental Regulation’s Gnangara Waterwise Council Grants; and
- Alignment with scheduled park asset renewals.

Development and delivery of the new five-year forward works program for Local and Community Parks will therefore commence in the 2027/28 financial year.

Future Program (Year 6 and Beyond)

All local and community parks not included within the initial five-year program are identified within a Year 6+ program. This information is provided in Attachment 3, including individual park scores for reference.

As each year of the program is delivered, Officers will utilise the Year 6+ scoring to progressively roll parks into the forward works program, ensuring transparency and continuity in prioritisation.

Public Open Space Strategy 2021 – 2031

The program considers the key planning principles within the endorsed Public Open Strategy (POS). These principles include:

- Access, availability and equity;
- Flexibility and diversity of functions and activities;
- Health and wellbeing;
- Sustainability; and
- Community need.

As infill developments and urban renewal projects occur across the City, many of the areas traditionally made up of large blocks and single houses are gradually replaced by higher-density areas. This shift in dwelling type increases the housing density while subsequently decreasing the amount of POS available and accessible to each person. In some areas, this is already occurring.

During the annual planning phases for the program, the City follows a three-step POS assessment process which is guided by three key measures of adequate POS.

- Step 1 - Analyse current POS provision, including suburb and walkable catchment.
- Step 2 - Apply POS principles and consider distribution, access, functions and local characteristics.
- Step 3 - Consider future projected provision, upcoming projects and development and community trends.

Financial Assessment and Implications

Funding for the program is intended to be listed within the draft Parks and Environment annual capital works budget as part of the local and community park upgrades.

Currently, $900,000 is included in the draft 2026/27 Parks and Environment capital woks budget for local and community park upgrades. The program will remain flexible and responsive to the final budget allocation approved each year.

Each upgrade will have implications for City's ongoing operational costs. An assessment of these impacts will be undertaken once designs are finalised, with outcomes considered for future funding through subsequent draft budgets. The long term success of the program will be dependent on the City's capacity to maintain parks and reserves at an appropriate level of service.

Stakeholder Engagement

Following the establishment of broad parameters for future local and community park upgrades, Officers presented these concepts to the Environmental Working Group in December 2025. Key findings from this workshop included the need to:

- Enhance biodiversity through diverse plant structures and appropriate species that provide food and habitat for fauna.
- Strengthen ecological connections though continuous habitat corridors and verge planting using suitable plant species.
- Support birdlife through considered plant selection, water sources and safe park design.
- Foster stronger community connections to parks and reserves by engaging residents, schools and local groups through planting days and education initiatives, supporting stewardship and local ownership.
- Design recreation spaces that balance planting areas, shade provision, recreational activities, safety, carrying capacity and accessibility.

Community engagement for the future program will be undertaken in accordance with the City of Stirling's Community Engagement Policy, which outlines the City's commitment to best-practice, meaningful and inclusive engagement. To ensure a consistent approach, Business Unit activities are delivered in line with the Business Unit Consultation Procedures, which are reviewed annually and provide practical guidance on minimum standards, including consultation requirements, impacted consultation radius, consideration of submissions and reporting formats. As part of this approach, Elected Members will be engaged early in the planning of local and community park upgrades.

Elected Members were briefed at a Council Workshop held 16 February 2026, followed by Ward-by-Ward meetings with Parks and Environment staff during March and April 2026.

Recommended Action

It is recommended that Council notes the information contained in the Attachments to this report, and considers the priority list annually through the Integrated Planning and Budgeting process

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995

Public Open Space Strategy 2021-2031

Community Infrastructure Plan 2023-2033

Urban Forrest Plan

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A water-wise City

Priority: Maximise the City's water efficiency and increase use of alternative water supplies

Strategic Risk

Strategic Risk	Risk Appetite
Climate Transition & Environment	If the City under-delivers on emissions, water and waste outcomes or fails climate resilience for assets/services, then costs, compliance exposures and community impacts increase.

Relevant Documents and Information

Attachments

Attachment 1 - Local and Community Public Open Space Development Framework ⇩

Attachment 2 - Year 6 Plus Program ⇩

Attachment 3 - 5 Year Local and Community Reserve Upgrade Program ⇩

Available for viewing at meeting

Nil

Linked Documents

Nil.

Parks and Environment - 5 Year Works Program						
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**	**Works Year**	**Level of Upgrade**
Works scheduled for 2026/27						
Floribunda	Community	Mirrabooka	Balga	**8**	2026/27	Minor
Hancock Karabil	Community	Nollamara	Lawley	**8**	2026/27	Minor
Fieldgate	Local	Balga	Balga	**7**	2026/27	
Frant Wadhurst	Local	Balga	Balga	**7**	2026/27	
Salmar Edale	Local	Westminster	Balga	**8**	2026/27	
Contacio Cove	Local	Trigg	Coastal	**6**	2026/27	
Ellingham Sedgeford	Dry Local	North Beach	Coastal	**7**	2026/27	
Penelope Stubberfield	Local	Innaloo	Doubleview	**6**	2026/27	
Beryl Collier Wilcock	Local	Balcatta	Hamersley	**7**	2026/27	
Okely Lorraine	Local	Carine	Hamersley	**4**	2026/27	
April Howes	Local	Dianella	Inglewood	**5**	2026/27	
Des Hoffman	Local	Dianella	Inglewood	**5**	2026/27	
Golding Read	Local	Dianella	Inglewood	**5**	2026/27	
Waverley Pola	Local	Dianella	Inglewood	**6**	2026/27	
Wood Park	Local	Inglewood	Inglewood	**7**	2026/27	
Maroog Narla	Local	Nollamara	Lawley	**6**	2026/27	
Huckle	Local	Tuart Hill	Osborne	**7**	2026/27	
Wattle	Dry Local	Tuart Hill	Osborne	**7**	2026/27	
Year 1 of program: 2027/28						
La Grange Dongara	Community	Innaloo	Doubleview	**6**	2027/28	Major
Vermont Wollong	Dry Local	Nollamara	Balga	**9**	2027/28	
Kelsey Allspice	Local	Mirrabooka	Balga	**8**	2027/28	
Marget Coyle Park	Local	Westminster	Balga	**8**	2027/28	
Ventnor Oliver	Local	Scarborough	Coastal	**7**	2027/28	
Joe Rice	Local	Wembley Downs	Doubleview	**5**	2027/28	
Langley Parsons	Dry Local	Innaloo	Doubleview	**7**	2027/28	
Edison	Local	Dianella	Inglewood	**6**	2027/28	
Haven vale Emander	Local	Dianella	Inglewood	**5**	2027/28	
Inverness Elstree Graham	Local	Menora	Lawley	**5**	2027/28	
Myindee Sussex	Dry Local	Nollamara	Lawley	**8**	2027/28	
Blair Warren	Local	Yokine	Lawley	**6**	2027/28	
Caratti Park	Local	Stirling	Osborne	**5**	2027/28	
Powell Street	Local	Joondanna	Osborne	**7**	2027/28	
Hamilton Phillip	Dry Local	Osborne Park	Osborne	**10**	2027/28	
Year 2 of program: 2028/29						
Pycombe Worthing	Community	Westminster	Balga	**9**	2028/29	Major
Matt Williams	Local	Westminster	Balga	**9**	2028/29	
Beach Coniston	Local	Balga	Balga	**7**	2028/29	
Princess Storrington	Dry Local	Westminster	Balga	**9**	2028/29	
Braewood Sylvia	Dry Local	Nollamara	Balga	**9**	2028/29	
Disbrey Park	Local	Scarborough	Coastal	**8**	2028/29	
Ravenscar	Dry Local	Doubleview	Doubleview	**8**	2028/29	
Elyard Marchese	Local	Stirling	Hamersley	**5**	2028/29	
Maybach Light	Local	Dianella	Inglewood	**5**	2028/29	
Corrington Circle	Local	Nollamara	Lawley	**8**	2028/29	
Shakespeare Virgil	Local	Yokine	Lawley	**5**	2028/29	
Albert James	Local	Joondanna	Osborne	**6**	2028/29	
Burwood South	Dry Local	Balcatta	Osborne	**9**	2028/29	
Elizabeth	Dry Local	Osborne Park	Osborne	**9**	2028/29	
Castleton Bamford	Local	Balcatta	Osborne	**5**	2028/29	

Year 3 of program: 2029/30						
Tony Marcon	Community	Nollamara	Balga	**7**	2029/30	Major
Blackdoune	Dry Local	Westminster	Balga	**9**	2029/30	
Currong Ilumba	Dry Local	Nollamara	Balga	**9**	2029/30	
Cunningham Park	Local	Mirrabooka	Balga	**8**	2029/30	
Amelia	Dry Local	Nollamara	Balga	**8**	2029/30	
Deanmore Square	Local	Scarborough	Coastal	**8**	2029/30	
Dempster Highbridge	Local	Karrinyup	Coastal	**4**	2029/30	
Hotchkiss	Local	Balcatta	Hamersley	**5**	2029/30	
Shardlow Park	Local	Carine	Hamersley	**4**	2029/30	
Boulton	Local	Dianella	Inglewood	**7**	2029/30	
Walter Lancaster	Local	Inglewood	Inglewood	**7**	2029/30	
Royal Villiers	Dry Local	Yokine	Lawley	**7**	2029/30	
Brian Treasure	Dry Local	Nollamara	Lawley	**6**	2029/30	
Bajada	Dry Local	Stirling	Osborne	**8**	2029/30	
Belton	Dry Local	Balcatta	Osborne	**8**	2029/30	
Sylvia Milton Wanneroo	Dry Local	Balcatta	Osborne	**9**	2029/30	
Year 4 of program: 2030/31						
Antonio Scarfo	Community	Stirling	Hamersley	**7**	2030/31	Minor
Copley	Community	Mount Lawley	Lawley	**6**	2030/31	Minor
Marion Stainton Park	Local	Nollamara	Balga	**8**	2030/31	
Esperanto Harris Gibb	Local	Westminster	Balga	**6**	2030/31	
Rye	Dry Local	Nollamara	Balga	**7**	2030/31	
Mason	Dry Local	Mirrabooka	Balga	**8**	2030/31	
Laurie Strutt	Local	Waterman	Coastal	**3**	2030/31	
Trusley Tone	Local	Karrinyup	Coastal	**4**	2030/31	
Williton Kestrel	Local	Karrinyup	Coastal	**4**	2030/31	
Stockdale Brix	Dry Local	Wembley Downs	Doubleview	**6**	2030/31	
Jeanes Prisk	Local	Karrinyup	Hamersley	**4**	2030/31	
Hanworth Appleby Coleby	Local	Balcatta	Hamersley	**5**	2030/31	
Urawa	Dry Local	Dianella	Inglewood	**6**	2030/31	
Beverley Murchinson	Local	Coolbinia	Lawley	**5**	2030/31	
Wiluna Cranbrook	Dry Local	Coolbinia	Lawley	**7**	2030/31	
Rosella Rufous	Local	Stirling	Osborne	**4**	2030/31	
David Park	Local	Osborne Park	Osborne	**8**	2030/31	
Year 5 of program: 2031/32						
Dog Swamp	Community	Yokine	Lawley	**6**	2031/32	Minor
Amberley Way	Local	Westminster	Balga	**8**	2031/32	
Carcoola Sylvia	Local	Nollamara	Balga	**8**	2031/32	
Nollamara Park	Local	Nollamara	Balga	**8**	2031/32	
Balga	Dry Local	Balga	Balga	**6**	2031/32	
Arkana Wanneroo	Dry Local	Balga	Balga	**7**	2031/32	
Arkana Steyning	Dry Local	Balga	Balga	**7**	2031/32	
Grand Mickey	Dry Local	Doubleview	Coastal	**6**	2031/32	
Scarborough Lions Club	Local	Scarborough	Coastal	**7**	2031/32	
Amber Doriot Flandrin	Local	Carine	Hamersley	**4**	2031/32	
Felstead Caleb Binden	Local	Hamersley	Hamersley	**4**	2031/32	
Ramsay Finnerty	Local	Karrinyup	Hamersley	**4**	2031/32	
Alexander Bunya	Local	Dianella	Inglewood	**6**	2031/32	
Wooramel	Dry Local	Nollamara	Lawley	**6**	2031/32	
Wooramel North	Dry Local	Nollamara	Lawley	**6**	2031/32	
Morley (Morley Wesley)	Local	Balcatta	Osborne	**6**	2031/32	
Renmark Townsend	Dry Local	Balcatta	Osborne	**7**	2031/32	
Sue Ellen	Dry Local	Balcatta	Osborne	**7**	2031/32	

Please note:

Subject to funding
Community Parks are a 2 year process - Year 1 community engagement and design / Year 2 construction

