



City of Stirling

Ordinary Meeting of the 41st Council

12 August 2025

Minutes

To: The Mayor and Councillors

Here within the Minutes of the Ordinary Meeting of Council of the City of Stirling held Tuesday 12 August 2025 in the City of Stirling Council Chamber, 25 Cedric Street, Stirling.

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

Stevan Rodic | Chief Executive Officer

Our Vision, Mission and Values

Vision

A sustainable City with a local focus.

Mission

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

Values

The City of Stirling's core values are:

- Approachable
- Responsive
- Transparent
- Innovative.

Disclaimer

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

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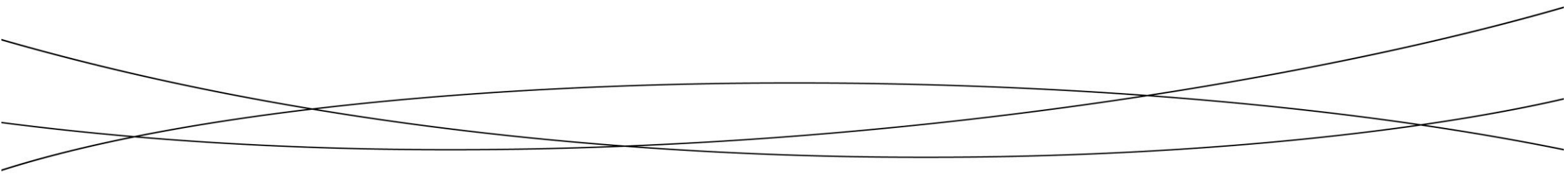


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**MINUTES OF THE ORDINARY MEETING OF COUNCIL OF TUESDAY 12 AUGUST 2025 HELD IN CITY OF STIRLING
COUNCIL CHAMBER, 25 CEDRIC STREET, STIRLING**

1. OFFICIAL OPENING

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

2. ATTENDANCE AND APOLOGIES

ATTENDANCE

Mayor

Mark Irwin

Councillors

Councillor Andrea Creado
Councillor Michael Dudek
Councillor Joe Ferrante
Councillor Damien Giudici
Councillor Tony Krsticevic
Councillor David Lagan
Councillor Suzanne Migdale
Councillor Teresa Olow
Councillor Rob Paparde
Councillor Karlo Perkovic
Councillor Stephanie Proud JP
Councillor Elizabeth Re
Councillor Lisa Thornton

Employees

Chief Executive Officer - Stevan Rodic
Director Community Development - Michael Quirk
Director Corporate Services - Ingrid Hawkins
Director Infrastructure - Andrew Murphy
Acting Director Planning and Development - Giovanna Lumbaca
Manager City Future - Emille van Heyningen
Manager Commercial Portfolio - Jon Morellini
Manager Governance - Brad Sillence
Manager Waste and Fleet - Yvette Plimbley
Acting Manager Development Services - Joseph Rowe-Martin
Acting Manager Engineering Services - Frank Strever
Internal Auditor - Kerry Flynn
Coordinator City Future Projects - Gareth Glanville
Coordinator Schemes, Policies and Heritage - Neil Maull
Lead Governance Officer - Regan Clyde
Lead Elected Member Services - Sean McDiarmid
Senior Governance Officer - Leanne Prior
Communications Officer - Mark Ravi

Public

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Press

0

APOLOGIES

Councillor Chris Hatton.

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 Committee - 4 August 2025

Nil.

Planning and Development Committee - 5 August 2025

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/CF1 as in his full time employment he has used the traffic consultant.

Councillor Chris Hatton disclosed an Impartial Interest in Item 12.2/CF1 as he has had previous contact with the community.

Councillor Teresa Olow disclosed an Impartial Interest in Item 12.2/CF1 as she has had meetings with the school.

Councillor Rob Papparde disclosed an Impartial Interest in Item 12.2/CF1 as he owns property near the area.

Councillor Stephanie Proud disclosed an Impartial Interest in Item 12.2/CF1 as she has knowledge of families in the near vicinity of Cape and Tyler Streets.

Councillor Lisa Thornton disclosed an Impartial Interest in Item 12.2/CF1 as she has met with residents and school representatives.