FUTURE 6+ YEARS					
COMMUNITY RESERVES					
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**	**Level of Upgrade**
Munro	Community	Doubleview	Doubleview	6	Minor
Montclair Rise Estate	Community	Dianella	Lawley	6	Minor
Ron Stone	Community	Menora	Lawley	5	Minor
Constance Nanson	Community	Nollamara	Lawley	5	Minor
Macaulay	Community	Inglewood	Inglewood	4	Minor
Clarko	Community	Trigg	Coastal	4	Minor
Edith Cowan	Community	Churchlands	Doubleview	4	Minor
Joondanna	Community	Joondanna	Osborne	4	Minor
Shearwater Spoonbill Kingfisher	Community	Stirling	Osborne	4	Minor
Stirling Civic Gardens	Community	Stirling	Osborne	4	Minor
Bradley	Community	Doubleview	Doubleview	3	Minor
Careniup	Community	Gwelup	Hamersley	3	Minor
Majestic Noble	Community	Dianella	Inglewood	3	Minor
Millet	Community	Innaloo	Doubleview	3	Minor
Roselea	Community	Stirling	Osborne	3	Minor
Watermans Bay	Community	Watermans Bay	Coastal	2	Minor
Jackadder Lake	Community	Woodlands	Doubleview	2	Minor
Knight	Community	Yokine	Lawley	2	Minor
Pomarine Blackbird	Community	Gwelup	Hamersley	2	Minor
Rannoch	Community	Hamersley	Hamersley	2	Minor
Tamblyn Cousins	Community	Karrinyup	Coastal	2	Minor

LOCAL RESERVES				
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**
Farnesian Wintersweet	Local	Mirrabooka	Balga	8
Pagoda Magna	Local	Mirrabooka	Balga	8
Knaphill Heights	Local	Mirrabooka	Balga	8
Oakleaf Honeywell	Local	Mirrabooka	Balga	8
Snowdrop Boyare	Local	Mirrabooka	Balga	8
Stewart Park	Local	Scarborough	Coastal	7
Apple Blossom Polyantha	Local	Mirrabooka	Balga	7
Colin Ventnor	Local	Scarborough	Coastal	7
Redunca Coronata	Local	Mirrabooka	Balga	7
Collier Milton Barker	Local	Balcatta	Osborne	7
Dunholme	Dry Local	Osborne Park	Osborne	7
Stuart	Local	Inglewood	Inglewood	7
Coppercups Everlasting	Local	Mirrabooka	Balga	7
Conway	Local	Balcatta	Osborne	7
Dampier Park	Local	Mirrabooka	Balga	7
Cayley	Local	Glendalough	Osborne	7
Enterprise Park	Local	Osborne Park	Osborne	7
Culloton Wanneroo	Dry Local	Balga	Balga	7
Armadale Cr Verge No 48	Dry Local	Coolbinia	Lawley	7
Laga	Dry Local	Stirling	Osborne	7
Wesley Renmark	Dry Local	Balcatta	Osborne	7
Stoneham Wade Community Gdn	Local	Joondanna	Osborne	7
Main Hunston	Dry Local	Balcatta	Hamersley	7
Vista Close	Dry Local	Balcatta	Hamersley	7
Wanneroo Main Chase	Dry Local	Balcatta	Hamersley	7
Renmark Townsend	Dry Local	Balcatta	Osborne	7
Arkana Marloo	Dry Local	Westminster	Balga	7

Ashbury Crescent	Dry Local	Mirrabooka	Balga	7
Finchley Newport	Local	Balga	Balga	7
Galluccio	Dry Local	Westminster	Balga	7
Allamanda Gardens	Local	Mirrabooka	Balga	7
Barrallier Park	Local	Mirrabooka	Balga	7
Cedar Court	Local	Mirrabooka	Balga	7
Indigo Close	Local	Mirrabooka	Balga	7
Lively Park	Local	Mirrabooka	Balga	7
Normanby Waters	Dry Local	Inglewood	Inglewood	7
Highland Eton Green	Local	Joondanna	Osborne	7
Orsova	Dry Local	Tuart Hill	Osborne	7
Leeds Malton	Local	Dianella	Inglewood	7
Amelia Kexby	Dry Local	Balcatta	Hamersley	7
Surrey Pola	Local	Dianella	Inglewood	7
Turnstone Corella	Dry Local	Stirling	Osborne	7
Bilinga	Dry Local	Westminster	Balga	6
North Beach East (Morley North Beac	Dry Local	Tuart Hill	Osborne	6
Burwood	Local	Balcatta	Osborne	6
Vickers Arvo	Dry Local	Hamersley	Hamersley	6
Vickers Hillier	Dry Local	Hamersley	Hamersley	6
Blackham Dallington	Local	Balga	Balga	6
Finchley Markham	Local	Balga	Balga	6
Wanneroo Derrington	Local	Balga	Balga	6
Thorney Curlington	Dry Local	Balga	Balga	6
Hertha Geneff Luba	Local	Innaloo	Doubleview	6
Glendalough	Local	Wembley	Osborne	6
Banksia Kinsella	Dry Local	Joondanna	Osborne	6
Sabina Patula	Local	Menora	Lawley	6
Dean Tarca	Local	Coolbinia	Lawley	6
Faull Park	Local	Mount Lawley	Lawley	6
Tassels Place	Local	Innaloo	Doubleview	6
Ashcroft Pedler	Dry Local	Balga	Balga	6
Fletching Climping	Dry Local	Balga	Balga	6
Valentine Park (North)	Dry Local	Dianella	Inglewood	6
Herbert	Dry Local	Doubleview	Doubleview	6
Moondine Drive	Dry Local	Wembley	Osborne	6
Leslie	Dry Local	Tuart Hill	Osborne	6
98 Grindleford Dr	Dry Local	Balcatta	Osborne	6
Isabella Jones	Dry Local	Stirling	Osborne	6
Amberley Gretham	Dry Local	Westminster	Balga	6
Ganfield Kilmurray	Local	Balga	Balga	6
Messina Telford	Dry Local	Stirling	Osborne	6
Veronica Parkway	Dry Local	Stirling	Osborne	6
Heritage Park	Local	Balga	Balga	6
Ryan Waverley	Local	Dianella	Inglewood	6
Wythburn Redcliffe	Local	Balga	Balga	6
7 Lawley Place	Local	Mount Lawley	Lawley	6
Ramshaw	Dry Local	Scarborough	Coastal	6
Anthony Glentworth Lena	Dry Local	Tuart Hill	Osborne	6
Burwood PAW	Local	Balcatta	Osborne	6
Jason	Dry Local	Balcatta	Osborne	6
Cruickshank	Local	Balcatta	Hamersley	6
Rickman Bangalla	Local	Balcatta	Hamersley	6
Alexander Meldon	Local	Dianella	Inglewood	6
Royal Street	Dry Local	Tuart Hill	Osborne	6
Valentine South	Dry Local	Dianella	Inglewood	6
Kobelke Shaw	Dry Local	Dianella	Inglewood	6
Huntriss Norman	Local	Karrinyup	Hamersley	5
Stedham Brede	Dry Local	Balga	Balga	5

Hartley Park	Dry Local	Balga	Balga	5
Maybach Light	Local	Dianella	Inglewood	5
Melliodora Park	Dry Local	Mirrabooka	Balga	5
Vrankovich	Local	Balcatta	Hamersley	5
Canada Lennard	Local	Dianella	Inglewood	5
Hancock Street	Local	Doubleview	Doubleview	5
Hertha Geneff	Local	Innaloo	Doubleview	5
Birralee Hertha Park	Local	Innaloo	Doubleview	5
Landrail Spoonbill	Local	Stirling	Osborne	5
Peet Fyfe	Local	Trigg	Coastal	5
Lanchester	Local	Stirling	Osborne	5
Wisborough Selsey	Dry Local	Balga	Balga	5
Excalibur Guinevere	Local	Carine	Hamersley	5
Brenda Morton	Local	Wembley Downs	Doubleview	5
Laurie Leckie Park	Local	Wembley Downs	Doubleview	5
Sweeting	Local	Woodlands	Doubleview	5
Birdwood Park	Dry Local	Innaloo	Doubleview	5
Stirling Grove	Local	Stirling	Hamersley	5
Mottlecah Park	Dry Local	Mirrabooka	Balga	5
Bandy Park	Local	Coolbinia	Lawley	5
Brear Park	Local	Mount Lawley	Lawley	5
Lanark Graham Ardross	Local	Menora	Lawley	5
Lennard Malton	Local	Inglewood	Inglewood	5
Nanhob First	Local	Mount Lawley	Lawley	5
Dumbarton Inverness Clyde	Local	Menora	Lawley	5
Wren Penguin	Local	Inglewood	Inglewood	5
Attra Bruton	Local	Balcatta	Hamersley	5
Croft Avenue	Dry Local	Dianella	Inglewood	5
London Eton Carramar	Local	Joondanna	Osborne	5
Karrinyup Sandpiper	Local	Stirling	Osborne	5
Alexander Morley	Dry Local	Dianella	Inglewood	5
Beach Edlaston	Dry Local	Carine	Hamersley	5
Birchley	Dry Local	Balga	Balga	5
Clement Pascoe	Dry Local	Karrinyup	Hamersley	5
Derrington Logue	Dry Local	Balga	Balga	5
Duffy Mathis	Dry Local	Carine	Hamersley	5
Etchingham	Dry Local	Balga	Balga	5
Framfield Selhurst	Dry Local	Balga	Balga	5
Arbuckle	Local	Carine	Hamersley	5
Grand Jackson	Dry Local	Karrinyup	Hamersley	5
Hayes	Dry Local	Yokine	Lawley	5
Louden Burford	Dry Local	Balga	Balga	5
Valentine Marmion	Dry Local	Dianella	Inglewood	5
Wellington	Dry Local	Yokine	Lawley	5
Risley Wessex	Local	Carine	Hamersley	5
Alexander Dumbarton	Dry Local	Menora	Lawley	5
Odin	Local	Innaloo	Doubleview	5
Bradford Meenaar	Dry Local	Coolbinia	Lawley	5
Elstree Mardella Koorda	Dry Local	Coolbinia	Lawley	5
31 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
55 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
69 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
Norman Place Park	Dry Local	Innaloo	Doubleview	5
Marradong Mullewa	Dry Local	Coolbinia	Lawley	5
Ornum	Dry Local	Innaloo	Doubleview	5
Scott	Dry Local	Woodlands	Doubleview	5
Weaponess Glenelg RIR	Dry Local	Wembley Downs	Doubleview	5
Woodside	Dry Local	Doubleview	Doubleview	5
Balcatta	Dry Local	Balcatta	Hamersley	5

Elton	Dry Local	Stirling	Osborne	**5**
North Beach West	Dry Local	Tuart Hill	Osborne	**5**
Oriole Prion	Dry Local	Stirling	Osborne	**5**
Croxton	Dry Local	Stirling	Osborne	**5**
Yarruk Farina	Local	Yokine	Lawley	**5**
Carnarvon Koorda	Local	Coolbinia	Lawley	**5**
Dumbarton Inverness Melrose	Local	Menora	Lawley	**5**
Dumbarton Walcott	Local	Menora	Lawley	**5**
Nissy Mossenson Park	Local	Coolbinia	Lawley	**5**
Pinewood Park	Dry Local	Mirrabooka	Balga	**5**
Wiluna Bradford	Local	Coolbinia	Lawley	**5**
Gooch Park	Local	Inglewood	Inglewood	**5**
Mirrabooka Square Plaza	Local	Mirrabooka	Balga	**5**
Beach Inveraray Wanneroo	Local	Hamersley	Hamersley	**5**
Attra Cadd Knowles	Local	Balcatta	Hamersley	**5**
Valerie	Dry Local	Dianella	Inglewood	**5**
Wanneroo Vickers	Dry Local	Hamersley	Hamersley	**5**
Norman	Dry Local	Innaloo	Doubleview	**5**
Delawney Buffer	Local	Balcatta	Hamersley	**5**
Morley Otley Booker	Local	Dianella	Inglewood	**5**
May Park	Dry Local	Nollamara	Lawley	**5**
Pompei Potenza	Local	Stirling	Osborne	**5**
Hodgson Mcdonald	Dry Local	Joondanna	Osborne	**5**
Doon Glenorchy	Dry Local	Hamersley	Hamersley	**5**
Martin Ridgewell	Dry Local	Hamersley	Hamersley	**4**
Babakin Bolgart	Local	Dianella	Inglewood	**4**
Lilac Shannon	Local	Dianella	Inglewood	**4**
Raoul Wallenberg Park	Local	Dianella	Inglewood	**4**
Cobb Drabble	Local	Wembley Downs	Doubleview	**4**
Hodder Park	Local	Karrinyup	Hamersley	**4**
Heaton Royal	Dry Local	Yokine	Lawley	**4**
Bridgewater Frome	Local	Karrinyup	Coastal	**4**
Deanmore Duke	Local	Karrinyup	Coastal	**4**
Padstow Park	Local	Karrinyup	Coastal	**4**
Duffy Wessex	Local	Carine	Hamersley	**4**
Edmondson Klein	Local	Karrinyup	Hamersley	**4**
Buntine Haynes	Local	Wembley Downs	Doubleview	**4**
Osmaston	Local	Carine	Hamersley	**4**
Herb Elliott	Dry Local	Karrinyup	Coastal	**4**
Grand Indich Park	Dry Local	Doubleview	Doubleview	**4**
Hamer Valley Ken	Dry Local	Wembley Downs	Doubleview	**4**
Hale Pearson	Local	Woodlands	Doubleview	**4**
Tuscany	Dry Local	Churchlands	Doubleview	**4**
Fig Tree Park	Dry Local	Glendalough	Osborne	**4**
Brompton Norman	Dry Local	Wembley Downs	Doubleview	**4**
Cedric Grebe Sandpiper	Local	Stirling	Osborne	**4**
Cherrytree Park	Local	Stirling	Osborne	**4**
Wilkie Woodhall	Local	Stirling	Osborne	**4**
Dusan Lucev	Local	Balcatta	Hamersley	**4**
Lycium Roselea	Local	Stirling	Osborne	**4**
Avocado Bangalay	Local	Dianella	Inglewood	**4**
Coralberry Verbena	Local	Dianella	Lawley	**4**
Eastland Molloy	Local	Dianella	Lawley	**4**
Light Valentine	Local	Dianella	Inglewood	**4**
Wellington Glover	Local	Dianella	Inglewood	**4**
Queens Memorial	Local	Mount Lawley	Lawley	**4**
Macalister Gardens	Local	Mirrabooka	Balga	**4**
Belleview Hellenic	Local	Dianella	Inglewood	**4**
Pimlott Hustler	Local	Dianella	Inglewood	**4**