Councillor Michael Dudek disclosed an Impartial Interest in Item 12.2/CF4 as his brother owns an STRA in Stirling.

Councillor Lisa Thornton disclosed an Impartial Interest in Item 12.2/8.3 as she owns property in Glendalough.

Council - 12 August 2025

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.2/CF1 as he attended St Kieran's and Servite College.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/CF1 as he has spoken to the Principal of St Kieran's prior to consideration of this item.

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.2/CF5 as she is a member of Perth Glory.

5. PETITIONS

Nil.

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

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

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

6.1 PUBLIC QUESTION TIME - R MURPHY

The following question submitted by R Murphy, Karrinyup 6018, was taken on notice at the Council Meeting held Tuesday 1 July 2025.

Q2. *"I'm sure the Council is aware of the recently tabled Auditor General's report on the conservation of threatened ecological communities in Western Australia, which is critical of the monitoring and protection of the condition of these unique groups of plants, animals and microorganisms occurring in specific environments across WA. The report states the obvious that once a TEC [Threatened Ecological Community] is destroyed it is unlikely to recover. How many threatened ecological communities occur within the boundaries of the City of Stirling, including that within the South Trigg Beach class A reserve between Scarborough and Trigg Beach, and what resources are allocated to ensure the management and protection of these threatened ecological communities into the future?"*

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

Additional Information

A2. Both the Western Australian State Government and the Federal Government maintain independent lists of TECs. While there is some overlap between these listings, they do not always align perfectly. State-listed TECs tend to be more specific in their definitions, whereas Federal TECs are often broader in scope. As a result, some ecological areas within the City may be recognised under both jurisdictions, while others may be listed under only one.

State TECs are listed under the *Biodiversity Conservation Act 2016* and include several communities within the City of Stirling, such as:

- *Banksia attenuata* woodlands (FCT20a)
- *Banksia attenuata* and/or *Eucalyptus marginata* woodlands of the eastern Swan Coastal Plain (FCT20b)
- *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands (FCT30a)

Additionally, some ecological communities within the City partially align with State TEC definitions but do not meet the full criteria for formal listing. An example is the *Melaleuca huegelii* – *M. systema* shrublands (FCT26a).

Federal TECs are listed under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. The City contains a few of these, including:

- Banksia Woodlands of the Swan Coastal Plain, listed in 2016. This community encompasses the State-listed Banksia TECs and also includes areas recognised as Priority Ecological Communities (PECs) under State legislation.
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain, listed in 2019, which is also a State PEC.
- Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion, listed in 2023. This listing is broader than its State counterpart, meaning areas not previously covered under State TEC definitions may now be recognised federally.

Formal determination of TEC status requires detailed floristic surveys and statistical analysis conducted by qualified environmental scientists, as determined by State and Federal departments. As most of the native remnant vegetation within the City falls within one or another of the TECs listed above, the City treats all our conservation areas as such.

The City invests significant resources to protect, manage and improve its conservation areas with a budget of just over \$3.8 million for the current financial year. These resources are used to manage and reduce the impacts of threats to our conservation areas such as weeds, bushfire and feral animals, to undertake habitat restoration, to monitor water quality and to protect and increase resources for threatened native animals, among others.

The City partners with schools, Conservation Volunteer Groups, and other community groups to deliver over 7,600 hours of on-ground conservation works in the last financial year, with a similar number planned for this year.

With the agreement of Council, the Presiding Member brought Item 10 – Announcements forward in the order of proceedings.

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10.1 ANNOUNCEMENT - AUSCONTACT ASSOCIATION AWARDS

Councillor Teresa Olow made the following announcement:

“I had the pleasure of recently attending the AusContact Association Awards on Friday 1 August 2025, where the City’s Customer Experience team were recognised as State Finalists across five categories, and were announced as State Winners across three of these categories.