Almadine Silica Park	Dry Local	Carine	Hamersley	**4**
Basalt	Dry Local	Carine	Hamersley	**4**
Birkett	Dry Local	Dianella	Inglewood	**4**
Briald	Dry Local	Dianella	Inglewood	**4**
Chiswick Valley	Dry Local	Wembley Downs	Doubleview	**4**
Cordroy	Dry Local	Hamersley	Hamersley	**4**
Chelmorton Park	Local	Carine	Hamersley	**4**
Hayes Morley	Dry Local	Dianella	Lawley	**4**
Hewett Park	Dry Local	Balga	Balga	**4**
Pendine	Dry Local	Carine	Hamersley	**4**
Monyash East	Dry Local	Carine	Hamersley	**4**
Okely Doriot	Dry Local	Carine	Hamersley	**4**
Orville Park	Dry Local	Hamersley	Hamersley	**4**
Old Balcatta Road	Local	Gwelup	Hamersley	**4**
Halley Park	Dry Local	Innaloo	Doubleview	**4**
Prase	Dry Local	Carine	Hamersley	**4**
Spiderlily Mews	Dry Local	Karrinyup	Hamersley	**4**
Wanstead Teale	Dry Local	Gwelup	Hamersley	**4**
Lilacdale	Dry Local	Innaloo	Doubleview	**4**
Armadale Cres 1 (74 Armadale)	Dry Local	Coolbinia	Lawley	**4**
Talbot	Local	Woodlands	Doubleview	**4**
Thongsbridge	Dry Local	Menora	Lawley	**4**
62 Guelfi Road	Dry Local	Balcatta	Hamersley	**4**
Roselea Karrinyup	Local	Stirling	Osborne	**4**
Martelli Park	Local	Stirling	Hamersley	**4**
Castleton D'alonzo	Dry Local	Balcatta	Osborne	**4**
Jones Weeroo	Dry Local	Stirling	Osborne	**4**
Cedric North	Dry Local	Stirling	Hamersley	**4**
Blythe Park	Local	Yokine	Lawley	**4**
Flinders	Local	Yokine	Lawley	**4**
Keith Clarke	Dry Local	Balcatta	Osborne	**4**
Tyler Eldorado	Local	Tuart Hill	Osborne	**4**
Oliver Glanton	Local	Dianella	Inglewood	**4**
Sattelberg Prevelly	Local	Dianella	Inglewood	**4**
Shadycroft Donnybrook	Local	Dianella	Inglewood	**4**
Shannon Glanton	Local	Dianella	Inglewood	**4**
Armadale Carnarvon	Local	Coolbinia	Lawley	**4**
Hamer Parade	Local	Inglewood	Inglewood	**4**
Inverness Crescent	Local	Menora	Lawley	**4**
Rookwood Learoyd	Local	Mount Lawley	Lawley	**4**
Sunart Beach	Local	Hamersley	Hamersley	**4**
3 Chappel St	Dry Local	Dianella	Inglewood	**4**
Wanneroo Annan Mull	Local	Hamersley	Hamersley	**4**
Coode	Dry Local	Dianella	Inglewood	**4**
Manton Dalwood	Dry Local	Hamersley	Hamersley	**4**
Wanneroo Blissett Cope	Local	Hamersley	Hamersley	**4**
Nautilus Pearl Spray	Local	Scarborough	Coastal	**4**
Royal Lockwood	Dry Local	Yokine	Lawley	**3**
Dardanup Green	Local	Gwelup	Hamersley	**3**
Lyndale Park	Dry Local	Gwelup	Hamersley	**3**
Kersey Pinxton	Local	Carine	Hamersley	**3**
Sandover	Local	Karrinyup	Hamersley	**3**
Wilding Jackson	Local	Karrinyup	Hamersley	**3**
Dechaineux	Local	Dianella	Inglewood	**3**
Maurie Hamer Park	Local	Herdsman	Doubleview	**3**
Crowcombe	Local	Karrinyup	Coastal	**3**
Candella Square	Local	Stirling	Osborne	**3**
Bittern Osprey	Dry Local	Stirling	Hamersley	**3**
Gordon Phoenix	Local	Dianella	Inglewood	**3**

Heyshott Lancing	Local	Balga	Balga	3
Alvaston Ashover Ballidon	Local	Carine	Hamersley	3
Albourne Lavant	Dry Local	Balga	Balga	3
Ardleigh Ebury Eccles	Local	Hamersley	Hamersley	3
Beach Marmion	Local	Carine	Hamersley	3
Burroughs Pascoe	Local	Karrinyup	Coastal	3
Draycott Park	Local	Karrinyup	Coastal	3
Pendine Parant	Local	Carine	Hamersley	3
Settlers Green	Local	Gwelup	Hamersley	3
Buxton Tandarra	Local	Wembley Downs	Doubleview	3
Carpenteria Cranberry Park	Local	Stirling	Osborne	3
Venice	Local	Dianella	Inglewood	3
Leeds The Strand	Local	Inglewood	Inglewood	3
Vickers Street	Dry Local	Hamersley	Hamersley	3
Cleveland Valerie	Local	Dianella	Inglewood	3
Moulden	Dry Local	Yokine	Lawley	3
1 BLAIR ST	Dry Local	Karrinyup	Coastal	3
Basalt Silver PAW	Dry Local	Carine	Hamersley	3
Beach Bedelia	Dry Local	Hamersley	Hamersley	3
Bentley Burgess	Local	Hamersley	Hamersley	3
Drayton	Dry Local	North Beach	Coastal	3
Charles Riley Edgefield	Local	North Beach	Coastal	3
Flinders Wellington	Dry Local	Yokine	Lawley	3
Chellaston Edlaston	Local	Carine	Hamersley	3
Clark Place	Local	Karrinyup	Coastal	3
Deanmore (Newborough Rainer)	Local	Karrinyup	Coastal	3
Morley Buffer	Dry Local	Dianella	Inglewood	3
Emerald Marmion	Local	Carine	Hamersley	3
Lennox Blissett Hendon	Local	Hamersley	Hamersley	3
Okely Osmaston Homesfield	Local	Carine	Hamersley	3
Taris Park	Local	Karrinyup	Hamersley	3
Lucca Mantua Tuscany	Local	Churchlands	Doubleview	3
Calais Hale Buxton Dover	Dry Local	Wembley Downs	Doubleview	3
Memory Park	Local	Churchlands	Doubleview	3
Pearson Hollypea	Local	Churchlands	Doubleview	3
Tamarisk	Local	Woodlands	Doubleview	3
University Empire	Local	Churchlands	Doubleview	3
Como	Local	Stirling	Osborne	3
Salerno	Local	Stirling	Osborne	3
Talia	Local	Stirling	Osborne	3
Telford	Local	Stirling	Osborne	3
Harrier Sittella	Dry Local	Stirling	Osborne	3
Broadcast Osborne	Local	Dianella	Lawley	3
Eastland Hannaby	Local	Dianella	Lawley	3
Coode Concord Park	Dry Local	Dianella	Inglewood	3
Coode Croydon	Dry Local	Dianella	Inglewood	3
Zaccaria Park	Dry Local	Gwelup	Hamersley	3
Abdale Talma	Local	Gwelup	Hamersley	2
Williams Walney	Dry Local	Dianella	Lawley	2
Apex Park	Local	North Beach	Coastal	2
Karrinyup Osborne	Local	Stirling	Osborne	2
Wake Pola	Local	Dianella	Inglewood	2
Lennard Jefferey	Local	Dianella	Inglewood	2
Seabrook Wrigley	Dry Local	Dianella	Inglewood	2
Fairway	Dry Local	Yokine	Lawley	2
Shakespeare Gray	Dry Local	Yokine	Lawley	2
Fitzroy Light	Dry Local	Dianella	Inglewood	2
Lowe Whitley	Local	Karrinyup	Coastal	2
Luccombe	Dry Local	Karrinyup	Coastal	2

Sharon	Dry Local	Carine	Hamersley	**2**
Silica Park	Local	Carine	Hamersley	**2**
North Beach Porter	Local	Gwelup	Hamersley	**2**
Barker Place	Local	Karrinyup	Coastal	**2**
Cromarty Needlewood	Local	Churchlands	Doubleview	**2**
Stockdale Sulman Kell	Dry Local	Wembley Downs	Doubleview	**2**
Hamersley Park	Dry Local	Waterman	Coastal	**2**
Mordon Glenelg RIR	Local	Wembley Downs	Doubleview	**2**
David Ben-Gurion	Local	Dianella	Inglewood	**2**
Gay Osborne	Local	Dianella	Lawley	**2**
Alexander Dumbarton RIR	Local	Menora	Lawley	**2**
Inglewood Triangle	Local	Inglewood	Inglewood	**2**
Meenar	Local	Coolbinia	Lawley	**2**
Ambridge Eglinton	Local	Hamersley	Hamersley	**1**
Howes Malba	Local	Dianella	Inglewood	**1**
Emerald Park	Local	Carine	Hamersley	**1**
Pomarine Blackbird	Local	Gwelup	Hamersley	**1**
Exford	Local	Karrinyup	Coastal	**1**
Gemstone Park	Local	Carine	Hamersley	**1**
The Lane	Local	Churchlands	Doubleview	**1**
Candella Biccari	Local	Stirling	Osborne	**1**
Cotoneaster Privet	Local	Stirling	Osborne	**1**
Bradbourne Almadine	Local	Carine	Hamersley	**0**
Waldorf Fairlane	Local	Carine	Hamersley	**0**

FUTURE 6+ YEARS					
COMMUNITY RESERVES					
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**	**Level of Upgrade**
Munro	Community	Doubleview	Doubleview	**6**	Minor
Montclair Rise Estate	Community	Dianella	Lawley	**6**	Minor
Ron Stone	Community	Menora	Lawley	**5**	Minor
Constance Nanson	Community	Nollamara	Lawley	**5**	Minor
Macaulay	Community	Inglewood	Inglewood	**4**	Minor
Clarko	Community	Trigg	Coastal	**4**	Minor
Edith Cowan	Community	Churchlands	Doubleview	**4**	Minor
Joondanna	Community	Joondanna	Osborne	**4**	Minor
Shearwater Spoonbill Kingfisher	Community	Stirling	Osborne	**4**	Minor
Stirling Civic Gardens	Community	Stirling	Osborne	**4**	Minor
Bradley	Community	Doubleview	Doubleview	**3**	Minor
Careniup	Community	Gwelup	Hamersley	**3**	Minor
Majestic Noble	Community	Dianella	Inglewood	**3**	Minor
Millet	Community	Innaloo	Doubleview	**3**	Minor
Roselea	Community	Stirling	Osborne	**3**	Minor
Watermans Bay	Community	Watermans Bay	Coastal	**2**	Minor
Jackadder Lake	Community	Woodlands	Doubleview	**2**	Minor
Knight	Community	Yokine	Lawley	**2**	Minor
Pomarine Blackbird	Community	Gwelup	Hamersley	**2**	Minor
Rannoch	Community	Hamersley	Hamersley	**2**	Minor
Tamblyn Cousins	Community	Karrinyup	Coastal	**2**	Minor

LOCAL RESERVES				
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**
Farnesian Wintersweet	Local	Mirrabooka	Balga	**8**
Pagoda Magna	Local	Mirrabooka	Balga	**8**
Knaphill Heights	Local	Mirrabooka	Balga	**8**
Oakleaf Honeywell	Local	Mirrabooka	Balga	**8**
Snowdrop Boyare	Local	Mirrabooka	Balga	**8**
Stewart Park	Local	Scarborough	Coastal	**7**
Apple Blossom Polyantha	Local	Mirrabooka	Balga	**7**
Colin Ventnor	Local	Scarborough	Coastal	**7**
Redunca Coronata	Local	Mirrabooka	Balga	**7**
Collier Milton Barker	Local	Balcatta	Osborne	**7**
Dunholme	Dry Local	Osborne Park	Osborne	**7**
Stuart	Local	Inglewood	Inglewood	**7**
Coppercups Everlasting	Local	Mirrabooka	Balga	**7**
Conway	Local	Balcatta	Osborne	**7**
Dampier Park	Local	Mirrabooka	Balga	**7**
Cayley	Local	Glendalough	Osborne	**7**
Enterprise Park	Local	Osborne Park	Osborne	**7**
Culloton Wanneroo	Dry Local	Balga	Balga	**7**
Armadale Cr Verge No 48	Dry Local	Coolbinia	Lawley	**7**
Laga	Dry Local	Stirling	Osborne	**7**
Wiluna Cranbrook	Dry Local	Coolbinia	Lawley	**7**
Wesley Renmark	Dry Local	Balcatta	Osborne	**7**
Stoneham Wade Community Gdn	Local	Joondanna	Osborne	**7**
Main Hunston	Dry Local	Balcatta	Hamersley	**7**
Vista Close	Dry Local	Balcatta	Hamersley	**7**
Wanneroo Main Chase	Dry Local	Balcatta	Hamersley	**7**
Renmark Townsend	Dry Local	Balcatta	Osborne	**7**
Arkana Marloo	Dry Local	Westminster	Balga	**7**
Ashbury Crescent	Dry Local	Mirrabooka	Balga	**7**
Finchley Newport	Local	Balga	Balga	**7**
Galluccio	Dry Local	Westminster	Balga	**7**
Allamanda Gardens	Local	Mirrabooka	Balga	**7**
Barrallier Park	Local	Mirrabooka	Balga	**7**
Cedar Court	Local	Mirrabooka	Balga	**7**
Indigo Close	Local	Mirrabooka	Balga	**7**
Lively Park	Local	Mirrabooka	Balga	**7**
Normanby Waters	Dry Local	Inglewood	Inglewood	**7**
Highland Eton Green	Local	Joondanna	Osborne	**7**
Orsova	Dry Local	Tuart Hill	Osborne	**7**
Leeds Malton	Local	Dianella	Inglewood	**7**
Amelia Kexby	Dry Local	Balcatta	Hamersley	**7**

Surrey Pola	Local	Dianella	Inglewood	**7**
Turnstone Corella	Dry Local	Stirling	Osborne	**7**
Bilinga	Dry Local	Westminster	Balga	**6**
North Beach East (Morley North Beac	Dry Local	Tuart Hill	Osborne	**6**
Burwood	Local	Balcatta	Osborne	**6**
Vickers Arvo	Dry Local	Hamersley	Hamersley	**6**
Vickers Hillier	Dry Local	Hamersley	Hamersley	**6**
Blackham Dallington	Local	Balga	Balga	**6**
Finchley Markham	Local	Balga	Balga	**6**
Wanneroo Derrington	Local	Balga	Balga	**6**
Thorney Curlington	Dry Local	Balga	Balga	**6**
Hertha Geneff Luba	Local	Innaloo	Doubleview	**6**
Glendalough	Local	Wembley	Osborne	**6**
Banksia Kinsella	Dry Local	Joondanna	Osborne	**6**
Sabina Patula	Local	Menora	Lawley	**6**
Dean Tarca	Local	Coolbinia	Lawley	**6**
Faull Park	Local	Mount Lawley	Lawley	**6**
Tassels Place	Local	Innaloo	Doubleview	**6**
Ashcroft Pedler	Dry Local	Balga	Balga	**6**
Fletching Climping	Dry Local	Balga	Balga	**6**
Valentine Park (North)	Dry Local	Dianella	Inglewood	**6**
Herbert	Dry Local	Doubleview	Doubleview	**6**
Moondine Drive	Dry Local	Wembley	Osborne	**6**
Leslie	Dry Local	Tuart Hill	Osborne	**6**
98 Grindleford Dr	Dry Local	Balcatta	Osborne	**6**
Isabella Jones	Dry Local	Stirling	Osborne	**6**
Amberley Gretham	Dry Local	Westminster	Balga	**6**
Ganfield Kilmurray	Local	Balga	Balga	**6**
Messina Telford	Dry Local	Stirling	Osborne	**6**
Veronica Parkway	Dry Local	Stirling	Osborne	**6**
Heritage Park	Local	Balga	Balga	**6**
Ryan Waverley	Local	Dianella	Inglewood	**6**
Wythburn Redcliffe	Local	Balga	Balga	**6**
7 Lawley Place	Local	Mount Lawley	Lawley	**6**
Ramshaw	Dry Local	Scarborough	Coastal	**6**
Anthony Glentworth Lena	Dry Local	Tuart Hill	Osborne	**6**
Burwood PAW	Local	Balcatta	Osborne	**6**
Jason	Dry Local	Balcatta	Osborne	**6**
Cruickshank	Local	Balcatta	Hamersley	**6**
Rickman Bangalla	Local	Balcatta	Hamersley	**6**
Alexander Meldon	Local	Dianella	Inglewood	**6**
Royal Street	Dry Local	Tuart Hill	Osborne	**6**
Valentine South	Dry Local	Dianella	Inglewood	**6**
Kobelke Shaw	Dry Local	Dianella	Inglewood	**6**
Huntriss Norman	Local	Karrinyup	Hamersley	**5**
Stedham Brede	Dry Local	Balga	Balga	**5**
Hartley Park	Dry Local	Balga	Balga	**5**
Maybach Light	Local	Dianella	Inglewood	**5**
Melliodora Park	Dry Local	Mirrabooka	Balga	**5**
Vrankovich	Local	Balcatta	Hamersley	**5**
Canada Lennard	Local	Dianella	Inglewood	**5**
Hancock Street	Local	Doubleview	Doubleview	**5**
Hertha Geneff	Local	Innaloo	Doubleview	**5**
Birralee Hertha Park	Local	Innaloo	Doubleview	**5**
Landrail Spoonbill	Local	Stirling	Osborne	**5**
Peet Fyfe	Local	Trigg	Coastal	**5**
Lanchester	Local	Stirling	Osborne	**5**
Wisborough Selsey	Dry Local	Balga	Balga	**5**
Excalibur Guinevere	Local	Carine	Hamersley	**5**
Brenda Morton	Local	Wembley Downs	Doubleview	**5**
Laurie Leckie Park	Local	Wembley Downs	Doubleview	**5**
Sweeting	Local	Woodlands	Doubleview	**5**
Birdwood Park	Dry Local	Innaloo	Doubleview	**5**
Stirling Grove	Local	Stirling	Hamersley	**5**
Mottlecah Park	Dry Local	Mirrabooka	Balga	**5**
Bandy Park	Local	Coolbinia	Lawley	**5**
Brear Park	Local	Mount Lawley	Lawley	**5**
Lanark Graham Ardross	Local	Menora	Lawley	**5**
Lennard Malton	Local	Inglewood	Inglewood	**5**
Nanhob First	Local	Mount Lawley	Lawley	**5**

Dumbarton Inverness Clyde	Local	Menora	Lawley	**5**
Wren Penguin	Local	Inglewood	Inglewood	**5**
Attra Bruton	Local	Balcatta	Hamersley	**5**
Croft Avenue	Dry Local	Dianella	Inglewood	**5**
London Eton Carramar	Local	Joondanna	Osborne	**5**
Karrinyup Sandpiper	Local	Stirling	Osborne	**5**
Alexander Morley	Dry Local	Dianella	Inglewood	**5**
Beach Edlaston	Dry Local	Carine	Hamersley	**5**
Birchley	Dry Local	Balga	Balga	**5**
Clement Pascoe	Dry Local	Karrinyup	Hamersley	**5**
Derrington Logue	Dry Local	Balga	Balga	**5**
Duffy Mathis	Dry Local	Carine	Hamersley	**5**
Etchingham	Dry Local	Balga	Balga	**5**
Framfield Selhurst	Dry Local	Balga	Balga	**5**
Arbuckle	Local	Carine	Hamersley	**5**
Grand Jackson	Dry Local	Karrinyup	Hamersley	**5**
Hayes	Dry Local	Yokine	Lawley	**5**
Louden Burford	Dry Local	Balga	Balga	**5**
Valentine Marmion	Dry Local	Dianella	Inglewood	**5**
Wellington	Dry Local	Yokine	Lawley	**5**
Risley Wessex	Local	Carine	Hamersley	**5**
Alexander Dumbarton	Dry Local	Menora	Lawley	**5**
Odin	Local	Innaloo	Doubleview	**5**
Bradford Meenaar	Dry Local	Coolbinia	Lawley	**5**
Elstree Mardella Koorda	Dry Local	Coolbinia	Lawley	**5**
31 Carnarvon Cres	Dry Local	Coolbinia	Lawley	**5**
55 Carnarvon Cres	Dry Local	Coolbinia	Lawley	**5**
69 Carnarvon Cres	Dry Local	Coolbinia	Lawley	**5**
Norman Place Park	Dry Local	Innaloo	Doubleview	**5**
Marradong Mullewa	Dry Local	Coolbinia	Lawley	**5**
Ornum	Dry Local	Innaloo	Doubleview	**5**
Scott	Dry Local	Woodlands	Doubleview	**5**
Weaponess Glenelg RIR	Dry Local	Wembley Downs	Doubleview	**5**
Woodside	Dry Local	Doubleview	Doubleview	**5**
Balcatta	Dry Local	Balcatta	Hamersley	**5**
Elton	Dry Local	Stirling	Osborne	**5**
North Beach West	Dry Local	Tuart Hill	Osborne	**5**
Oriole Prion	Dry Local	Stirling	Osborne	**5**
Croxton	Dry Local	Stirling	Osborne	**5**
Yarruk Farina	Local	Yokine	Lawley	**5**
Carnarvon Koorda	Local	Coolbinia	Lawley	**5**
Dumbarton Inverness Melrose	Local	Menora	Lawley	**5**
Dumbarton Walcott	Local	Menora	Lawley	**5**
Nissy Mossenson Park	Local	Coolbinia	Lawley	**5**
Pinewood Park	Dry Local	Mirrabooka	Balga	**5**
Wiluna Bradford	Local	Coolbinia	Lawley	**5**
Gooch Park	Local	Inglewood	Inglewood	**5**
Mirrabooka Square Plaza	Local	Mirrabooka	Balga	**5**
Beach Inveraray Wanneroo	Local	Hamersley	Hamersley	**5**
Attra Cadd Knowles	Local	Balcatta	Hamersley	**5**
Valerie	Dry Local	Dianella	Inglewood	**5**
Wanneroo Vickers	Dry Local	Hamersley	Hamersley	**5**
Norman	Dry Local	Innaloo	Doubleview	**5**
Delawney Buffer	Local	Balcatta	Hamersley	**5**
Morley Otley Booker	Local	Dianella	Inglewood	**5**
May Park	Dry Local	Nollamara	Lawley	**5**
Pompei Potenza	Local	Stirling	Osborne	**5**
Hodgson Mcdonald	Dry Local	Joondanna	Osborne	**5**
Doon Glenorchy	Dry Local	Hamersley	Hamersley	**5**
Martin Ridgewell	Dry Local	Hamersley	Hamersley	**4**
Babakin Bolgart	Local	Dianella	Inglewood	**4**
Lilac Shannon	Local	Dianella	Inglewood	**4**
Raoul Wallenberg Park	Local	Dianella	Inglewood	**4**
Cobb Drabble	Local	Wembley Downs	Doubleview	**4**
Hodder Park	Local	Karrinyup	Hamersley	**4**
Heaton Royal	Dry Local	Yokine	Lawley	**4**
Bridgewater Frome	Local	Karrinyup	Coastal	**4**
Deanmore Duke	Local	Karrinyup	Coastal	**4**
Padstow Park	Local	Karrinyup	Coastal	**4**
Duffy Wessex	Local	Carine	Hamersley	**4**