The City won the State Awards in the following categories:

- *Employee Experience of the Year – Mental Health & Wellbeing for Customer Experiences 12-month wellness, connection, and safety program.*
- *Coach / Quality Professional. This was awarded to Team Leader Customer Experience, Stacey Halicki, for the development of a six week coaching program aimed at lifting Customer Experience Officer quality and capability within the Contact Centre.*
- *Centre Manager of the Year. This was awarded to Service Lead Customer Experience Rebecca Embleton-Smith for leading leaders with purpose, curiosity, and care driving people, operational, and performance success.*

The team were also State finalists in the categories of:

- *Customer Experience Initiative of the Year – Workforce Transformation; and*
- *Customer Experience Champion.*

It is my honour to formally present these awards to Council tonight and to congratulate the Customer Experience Team, many of whom are here tonight in the gallery.

Well done all!”

Mayor Mark Irwin added the following comments in relation to the Auscontact Association Awards:

"Thanks Councillor Olow. We are extremely proud of our Customer Experience Team! I had the pleasure last year of joining you at the State Awards and I know you went on then to win the national awards.

So, to back it up in the second year really shows that desire for your team to put the customer first.

Local government is an interesting beast. It is not often that the customers are ringing local government to say they really appreciate giving them a rates bill or picking up their bin. You are normally dealing with someone who isn't having a great day with the challenges that they face either interacting with our services or their neighbours.

So, it can be challenging, and I think the way you have improved the customer experience for our rate payers and our residents through your team's desire to do better, and to think of them all of as an individual and as a person that needs assistance, is something that we as a Council are extremely proud of.

We congratulate all of you and are really proud of your achievements."

10.2 ANNOUNCEMENT - COUNCILLOR STEPHANIE PROUD JP APPOINTED CHAIR OF MRC

Mayor Mark Irwin made the following announcement:

"I would like to congratulate Councillor Proud.

Whilst we've been on leave, there was a Mindarie Regional Council meeting, and Councillor Proud was elected as the Chair of Mindarie Regional Council.

It is a significant piece of what Stirling does in terms of our Waste Recovery Services.

Councillor Proud is the second female from the City of Stirling to be Chair of Mindarie Regional Council, the first being Georgiana Alma Venville who was the Founding Chair and a Freeman of the City.

So - congratulations to Councillor Proud on your achievements."

8. 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 - W BINGLEY

The following questions were submitted by W Bingley, Dianella WA 6020, at the Council Meeting held Tuesday 12 August 2025.

Q1. *"In the 2025 budget, rates were raised by 4.5%, increasing pressure on numerous citizens. Such a raise would indicate that the cost of the City services has increased. Which City service costs have increased since the previous budget?"*

A1. The Director Corporate Services advised that the City's costs have increased across all services. The City's operating costs base has increased by over 6% which is due to suppliers passing on those inflationary pressures to Council.

Q2. *"The Council would also know we are in a cost-of-living crisis, so why is no alternate form of income being considered contrary to a rate increase?"*

A2. The Mayor advised that alternative sources of income are considered. While rates make up approximately half of the annual budget, the remaining funds are drawn from a combination of fees for services (particularly where those services impact only a specific group of ratepayers). There are also various grants and subsidies provided by State and Federal Governments and other agencies. The City is also part of Catalina Regional Council, which oversees property development in the northern corridor. These funds are reinvested in commercial property to generate income, which assists in taking pressure off the rates increase.

7.2 PUBLIC QUESTION TIME - N BARNAO

The following questions were submitted by N Barnao, Floreat WA 6014, at the Council Meeting held Tuesday 12 August 2025.

The below questions relate to Item 12.2/CF1 on the agenda.