Edmondson Klein	Local	Karrinyup	Hamersley	**4**
Buntine Haynes	Local	Wembley Downs	Doubleview	**4**
Osmaston	Local	Carine	Hamersley	**4**
Herb Elliott	Dry Local	Karrinyup	Coastal	**4**
Grand Indich Park	Dry Local	Doubleview	Doubleview	**4**
Hamer Valley Ken	Dry Local	Wembley Downs	Doubleview	**4**
Hale Pearson	Local	Woodlands	Doubleview	**4**
Tuscany	Dry Local	Churchlands	Doubleview	**4**
Fig Tree Park	Dry Local	Glendalough	Osborne	**4**
Brompton Norman	Dry Local	Wembley Downs	Doubleview	**4**
Cedric Grebe Sandpiper	Local	Stirling	Osborne	**4**
Cherrytree Park	Local	Stirling	Osborne	**4**
Wilkie Woodhall	Local	Stirling	Osborne	**4**
Dusan Lucev	Local	Balcatta	Hamersley	**4**
Lycium Roselea	Local	Stirling	Osborne	**4**
Avocado Bangalay	Local	Dianella	Inglewood	**4**
Coralberry Verbena	Local	Dianella	Lawley	**4**
Eastland Molloy	Local	Dianella	Lawley	**4**
Light Valentine	Local	Dianella	Inglewood	**4**
Wellington Glover	Local	Dianella	Inglewood	**4**
Queens Memorial	Local	Mount Lawley	Lawley	**4**
Macalister Gardens	Local	Mirrabooka	Balga	**4**
Belleview Hellenic	Local	Dianella	Inglewood	**4**
Pimlott Hustler	Local	Dianella	Inglewood	**4**
Almadine Silica Park	Dry Local	Carine	Hamersley	**4**
Basalt	Dry Local	Carine	Hamersley	**4**
Birkett	Dry Local	Dianella	Inglewood	**4**
Briald	Dry Local	Dianella	Inglewood	**4**
Chiswick Valley	Dry Local	Wembley Downs	Doubleview	**4**
Cordroy	Dry Local	Hamersley	Hamersley	**4**
Chelmorton Park	Local	Carine	Hamersley	**4**
Hayes Morley	Dry Local	Dianella	Lawley	**4**
Hewett Park	Dry Local	Balga	Balga	**4**
Pendine	Dry Local	Carine	Hamersley	**4**
Monyash East	Dry Local	Carine	Hamersley	**4**
Okely Doriot	Dry Local	Carine	Hamersley	**4**
Orville Park	Dry Local	Hamersley	Hamersley	**4**
Old Balcatta Road	Local	Gwelup	Hamersley	**4**
Halley Park	Dry Local	Innaloo	Doubleview	**4**
Prase	Dry Local	Carine	Hamersley	**4**
Spiderlily Mews	Dry Local	Karrinyup	Hamersley	**4**
Wanstead Teale	Dry Local	Gwelup	Hamersley	**4**
Lilacdale	Dry Local	Innaloo	Doubleview	**4**
Armadale Cres 1 (74 Armadale)	Dry Local	Coolbinia	Lawley	**4**
Talbot	Local	Woodlands	Doubleview	**4**
Thongsbridge	Dry Local	Menora	Lawley	**4**
62 Guelfi Road	Dry Local	Balcatta	Hamersley	**4**
Roselea Karrinyup	Local	Stirling	Osborne	**4**
Martelli Park	Local	Stirling	Hamersley	**4**
Castleton D'alonzo	Dry Local	Balcatta	Osborne	**4**
Jones Weeroo	Dry Local	Stirling	Osborne	**4**
Cedric North	Dry Local	Stirling	Hamersley	**4**
Blythe Park	Local	Yokine	Lawley	**4**
Flinders	Local	Yokine	Lawley	**4**
Keith Clarke	Dry Local	Balcatta	Osborne	**4**
Tyler Eldorado	Local	Tuart Hill	Osborne	**4**
Oliver Glanton	Local	Dianella	Inglewood	**4**
Sattelberg Prevelly	Local	Dianella	Inglewood	**4**
Shadycroft Donnybrook	Local	Dianella	Inglewood	**4**
Shannon Glanton	Local	Dianella	Inglewood	**4**
Armadale Carnarvon	Local	Coolbinia	Lawley	**4**
Hamer Parade	Local	Inglewood	Inglewood	**4**
Inverness Crescent	Local	Menora	Lawley	**4**
Rookwood Learoyd	Local	Mount Lawley	Lawley	**4**
Sunart Beach	Local	Hamersley	Hamersley	**4**
3 Chappel St	Dry Local	Dianella	Inglewood	**4**
Wanneroo Annan Mull	Local	Hamersley	Hamersley	**4**
Coode	Dry Local	Dianella	Inglewood	**4**
Manton Dalwood	Dry Local	Hamersley	Hamersley	**4**
Wanneroo Blissett Cope	Local	Hamersley	Hamersley	**4**

Nautilus Pearl Spray	Local	Scarborough	Coastal	**4**
Royal Lockwood	Dry Local	Yokine	Lawley	**3**
Dardanup Green	Local	Gwelup	Hamersley	**3**
Lyndale Park	Dry Local	Gwelup	Hamersley	**3**
Kersey Pinxton	Local	Carine	Hamersley	**3**
Sandover	Local	Karrinyup	Hamersley	**3**
Wilding Jackson	Local	Karrinyup	Hamersley	**3**
Dechaineux	Local	Dianella	Inglewood	**3**
Maurie Hamer Park	Local	Herdsman	Doubleview	**3**
Crowcombe	Local	Karrinyup	Coastal	**3**
Candella Square	Local	Stirling	Osborne	**3**
Bittern Osprey	Dry Local	Stirling	Hamersley	**3**
Gordon Phoenix	Local	Dianella	Inglewood	**3**
Heyshott Lancing	Local	Balga	Balga	**3**
Alvaston Ashover Ballidon	Local	Carine	Hamersley	**3**
Albourne Lavant	Dry Local	Balga	Balga	**3**
Ardleigh Ebury Eccles	Local	Hamersley	Hamersley	**3**
Beach Marmion	Local	Carine	Hamersley	**3**
Burroughs Pascoe	Local	Karrinyup	Coastal	**3**
Draycott Park	Local	Karrinyup	Coastal	**3**
Pendine Parant	Local	Carine	Hamersley	**3**
Settlers Green	Local	Gwelup	Hamersley	**3**
Buxton Tandarra	Local	Wembley Downs	Doubleview	**3**
Carpenteria Cranberry Park	Local	Stirling	Osborne	**3**
Venice	Local	Dianella	Inglewood	**3**
Leeds The Strand	Local	Inglewood	Inglewood	**3**
Vickers Street	Dry Local	Hamersley	Hamersley	**3**
Cleveland Valerie	Local	Dianella	Inglewood	**3**
Moulden	Dry Local	Yokine	Lawley	**3**
1 BLAIR ST	Dry Local	Karrinyup	Coastal	**3**
Basalt Silver PAW	Dry Local	Carine	Hamersley	**3**
Beach Bedelia	Dry Local	Hamersley	Hamersley	**3**
Bentley Burgess	Local	Hamersley	Hamersley	**3**
Drayton	Dry Local	North Beach	Coastal	**3**
Charles Riley Edgefield	Local	North Beach	Coastal	**3**
Flinders Wellington	Dry Local	Yokine	Lawley	**3**
Chellaston Edlaston	Local	Carine	Hamersley	**3**
Clark Place	Local	Karrinyup	Coastal	**3**
Deanmore (Newborough Rainer)	Local	Karrinyup	Coastal	**3**
Morley Buffer	Dry Local	Dianella	Inglewood	**3**
Emerald Marmion	Local	Carine	Hamersley	**3**
Lennox Blissett Hendon	Local	Hamersley	Hamersley	**3**
Okely Osmaston Homesfield	Local	Carine	Hamersley	**3**
Taris Park	Local	Karrinyup	Hamersley	**3**
Lucca Mantua Tuscany	Local	Churchlands	Doubleview	**3**
Calais Hale Buxton Dover	Dry Local	Wembley Downs	Doubleview	**3**
Memory Park	Local	Churchlands	Doubleview	**3**
Pearson Hollypea	Local	Churchlands	Doubleview	**3**
Tamarisk	Local	Woodlands	Doubleview	**3**
University Empire	Local	Churchlands	Doubleview	**3**
Como	Local	Stirling	Osborne	**3**
Salerno	Local	Stirling	Osborne	**3**
Talia	Local	Stirling	Osborne	**3**
Telford	Local	Stirling	Osborne	**3**
Harrier Sittella	Dry Local	Stirling	Osborne	**3**
Broadcast Osborne	Local	Dianella	Lawley	**3**
Eastland Hannaby	Local	Dianella	Lawley	**3**
Coode Concord Park	Dry Local	Dianella	Inglewood	**3**
Coode Croydon	Dry Local	Dianella	Inglewood	**3**
Zaccaria Park	Dry Local	Gwelup	Hamersley	**3**
Abdale Talma	Local	Gwelup	Hamersley	**2**
Williams Walney	Dry Local	Dianella	Lawley	**2**
Apex Park	Local	North Beach	Coastal	**2**
Karrinyup Osborne	Local	Stirling	Osborne	**2**
Wake Pola	Local	Dianella	Inglewood	**2**
Lennard Jefferey	Local	Dianella	Inglewood	**2**
Seabrook Wrigley	Dry Local	Dianella	Inglewood	**2**
Fairway	Dry Local	Yokine	Lawley	**2**
Shakespeare Gray	Dry Local	Yokine	Lawley	**2**
Fitzroy Light	Dry Local	Dianella	Inglewood	**2**

Lowe Whitley	Local	Karrinyup	Coastal	**2**
Luccombe	Dry Local	Karrinyup	Coastal	**2**
Sharon	Dry Local	Carine	Hamersley	**2**
Silica Park	Local	Carine	Hamersley	**2**
North Beach Porter	Local	Gwelup	Hamersley	**2**
Barker Place	Local	Karrinyup	Coastal	**2**
Cromarty Needlewood	Local	Churchlands	Doubleview	**2**
Stockdale Sulman Kell	Dry Local	Wembley Downs	Doubleview	**2**
Hamersley Park	Dry Local	Waterman	Coastal	**2**
Mordon Glenelg RIR	Local	Wembley Downs	Doubleview	**2**
David Ben-Gurion	Local	Dianella	Inglewood	**2**
Gay Osborne	Local	Dianella	Lawley	**2**
Alexander Dumbarton RIR	Local	Menora	Lawley	**2**
Inglewood Triangle	Local	Inglewood	Inglewood	**2**
Meenar	Local	Coolbinia	Lawley	**2**
Ambridge Eglinton	Local	Hamersley	Hamersley	**1**
Howes Malba	Local	Dianella	Inglewood	**1**
Emerald Park	Local	Carine	Hamersley	**1**
Pomarine Blackbird	Local	Gwelup	Hamersley	**1**
Exford	Local	Karrinyup	Coastal	**1**
Gemstone Park	Local	Carine	Hamersley	**1**
The Lane	Local	Churchlands	Doubleview	**1**
Candella Biccari	Local	Stirling	Osborne	**1**
Cotoneaster Privet	Local	Stirling	Osborne	**1**
Bradbourne Almadine	Local	Carine	Hamersley	**0**
Waldorf Fairlane	Dry Local	Carine	Hamersley	**0**

Parks and Environment - 5 Year Works Program						
Reserve Name	**Reserve Type**	**Suburb**	**Ward**	**Matrix Score**	**Works Year**	**Level of Upgrade**
Works scheduled for 2026/27						
Floribunda	Community	Mirrabooka	Balga	**8**	2026/27	Minor
Hancock Karabil	Community	Nollamara	Lawley	**8**	2026/27	Minor
Fieldgate	Local	Balga	Balga	**7**	2026/27	
Frant Wadhurst	Local	Balga	Balga	**7**	2026/27	
Salmar Edale	Local	Westminster	Balga	**8**	2026/27	
Contacio Cove	Local	Trigg	Coastal	**6**	2026/27	
Ellingham Sedgeford	Dry Local	North Beach	Coastal	**7**	2026/27	
Penelope Stubberfield	Local	Innaloo	Doubleview	**6**	2026/27	
Beryl Collier Wilcock	Local	Balcatta	Hamersley	**7**	2026/27	
Okely Lorraine	Local	Carine	Hamersley	**4**	2026/27	
April Howes	Local	Dianella	Inglewood	**5**	2026/27	
Des Hoffman	Local	Dianella	Inglewood	**5**	2026/27	
Golding Read	Local	Dianella	Inglewood	**5**	2026/27	
Waverley Pola	Local	Dianella	Inglewood	**6**	2026/27	
Wood Park	Local	Inglewood	Inglewood	**7**	2026/27	
Maroog Narla	Local	Nollamara	Lawley	**6**	2026/27	
Huckle	Local	Tuart Hill	Osborne	**7**	2026/27	
Wattle	Dry Local	Tuart Hill	Osborne	**7**	2026/27	
Year 1 of program: 2027/28						
La Grange Dongara	Community	Innaloo	Doubleview	**6**	2027/28	Major
Vermont Wollong	Dry Local	Nollamara	Balga	**9**	2027/28	
Kelsey Allspice	Local	Mirrabooka	Balga	**8**	2027/28	
Marget Coyle Park	Local	Westminster	Balga	**8**	2027/28	
Ventnor Oliver	Local	Scarborough	Coastal	**7**	2027/28	
Joe Rice	Local	Wembley Downs	Doubleview	**5**	2027/28	
Langley Parsons	Dry Local	Innaloo	Doubleview	**7**	2027/28	
Edison	Local	Dianella	Inglewood	**6**	2027/28	
Haven vale Emander	Local	Dianella	Inglewood	**5**	2027/28	
Inverness Elstree Graham	Local	Menora	Lawley	**5**	2027/28	
Myindee Sussex	Dry Local	Nollamara	Lawley	**8**	2027/28	
Blair Warren	Local	Yokine	Lawley	**6**	2027/28	
Caratti Park	Local	Stirling	Osborne	**5**	2027/28	
Powell Street	Local	Joondanna	Osborne	**7**	2027/28	
Hamilton Phillip	Dry Local	Osborne Park	Osborne	**10**	2027/28	
Year 2 of program: 2028/29						
Pycombe Worthing	Community	Westminster	Balga	**9**	2028/29	Major
Matt Williams	Local	Westminster	Balga	**9**	2028/29	
Beach Coniston	Local	Balga	Balga	**7**	2028/29	
Princess Storrington	Dry Local	Westminster	Balga	**9**	2028/29	
Braewood Sylvia	Dry Local	Nollamara	Balga	**9**	2028/29	
Disbrey Park	Local	Scarborough	Coastal	**8**	2028/29	
Ravenscar	Dry Local	Doubleview	Doubleview	**8**	2028/29	
Elyard Marchese	Local	Stirling	Hamersley	**5**	2028/29	
Maybach Light	Local	Dianella	Inglewood	**5**	2028/29	
Corrington Circle	Local	Nollamara	Lawley	**8**	2028/29	
Shakespeare Virgil	Local	Yokine	Lawley	**5**	2028/29	
Albert James	Local	Joondanna	Osborne	**6**	2028/29	
Burwood South	Dry Local	Balcatta	Osborne	**9**	2028/29	
Elizabeth	Dry Local	Osborne Park	Osborne	**9**	2028/29	
Castleton Bamford	Local	Balcatta	Osborne	**5**	2028/29	

Year 3 of program: 2029/30						
Tony Marcon	Community	Nollamara	Balga	**7**	2029/30	Major
Blackdoune	Dry Local	Westminster	Balga	**9**	2029/30	
Currong Ilumba	Dry Local	Nollamara	Balga	**9**	2029/30	
Cunningham Park	Local	Mirrabooka	Balga	**8**	2029/30	
Amelia	Dry Local	Nollamara	Balga	**8**	2029/30	
Deanmore Square	Local	Scarborough	Coastal	**8**	2029/30	
Dempster Highbridge	Local	Karrinyup	Coastal	**4**	2029/30	
Hotchkiss	Local	Balcatta	Hamersley	**5**	2029/30	
Shardlow Park	Local	Carine	Hamersley	**4**	2029/30	
Boulton	Local	Dianella	Inglewood	**7**	2029/30	
Walter Lancaster	Local	Inglewood	Inglewood	**7**	2029/30	
Royal Villiers	Dry Local	Yokine	Lawley	**7**	2029/30	
Brian Treasure	Dry Local	Nollamara	Lawley	**6**	2029/30	
Bajada	Dry Local	Stirling	Osborne	**8**	2029/30	
Belton	Dry Local	Balcatta	Osborne	**8**	2029/30	
Sylvia Milton Wanneroo	Dry Local	Balcatta	Osborne	**9**	2029/30	
Year 4 of program: 2030/31						
Antonio Scarfo	Community	Stirling	Hamersley	**7**	2030/31	Minor
Copley	Community	Mount Lawley	Lawley	**6**	2030/31	Minor
Marion Stainton Park	Local	Nollamara	Balga	**8**	2030/31	
Esperanto Harris Gibb	Local	Westminster	Balga	**6**	2030/31	
Rye	Dry Local	Nollamara	Balga	**7**	2030/31	
Mason	Dry Local	Mirrabooka	Balga	**8**	2030/31	
Laurie Strutt	Local	Waterman	Coastal	**3**	2030/31	
Trusley Tone	Local	Karrinyup	Coastal	**4**	2030/31	
Williton Kestrel	Local	Karrinyup	Coastal	**4**	2030/31	
Stockdale Brix	Dry Local	Wembley Downs	Doubleview	**6**	2030/31	
Jeanes Prisk	Local	Karrinyup	Hamersley	**4**	2030/31	
Hanworth Appleby Coleby	Local	Balcatta	Hamersley	**5**	2030/31	
Urawa	Dry Local	Dianella	Inglewood	**6**	2030/31	
Beverley Murchinson	Local	Coolbinia	Lawley	**5**	2030/31	
Wiluna Cranbrook	Dry Local	Coolbinia	Lawley	**7**	2030/31	
Rosella Rufous	Local	Stirling	Osborne	**4**	2030/31	
David Park	Local	Osborne Park	Osborne	**8**	2030/31	
Year 5 of program: 2031/32						
Dog Swamp	Community	Yokine	Lawley	**6**	2031/32	Minor
Amberley Way	Local	Westminster	Balga	**8**	2031/32	
Carcoola Sylvia	Local	Nollamara	Balga	**8**	2031/32	
Nollamara Park	Local	Nollamara	Balga	**8**	2031/32	
Balga	Dry Local	Balga	Balga	**6**	2031/32	
Arkana Wanneroo	Dry Local	Balga	Balga	**7**	2031/32	
Arkana Steyning	Dry Local	Balga	Balga	**7**	2031/32	
Grand Mickey	Dry Local	Doubleview	Coastal	**6**	2031/32	
Scarborough Lions Club	Local	Scarborough	Coastal	**7**	2031/32	
Amber Doriot Flandrin	Local	Carine	Hamersley	**4**	2031/32	
Felstead Caleb Binden	Local	Hamersley	Hamersley	**4**	2031/32	
Ramsay Finnerty	Local	Karrinyup	Hamersley	**4**	2031/32	
Alexander Bunya	Local	Dianella	Inglewood	**6**	2031/32	
Wooramel	Dry Local	Nollamara	Lawley	**6**	2031/32	
Wooramel North	Dry Local	Nollamara	Lawley	**6**	2031/32	
Morley (Morley Wesley)	Local	Balcatta	Osborne	**6**	2031/32	
Renmark Townsend	Dry Local	Balcatta	Osborne	**7**	2031/32	
Sue Ellen	Dry Local	Balcatta	Osborne	**7**	2031/32	

Please note:

Subject to funding
Community Parks are a 2 year process - Year 1 community engagement and design / Year 2 construction

FUTURE 6+ YEARS

COMMUNITY RESERVES

Reserve Name	Reserve Type	Suburb	Ward	Matrix Score	Level of Upgrade
Munro	Community	Doubleview	Doubleview	6	Minor
Montclair Rise Estate	Community	Dianella	Lawley	6	Minor
Ron Stone	Community	Menora	Lawley	5	Minor
Constance Nanson	Community	Nollamara	Lawley	5	Minor
Macaulay	Community	Inglewood	Inglewood	4	Minor
Clarko	Community	Trigg	Coastal	4	Minor
Edith Cowan	Community	Churchlands	Doubleview	4	Minor
Joondanna	Community	Joondanna	Osborne	4	Minor
Shearwater Spoonbill Kingfisher	Community	Stirling	Osborne	4	Minor
Stirling Civic Gardens	Community	Stirling	Osborne	4	Minor
Bradley	Community	Doubleview	Doubleview	3	Minor
Careniup	Community	Gwelup	Hamersley	3	Minor
Majestic Noble	Community	Dianella	Inglewood	3	Minor
Millet	Community	Innaloo	Doubleview	3	Minor
Roselea	Community	Stirling	Osborne	3	Minor
Watermans Bay	Community	Watermans Bay	Coastal	2	Minor
Jackadder Lake	Community	Woodlands	Doubleview	2	Minor
Knight	Community	Yokine	Lawley	2	Minor
Pomarine Blackbird	Community	Gwelup	Hamersley	2	Minor
Rannoch	Community	Hamersley	Hamersley	2	Minor
Tamblyn Cousins	Community	Karrinyup	Coastal	2	Minor

LOCAL RESERVES

Reserve Name	Reserve Type	Suburb	Ward	Matrix Score
Farnesian Wintersweet	Local	Mirrabooka	Balga	8
Pagoda Magna	Local	Mirrabooka	Balga	8
Knaphill Heights	Local	Mirrabooka	Balga	8
Oakleaf Honeywell	Local	Mirrabooka	Balga	8
Snowdrop Boyare	Local	Mirrabooka	Balga	8
Stewart Park	Local	Scarborough	Coastal	7
Apple Blossom Polyantha	Local	Mirrabooka	Balga	7
Colin Ventnor	Local	Scarborough	Coastal	7
Redunca Coronata	Local	Mirrabooka	Balga	7
Collier Milton Barker	Local	Balcatta	Osborne	7
Dunholme	Dry Local	Osborne Park	Osborne	7
Stuart	Local	Inglewood	Inglewood	7
Coppercups Everlasting	Local	Mirrabooka	Balga	7
Conway	Local	Balcatta	Osborne	7
Dampier Park	Local	Mirrabooka	Balga	7
Cayley	Local	Glendalough	Osborne	7
Enterprise Park	Local	Osborne Park	Osborne	7
Culloton Wanneroo	Dry Local	Balga	Balga	7
Armadale Cr Verge No 48	Dry Local	Coolbinia	Lawley	7
Laga	Dry Local	Stirling	Osborne	7
Wesley Renmark	Dry Local	Balcatta	Osborne	7
Stoneham Wade Community Gdn	Local	Joondanna	Osborne	7
Main Hunston	Dry Local	Balcatta	Hamersley	7
Vista Close	Dry Local	Balcatta	Hamersley	7
Wanneroo Main Chase	Dry Local	Balcatta	Hamersley	7
Renmark Townsend	Dry Local	Balcatta	Osborne	7
Arkana Marloo	Dry Local	Westminster	Balga	7

Ashbury Crescent	Dry Local	Mirrabooka	Balga	7
Finchley Newport	Local	Balga	Balga	7
Galluccio	Dry Local	Westminster	Balga	7
Allamanda Gardens	Local	Mirrabooka	Balga	7
Barrallier Park	Local	Mirrabooka	Balga	7
Cedar Court	Local	Mirrabooka	Balga	7
Indigo Close	Local	Mirrabooka	Balga	7
Lively Park	Local	Mirrabooka	Balga	7
Normanby Waters	Dry Local	Inglewood	Inglewood	7
Highland Eton Green	Local	Joondanna	Osborne	7
Orsova	Dry Local	Tuart Hill	Osborne	7
Leeds Malton	Local	Dianella	Inglewood	7
Amelia Kexby	Dry Local	Balcatta	Hamersley	7
Surrey Pola	Local	Dianella	Inglewood	7
Turnstone Corella	Dry Local	Stirling	Osborne	7
Bilinga	Dry Local	Westminster	Balga	6
North Beach East (Morley North Beac	Dry Local	Tuart Hill	Osborne	6
Burwood	Local	Balcatta	Osborne	6
Vickers Arvo	Dry Local	Hamersley	Hamersley	6
Vickers Hillier	Dry Local	Hamersley	Hamersley	6
Blackham Dallington	Local	Balga	Balga	6
Finchley Markham	Local	Balga	Balga	6
Wanneroo Derrington	Local	Balga	Balga	6
Thorney Curlington	Dry Local	Balga	Balga	6
Hertha Geneff Luba	Local	Innaloo	Doubleview	6
Glendalough	Local	Wembley	Osborne	6
Banksia Kinsella	Dry Local	Joondanna	Osborne	6
Sabina Patula	Local	Menora	Lawley	6
Dean Tarca	Local	Coolbinia	Lawley	6
Faull Park	Local	Mount Lawley	Lawley	6
Tassels Place	Local	Innaloo	Doubleview	6
Ashcroft Pedler	Dry Local	Balga	Balga	6
Fletching Climping	Dry Local	Balga	Balga	6
Valentine Park (North)	Dry Local	Dianella	Inglewood	6
Herbert	Dry Local	Doubleview	Doubleview	6
Moondine Drive	Dry Local	Wembley	Osborne	6
Leslie	Dry Local	Tuart Hill	Osborne	6
98 Grindleford Dr	Dry Local	Balcatta	Osborne	6
Isabella Jones	Dry Local	Stirling	Osborne	6
Amberley Gretham	Dry Local	Westminster	Balga	6
Ganfield Kilmurray	Local	Balga	Balga	6
Messina Telford	Dry Local	Stirling	Osborne	6
Veronica Parkway	Dry Local	Stirling	Osborne	6
Heritage Park	Local	Balga	Balga	6
Ryan Waverley	Local	Dianella	Inglewood	6
Wythburn Redcliffe	Local	Balga	Balga	6
7 Lawley Place	Local	Mount Lawley	Lawley	6
Ramshaw	Dry Local	Scarborough	Coastal	6
Anthony Glentworth Lena	Dry Local	Tuart Hill	Osborne	6
Burwood PAW	Local	Balcatta	Osborne	6
Jason	Dry Local	Balcatta	Osborne	6
Cruickshank	Local	Balcatta	Hamersley	6
Rickman Bangalla	Local	Balcatta	Hamersley	6
Alexander Meldon	Local	Dianella	Inglewood	6
Royal Street	Dry Local	Tuart Hill	Osborne	6
Valentine South	Dry Local	Dianella	Inglewood	6
Kobelke Shaw	Dry Local	Dianella	Inglewood	6
Huntriss Norman	Local	Karrinyup	Hamersley	5
Stedham Brede	Dry Local	Balga	Balga	5