- Q1. *“Can Council please explain why it is okay to upgrade a road, which runs through the middle of St Keiran school operations, without either a Masterplan or a traffic study? Yet, a Masterplan is required to support a trial closure of a left-hand turn, underpinned by a traffic study, to address an existing safety and operational risk that has no relevance to any future or aspirational development plans for the school?”*
- A1. The Mayor advised that Item 12.2/CF1 was on the agenda for Council’s consideration. The upgrade is a laneway - the City of Stirling routinely undertakes upgrades to laneways as part of its Right of Way strategies, as part of the City’s broader strategic approach. However, the City is not proposing in this agenda item to upgrade the laneway or allocate funding for it. The fact that the school’s operations cross the laneway is an issue for the school, and the laneway may play a role in its future planning.
- Q2. *“What does Council want to see in the Masterplan, noting that a Masterplan is a blue-sky vision of the future, when the current proposed trial closure is to mitigate against safety and operational risks based on the existing school operations and current footprint?”*
- A2. The Coordinator Schemes, Policies and Heritage advised that the Masterplan was the result of a Council report considering the proposed trial closure. At that time, it was determined that a Masterplan ought to be provided, to provide a consolidated plan for the area, and to provide certainty to the school and the City in terms of what was happening in the area, and to enable holistic planning to take place. The absence of the Masterplan means the City is unaware of how both Servite College and St Keiran will expand in the future, noting that Servite College has undertaken a lot of land acquisition in the area and is undertaking improvements to its site. Full understanding of these issues - including future student numbers; where they may be located; and how they will be accommodated and the staging around that – these are important considerations, as these changes, by extension, may potentially result in an increased number of vehicles visiting the area. This needs to be considered when making decisions around the trial closure.

7.3 PUBLIC QUESTION TIME - D BURNETT

The following questions were submitted by D Burnett, Tuart Hill WA 6060, at the Council Meeting held Tuesday 12 August 2025.

Q1. *“St Kieran has been advocating to solve the safety and operational challenges associated with traffic flowing through the middle of its operations for 47 years. The initial request being acknowledged by the City of Stirling on the 27th of November 1978. This concern has been repeatedly raised again and again over the decades by the school and the parish. Does Council not accept that there is a problem worthy of addressing at the St Kieran Catholic Primary site, or should we wait until a more serious incident occurs to justify action?”*

A1. The Service Lead Transport advised that the City acknowledges the concerns raised by the school regarding traffic movement through the school precinct. However, it is important to note that the existing road network has been in place for many years and predates the school’s expansion across its boundary roads.

All concerns about traffic and road safety issues have been investigated appropriately, and evidence-based decisions have been made on quantifiable traffic and crash data. Whilst acknowledging the concerns of the school and its community, the data has not indicated any inherent road design issues that have warranted intervention.

The City remains open to ongoing monitoring and engagement with the school to ensure that any future changes are evidence-based and appropriately balanced with the needs of the wider community.

Q2. *“Is Council fully aware of the difference in governance and ownership between Servite College and St Kieran Catholic Primary School?”*

A2. The Mayor advised that the City is not entirely familiar with the differences in governance between the two schools. The more recent discussions around St Kieran Catholic Primary School, were brought up when the City looked at proposing the Safe Active Street Program through the area. The Proposal was contentious particularly over how it would affect traffic movements towards the school, but the City did not see the Masterplan as being restrictive. The item is on the Council agenda for this evening. The Proposal was done to be proactive in understanding the link between St Kieran Catholic Primary School and Servite College. The aim is to ensure that future traffic management is not done in a piecemeal way so there are not detrimental effects to safety in future.

7.4 PUBLIC QUESTION TIME - M SCHREURS

The following questions were submitted by M Schreurs, Tuart Hill WA 6060, at the Council Meeting held Tuesday 12 August 2025.

- Q1. *“Can Council please explain the relevance of a masterplan, in addressing the immediate safety and operational issue associated with the current operations of the school that has been pre-existing for many years with many near misses?”*
- A1. The Mayor advised that the Masterplan is not necessarily directly related to the safety issues. Even with traffic management there, the school will have to continue to address the safety issues with children crossing the road. The Masterplan was seen as a plan for traffic movements, and it would be acknowledged that any road closure there would have significant impacts on other road networks and those movements.
- Q2. *“Would it help council with their decision making if Catholic Education were to make a financial contribution to the trial road closure?”*
- A2. The Mayor advised that he was unsure surrounding the legality of such a contribution. Council will decide on this item based on the merit of the applications, risk, consultation and the Community.

7.5 PUBLIC QUESTION TIME - R HADLEY

The following questions were submitted by R Hadley, Woodlands WA 6018, at the Council Meeting held Tuesday 12 August 2025.