Hartley Park	Dry Local	Balga	Balga	5
Maybach Light	Local	Dianella	Inglewood	5
Melliodora Park	Dry Local	Mirrabooka	Balga	5
Vrankovich	Local	Balcatta	Hamersley	5
Canada Lennard	Local	Dianella	Inglewood	5
Hancock Street	Local	Doubleview	Doubleview	5
Hertha Geneff	Local	Innaloo	Doubleview	5
Birralee Hertha Park	Local	Innaloo	Doubleview	5
Landrail Spoonbill	Local	Stirling	Osborne	5
Peet Fyfe	Local	Trigg	Coastal	5
Lanchester	Local	Stirling	Osborne	5
Wisborough Selsey	Dry Local	Balga	Balga	5
Excalibur Guinevere	Local	Carine	Hamersley	5
Brenda Morton	Local	Wembley Downs	Doubleview	5
Laurie Leckie Park	Local	Wembley Downs	Doubleview	5
Sweeting	Local	Woodlands	Doubleview	5
Birdwood Park	Dry Local	Innaloo	Doubleview	5
Stirling Grove	Local	Stirling	Hamersley	5
Mottlecah Park	Dry Local	Mirrabooka	Balga	5
Bandy Park	Local	Coolbinia	Lawley	5
Brear Park	Local	Mount Lawley	Lawley	5
Lanark Graham Ardross	Local	Menora	Lawley	5
Lennard Malton	Local	Inglewood	Inglewood	5
Nanhob First	Local	Mount Lawley	Lawley	5
Dumbarton Inverness Clyde	Local	Menora	Lawley	5
Wren Penguin	Local	Inglewood	Inglewood	5
Attra Bruton	Local	Balcatta	Hamersley	5
Croft Avenue	Dry Local	Dianella	Inglewood	5
London Eton Carramar	Local	Joondanna	Osborne	5
Karrinyup Sandpiper	Local	Stirling	Osborne	5
Alexander Morley	Dry Local	Dianella	Inglewood	5
Beach Edlaston	Dry Local	Carine	Hamersley	5
Birchley	Dry Local	Balga	Balga	5
Clement Pascoe	Dry Local	Karrinyup	Hamersley	5
Derrington Logue	Dry Local	Balga	Balga	5
Duffy Mathis	Dry Local	Carine	Hamersley	5
Etchingham	Dry Local	Balga	Balga	5
Framfield Selhurst	Dry Local	Balga	Balga	5
Arbuckle	Local	Carine	Hamersley	5
Grand Jackson	Dry Local	Karrinyup	Hamersley	5
Hayes	Dry Local	Yokine	Lawley	5
Louden Burford	Dry Local	Balga	Balga	5
Valentine Marmion	Dry Local	Dianella	Inglewood	5
Wellington	Dry Local	Yokine	Lawley	5
Risley Wessex	Local	Carine	Hamersley	5
Alexander Dumbarton	Dry Local	Menora	Lawley	5
Odin	Local	Innaloo	Doubleview	5
Bradford Meenaar	Dry Local	Coolbinia	Lawley	5
Elstree Mardella Koorda	Dry Local	Coolbinia	Lawley	5
31 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
55 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
69 Carnarvon Cres	Dry Local	Coolbinia	Lawley	5
Norman Place Park	Dry Local	Innaloo	Doubleview	5
Marradong Mullewa	Dry Local	Coolbinia	Lawley	5
Ornum	Dry Local	Innaloo	Doubleview	5
Scott	Dry Local	Woodlands	Doubleview	5
Weaponess Glenelg RIR	Dry Local	Wembley Downs	Doubleview	5
Woodside	Dry Local	Doubleview	Doubleview	5
Balcatta	Dry Local	Balcatta	Hamersley	5

Elton	Dry Local	Stirling	Osborne	**5**
North Beach West	Dry Local	Tuart Hill	Osborne	**5**
Oriole Prion	Dry Local	Stirling	Osborne	**5**
Croxton	Dry Local	Stirling	Osborne	**5**
Yarruk Farina	Local	Yokine	Lawley	**5**
Carnarvon Koorda	Local	Coolbinia	Lawley	**5**
Dumbarton Inverness Melrose	Local	Menora	Lawley	**5**
Dumbarton Walcott	Local	Menora	Lawley	**5**
Nissy Mossenson Park	Local	Coolbinia	Lawley	**5**
Pinewood Park	Dry Local	Mirrabooka	Balga	**5**
Wiluna Bradford	Local	Coolbinia	Lawley	**5**
Gooch Park	Local	Inglewood	Inglewood	**5**
Mirrabooka Square Plaza	Local	Mirrabooka	Balga	**5**
Beach Inveraray Wanneroo	Local	Hamersley	Hamersley	**5**
Attra Cadd Knowles	Local	Balcatta	Hamersley	**5**
Valerie	Dry Local	Dianella	Inglewood	**5**
Wanneroo Vickers	Dry Local	Hamersley	Hamersley	**5**
Norman	Dry Local	Innaloo	Doubleview	**5**
Delawney Buffer	Local	Balcatta	Hamersley	**5**
Morley Otley Booker	Local	Dianella	Inglewood	**5**
May Park	Dry Local	Nollamara	Lawley	**5**
Pompei Potenza	Local	Stirling	Osborne	**5**
Hodgson Mcdonald	Dry Local	Joondanna	Osborne	**5**
Doon Glenorchy	Dry Local	Hamersley	Hamersley	**5**
Martin Ridgewell	Dry Local	Hamersley	Hamersley	**4**
Babakin Bolgart	Local	Dianella	Inglewood	**4**
Lilac Shannon	Local	Dianella	Inglewood	**4**
Raoul Wallenberg Park	Local	Dianella	Inglewood	**4**
Cobb Drabble	Local	Wembley Downs	Doubleview	**4**
Hodder Park	Local	Karrinyup	Hamersley	**4**
Heaton Royal	Dry Local	Yokine	Lawley	**4**
Bridgewater Frome	Local	Karrinyup	Coastal	**4**
Deanmore Duke	Local	Karrinyup	Coastal	**4**
Padstow Park	Local	Karrinyup	Coastal	**4**
Duffy Wessex	Local	Carine	Hamersley	**4**
Edmondson Klein	Local	Karrinyup	Hamersley	**4**
Buntine Haynes	Local	Wembley Downs	Doubleview	**4**
Osmaston	Local	Carine	Hamersley	**4**
Herb Elliott	Dry Local	Karrinyup	Coastal	**4**
Grand Indich Park	Dry Local	Doubleview	Doubleview	**4**
Hamer Valley Ken	Dry Local	Wembley Downs	Doubleview	**4**
Hale Pearson	Local	Woodlands	Doubleview	**4**
Tuscany	Dry Local	Churchlands	Doubleview	**4**
Fig Tree Park	Dry Local	Glendalough	Osborne	**4**
Brompton Norman	Dry Local	Wembley Downs	Doubleview	**4**
Cedric Grebe Sandpiper	Local	Stirling	Osborne	**4**
Cherrytree Park	Local	Stirling	Osborne	**4**
Wilkie Woodhall	Local	Stirling	Osborne	**4**
Dusan Lucev	Local	Balcatta	Hamersley	**4**
Lycium Roselea	Local	Stirling	Osborne	**4**
Avocado Bangalay	Local	Dianella	Inglewood	**4**
Coralberry Verbena	Local	Dianella	Lawley	**4**
Eastland Molloy	Local	Dianella	Lawley	**4**
Light Valentine	Local	Dianella	Inglewood	**4**
Wellington Glover	Local	Dianella	Inglewood	**4**
Queens Memorial	Local	Mount Lawley	Lawley	**4**
Macalister Gardens	Local	Mirrabooka	Balga	**4**
Belleview Hellenic	Local	Dianella	Inglewood	**4**
Pimlott Hustler	Local	Dianella	Inglewood	**4**

Almadine Silica Park	Dry Local	Carine	Hamersley	4
Basalt	Dry Local	Carine	Hamersley	4
Birkett	Dry Local	Dianella	Inglewood	4
Briald	Dry Local	Dianella	Inglewood	4
Chiswick Valley	Dry Local	Wembley Downs	Doubleview	4
Cordroy	Dry Local	Hamersley	Hamersley	4
Chelmorton Park	Local	Carine	Hamersley	4
Hayes Morley	Dry Local	Dianella	Lawley	4
Hewett Park	Dry Local	Balga	Balga	4
Pendine	Dry Local	Carine	Hamersley	4
Monyash East	Dry Local	Carine	Hamersley	4
Okely Doriot	Dry Local	Carine	Hamersley	4
Orville Park	Dry Local	Hamersley	Hamersley	4
Old Balcatta Road	Local	Gwelup	Hamersley	4
Halley Park	Dry Local	Innaloo	Doubleview	4
Prase	Dry Local	Carine	Hamersley	4
Spiderlily Mews	Dry Local	Karrinyup	Hamersley	4
Wanstead Teale	Dry Local	Gwelup	Hamersley	4
Lilacdale	Dry Local	Innaloo	Doubleview	4
Armadale Cres 1 (74 Armadale)	Dry Local	Coolbinia	Lawley	4
Talbot	Local	Woodlands	Doubleview	4
Thongsbridge	Dry Local	Menora	Lawley	4
62 Guelfi Road	Dry Local	Balcatta	Hamersley	4
Roselea Karrinyup	Local	Stirling	Osborne	4
Martelli Park	Local	Stirling	Hamersley	4
Castleton D'alonzo	Dry Local	Balcatta	Osborne	4
Jones Weeroo	Dry Local	Stirling	Osborne	4
Cedric North	Dry Local	Stirling	Hamersley	4
Blythe Park	Local	Yokine	Lawley	4
Flinders	Local	Yokine	Lawley	4
Keith Clarke	Dry Local	Balcatta	Osborne	4
Tyler Eldorado	Local	Tuart Hill	Osborne	4
Oliver Glanton	Local	Dianella	Inglewood	4
Sattelberg Prevelly	Local	Dianella	Inglewood	4
Shadycroft Donnybrook	Local	Dianella	Inglewood	4
Shannon Glanton	Local	Dianella	Inglewood	4
Armadale Carnarvon	Local	Coolbinia	Lawley	4
Hamer Parade	Local	Inglewood	Inglewood	4
Inverness Crescent	Local	Menora	Lawley	4
Rookwood Learoyd	Local	Mount Lawley	Lawley	4
Sunart Beach	Local	Hamersley	Hamersley	4
3 Chappel St	Dry Local	Dianella	Inglewood	4
Wanneroo Annan Mull	Local	Hamersley	Hamersley	4
Coode	Dry Local	Dianella	Inglewood	4
Manton Dalwood	Dry Local	Hamersley	Hamersley	4
Wanneroo Blissett Cope	Local	Hamersley	Hamersley	4
Nautilus Pearl Spray	Local	Scarborough	Coastal	4
Royal Lockwood	Dry Local	Yokine	Lawley	3
Dardanup Green	Local	Gwelup	Hamersley	3
Lyndale Park	Dry Local	Gwelup	Hamersley	3
Kersey Pinxton	Local	Carine	Hamersley	3
Sandover	Local	Karrinyup	Hamersley	3
Wilding Jackson	Local	Karrinyup	Hamersley	3
Dechaineux	Local	Dianella	Inglewood	3
Maurie Hamer Park	Local	Herdsman	Doubleview	3
Crowcombe	Local	Karrinyup	Coastal	3
Candella Square	Local	Stirling	Osborne	3
Bittern Osprey	Dry Local	Stirling	Hamersley	3
Gordon Phoenix	Local	Dianella	Inglewood	3

Heyshott Lancing	Local	Balga	Balga	3
Alvaston Ashover Ballidon	Local	Carine	Hamersley	3
Albourne Lavant	Dry Local	Balga	Balga	3
Ardleigh Ebury Eccles	Local	Hamersley	Hamersley	3
Beach Marmion	Local	Carine	Hamersley	3
Burroughs Pascoe	Local	Karrinyup	Coastal	3
Draycott Park	Local	Karrinyup	Coastal	3
Pendine Parant	Local	Carine	Hamersley	3
Settlers Green	Local	Gwelup	Hamersley	3
Buxton Tandarra	Local	Wembley Downs	Doubleview	3
Carpenteria Cranberry Park	Local	Stirling	Osborne	3
Venice	Local	Dianella	Inglewood	3
Leeds The Strand	Local	Inglewood	Inglewood	3
Vickers Street	Dry Local	Hamersley	Hamersley	3
Cleveland Valerie	Local	Dianella	Inglewood	3
Moulden	Dry Local	Yokine	Lawley	3
1 BLAIR ST	Dry Local	Karrinyup	Coastal	3
Basalt Silver PAW	Dry Local	Carine	Hamersley	3
Beach Bedelia	Dry Local	Hamersley	Hamersley	3
Bentley Burgess	Local	Hamersley	Hamersley	3
Drayton	Dry Local	North Beach	Coastal	3
Charles Riley Edgefield	Local	North Beach	Coastal	3
Flinders Wellington	Dry Local	Yokine	Lawley	3
Chellaston Edlaston	Local	Carine	Hamersley	3
Clark Place	Local	Karrinyup	Coastal	3
Deanmore (Newborough Rainer)	Local	Karrinyup	Coastal	3
Morley Buffer	Dry Local	Dianella	Inglewood	3
Emerald Marmion	Local	Carine	Hamersley	3
Lennox Blissett Hendon	Local	Hamersley	Hamersley	3
Okely Osmaston Homesfield	Local	Carine	Hamersley	3
Taris Park	Local	Karrinyup	Hamersley	3
Lucca Mantua Tuscany	Local	Churchlands	Doubleview	3
Calais Hale Buxton Dover	Dry Local	Wembley Downs	Doubleview	3
Memory Park	Local	Churchlands	Doubleview	3
Pearson Hollypea	Local	Churchlands	Doubleview	3
Tamarisk	Local	Woodlands	Doubleview	3
University Empire	Local	Churchlands	Doubleview	3
Como	Local	Stirling	Osborne	3
Salerno	Local	Stirling	Osborne	3
Talia	Local	Stirling	Osborne	3
Telford	Local	Stirling	Osborne	3
Harrier Sittella	Dry Local	Stirling	Osborne	3
Broadcast Osborne	Local	Dianella	Lawley	3
Eastland Hannaby	Local	Dianella	Lawley	3
Coode Concord Park	Dry Local	Dianella	Inglewood	3
Coode Croydon	Dry Local	Dianella	Inglewood	3
Zaccaria Park	Dry Local	Gwelup	Hamersley	3
Abdale Talma	Local	Gwelup	Hamersley	2
Williams Walney	Dry Local	Dianella	Lawley	2
Apex Park	Local	North Beach	Coastal	2
Karrinyup Osborne	Local	Stirling	Osborne	2
Wake Pola	Local	Dianella	Inglewood	2
Lennard Jefferey	Local	Dianella	Inglewood	2
Seabrook Wrigley	Dry Local	Dianella	Inglewood	2
Fairway	Dry Local	Yokine	Lawley	2
Shakespeare Gray	Dry Local	Yokine	Lawley	2
Fitzroy Light	Dry Local	Dianella	Inglewood	2
Lowe Whitley	Local	Karrinyup	Coastal	2
Luccombe	Dry Local	Karrinyup	Coastal	2

Sharon	Dry Local	Carine	Hamersley	**2**
Silica Park	Local	Carine	Hamersley	**2**
North Beach Porter	Local	Gwelup	Hamersley	**2**
Barker Place	Local	Karrinyup	Coastal	**2**
Cromarty Needlewood	Local	Churchlands	Doubleview	**2**
Stockdale Sulman Kell	Dry Local	Wembley Downs	Doubleview	**2**
Hamersley Park	Dry Local	Waterman	Coastal	**2**
Mordon Glenelg RIR	Local	Wembley Downs	Doubleview	**2**
David Ben-Gurion	Local	Dianella	Inglewood	**2**
Gay Osborne	Local	Dianella	Lawley	**2**
Alexander Dumbarton RIR	Local	Menora	Lawley	**2**
Inglewood Triangle	Local	Inglewood	Inglewood	**2**
Meenar	Local	Coolbinia	Lawley	**2**
Ambridge Eglinton	Local	Hamersley	Hamersley	**1**
Howes Malba	Local	Dianella	Inglewood	**1**
Emerald Park	Local	Carine	Hamersley	**1**
Pomarine Blackbird	Local	Gwelup	Hamersley	**1**
Exford	Local	Karrinyup	Coastal	**1**
Gemstone Park	Local	Carine	Hamersley	**1**
The Lane	Local	Churchlands	Doubleview	**1**
Candella Biccari	Local	Stirling	Osborne	**1**
Cotoneaster Privet	Local	Stirling	Osborne	**1**
Bradbourne Almadine	Local	Carine	Hamersley	**0**
Waldorf Fairlane	Local	Carine	Hamersley	**0**

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 JOE FERRANTE - E-VEHICLE CHARGING

Business Unit:	Facilities, Projects & Assets	Service: Facility Management
Ward:	Osborne	Location: City of Stirling Administration Building
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/037

Moved Councillor Ferrante, seconded Councillor Migdale

That a report be PRESENTED to Council for the consideration of opening 53 Electric Vehicle station points located at the City of Stirling's Civic Place for public use, and given the current situation of global fuel supplies, that Council CONSIDERS a reduced per kilowatt rate for ratepayers for a period of up to three months, as similarly done in reducing the fuel levy, to help in the cost of living expenses.

The motion was put and declared CARRIED (12/3).

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

Notice of Motion Recommendation

That a report be PRESENTED to Council for the consideration of opening 53 Electric Vehicle station points located at the City of Stirling's Civic Place for public use, and given the current situation of global fuel supplies, that Council CONSIDERS a reduced per kilowatt rate for ratepayers for a period of up to three months, as similarly done in reducing the fuel levy, to help in the cost of living expenses.

Background provided by Elected Member

"Only 10 of the 53 Electric Vehicle stations are available for public use, are currently underused, and would help in additional revenue generation for the City of Stirling."

Details

The City currently manages a network of 53 Electric Vehicle (EV) chargers across five different sites. This equates to 95 'charging points' being available, as many of the chargers are 'dual' chargers. Of these, 10 chargers (19 charging points) are currently available to the public.

In relation to the Administration Building specifically, there are 30 chargers (50 charging points) with eight charging points currently available to the public in Puccini Court.

Officers can prepare a report to be presented to the Council Meeting to be held 9 June 2026 outlining the options to provide additional access to the public as well as opportunities to provide reduced rates for a short term.

Financial Assessment and Implications

There are no financial implications in the preparation of a report.

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A customer-focused City

Priority: Provide consistent, responsive and efficient customer service

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

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

14.2 PROPOSED NOTICE OF MOTION - COUNCILLOR SUZANNE MIGDALE - E-SCOOTERS AND ELECTRIC BIKES, YOKINE

Business Unit:	Community Safety	Service: Ranger Services
Ward:	Lawley	Location: Yokine Reserve, 100 Wordsworth Avenue, Yokine WA 6060
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/038

Moved Councillor Migdale, seconded Councillor Re

That a report be PRESENTED to the Community and Resources Committee Meeting to be held 30 June 2026 to CONSIDER a trial, with community consultation including online consultation, of an exclusion zone for Electric Scooters and Electric Bikes from internal walking paths at Yokine Reserve, Yokine.

The motion was put and declared CARRIED (14/1).

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

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee Meeting to be held 30 June 2026 to CONSIDER a trial, with community consultation including online consultation, of an exclusion zone for Electric Scooters and Electric Bikes from internal walking paths at Yokine Reserve, Yokine.

Background provided by Elected Member

"Due to an increase in complaints from park attendees who have had near misses with fast travelling e-equipment and who feel that the risk to children and elderly park attendees is too high."

Details

The Road Safety Commission publishes information to define an eRideable, a motorised scooter and other rideable devices outlining the differences between each of these devices. The Road Traffic Code 2000 provides legislation on the locations where certain devices can be ridden and the maximum speed permitted. The City's Local Government Property Local Law provides a mechanism for a determination to be made to prohibit a person from pursuing a particular activity on specified local government property.

Considering the variety of different types of devices that could fall into the category of electric scooters and electric bikes, further investigation is required to identify the differences, what is currently permitted under the Road Traffic Code and if it is possible for the City to impose an exclusion zone for internal walking paths in reserves.

Officers can prepare a report to be presented to the Community and Resources Committee Meeting to be held 30 June 2026 outlining the options available. It is suggested that the report include consideration of Jackadder Lake, Woodlands given the identical nature of another Proposed Notice of Motion submitted by Councillor Elizabeth Re. Officers can present one report to address both locations.

Financial Assessment and Implications

Any financial implications will be provided within the report presented to the Community and Resources Committee Meeting on 30 June 2026.

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: 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.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

14.3 PROPOSED NOTICE OF MOTION - COUNCILLOR ELIZABETH RE - E-SCOOTERS AND ELECTRIC BIKES, WOODLANDS

Business Unit:	Community Safety	Service: Ranger Services
Ward:	Doubleview	Location: Jackadder Lake Reserve, 13 Blackbutt Road, Woodlands WA 6018
Applicant:	Not Applicable	

Role

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

Council Resolution

0526/039

Moved Councillor Re, seconded Councillor Migdale

That a report be PRESENTED to the Community and Resources Committee Meeting to be held 30 June 2026 to CONSIDER a trial, with community consultation including online consultation, of an exclusion zone for Electric Scooters and Electric Bikes from internal walking paths at Jackadder Lake, Woodlands.

The motion was put and declared CARRIED (14/1).

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

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee Meeting to be held 30 June 2026 to CONSIDER a trial, with community consultation including online consultation, of an exclusion zone for Electric Scooters and Electric Bikes from internal walking paths at Jackadder Lake, Woodlands.

Background provided by Elected Member

Nil.

Details

The Road Safety Commission publishes information to define an eRideable, a motorised scooter and other rideable devices outlining the differences between each of these devices. The Road Traffic Code 2000 provides legislation on the locations where certain devices can be ridden and the maximum speed permitted. The City's Local Government Property Local Law provides a mechanism for a determination to be made to prohibit a person from pursuing a particular activity on specified local government property.

Considering the variety of different types of devices that could fall into the category of electric scooters and electric bikes, further investigation is required to identify the differences, what is currently permitted under the Road Traffic Code and if it is possible for the City to impose an exclusion zone for internal walking paths in reserves.

Officers can prepare a report to be presented to the Community and Resources Committee Meeting to be held 30 June 2026 outlining the options available. It is suggested that the report include consideration of Yokine Reserve, Yokine given the Proposed Notice of Motion submitted by Councillor Suzanne Migdale. Officers can present one report to address both locations.

Financial Assessment and Implications

Any financial implications will be provided within the report presented to the Community and Resources Committee Meeting on 30 June 2026.

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: 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.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

15. NOTICES OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

15.1 PROPOSED NOTICE OF MOTION - MAYOR MARK IRWIN - PROPOSED MRS AMENDMENTS FOR THE STEPHENSON HIGHWAY PRIMARY REGIONAL ROAD RESERVE

Mayor Mark Irwin submitted the following Notice of Motion at the Council meeting held 19 May 2026.

Notice of Motion Recommendation

That the Mayor WRITES to the Minister and requests that as part of any future Metropolitan Regional Planning Scheme amendment process to reclassify the reserve of the Stephenson Highway Primary Regional Road Reserve to 'Urban', that extensive environmental studies be undertaken and that a concurrent amendment to the City's Local Planning Scheme be undertaken to protect this vegetation.

Reason for Motion

"Given that the State Government has finalised their initial studies and does not believe there is a requirement or a need for a connector road, the City has no reason not to support the retention of this land in its current form."

15.2 PROPOSED NOTICE OF MOTION - COUNCILLOR DANIELA ION - COMMUNITY LEGAL SERVICES TRIAL AT DIANELLA LIBRARY

Councillor Daniela Ion submitted the following Notice of Motion at the Council meeting held 19 May 2026.

Notice of Motion Recommendation

That a report be PRESENTED to Council for a community legal services trial to be considered at Dianella Library in response to community feedback.

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 8.02pm.

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

Date: .....

SIGNED:

.....

Presiding Member Signature

.....

Presiding Member Name (*please print*)