Q1. "All the meetings and information on this boardwalk are to be held in Scarborough. Ratepayers seeking further information who may live in Menora, Mirrabooka, Balga or Inglewood have to make the lengthy trip, at personal expense, even though there are libraries in Dianella, Inglewood and Osborne Park, and the Mirrabooka Leisure Centre, which could be utilised. Can the Mayor please explain why, to ratepayers and the Minister of Local Government, these facilities have not been utilised?"

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

Q2. "Identical to the Trackless Tram fiasco, the City's marketing section are in full swing advertising and promoting this boardwalk. This Council should only be providing information without embellishing or promoting a boardwalk, particularly when this Council has not yet made any decision on this project. Through the Chair, can the Manager Governance please advise if this contravenes local government regulations?"

A2. The Mayor advised that the award-winning Trackless Tram project is not related at all to the boardwalk project. The Marketing team is not in charge – the Community Engagement team oversees community consultation. It is not a marketing ploy, it was actually a request from the community to ensure there was extensive consultation, in line with the City's Consultation Policy.

The Mayor further advised that the Manager Governance would provide a response in writing.

Additional Information

A1. The City's Business Unit Community Consultation Procedures utilises a proximity-based approach to ensure that those most affected by a project are given the opportunity to participate in consultation or attend information sessions. Informal drop-in sessions and an information forum have been conducted in both Trigg and Scarborough to provide further details on the Coastal Boardwalk Feasibility Study. For those people who live further away, the information has been made available on a dedicated page on the City's website. Staff are also available to discuss the details of the feasibility study by phone.

A2. The City of Stirling has committed to sharing the findings of the Coastal Boardwalk Feasibility Study as part of the community consultation process. The aim is to ensure that the community is informed of the outcomes of the feasibility study before providing feedback on the proposal.

There is no contravention of local government regulations. As the current consultation process is in regard to the possible installation of a boardwalk, it is appropriate for the City to provide information on what that may look like.

At 6.53pm 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.

7.6 PUBLIC QUESTION TIME - M RUSSELL

The following questions were submitted by M Russell, Yokine WA 6060, at the Council Meeting held Tuesday 12 August 2025.

Q1. *"I understand that the City of Stirling has received options and their costings from the West Australian Golf Course management in regard to prevent golf balls exiting the golf course. How long will it take for these options to be reviewed by the City's relevant personnel for presentation to Council? How long will it take for the options to be approved by Council?"*

A1. The Director Corporate Services advised that the question would be taken on notice, and a written response provided.

Q2. *"As the West Australian Golf Club has already indicated they cannot afford the cost of the option they have presented; how then can their selected options eventually be funded?"*

A2. The Director Corporate Services advised that she had spoken with the General Manager of the West Australian Golf Club about options for the funding, and that she would follow up with them further regarding this.

Q3. *"The solution of errant golf balls, from what I've been told, is still some way off. In the interim, will the Council arrange for warning signs to be erected for the benefit of everybody who's affected by these?"*

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

Additional Information

A1. It is anticipated that the options will be reviewed by Friday 22 August 2025. At this stage it is not known when this will be reported back to Council. It will depend on the validity of the options.

A3. The installation of signs is for the consideration of the West Australian Golf Club. We will forward the suggestion on to the Club for their consideration.

7.7 PUBLIC QUESTION TIME - A GRAY

The following question was submitted by Alan Gray, Trigg WA 6029, at the Council Meeting held Tuesday 12 August 2025.

Q1. *“At the information session for the Scarborough boardwalk, it was claimed that the only way to make a submission was to scan the QR code from your mobile phone. I would have thought there would be a wider range of options to gather information. Is the City of Stirling willing to accept information from other sources such as handwritten forms, typed forms, from emails, from mobile phones?”*

A1. The Mayor advised that there was a range of options; he further advised that the question would be taken on notice, and a written response provided.

Additional Information

A1. There are many ways to access the online submission form for the Coastal Boardwalk Concept Consultation. This can be directly accessed from the City’s website by phone, computer or by the QR code. The online form also allows respondents to upload any documents to provide further information for submissions. People can also receive a hard copy form or provide an alternative format by contacting the City directly.

7.8 PUBLIC QUESTION TIME - L THOMPSON

The following questions were submitted by Lisa Thompson, Trigg WA 6029, at the Council Meeting held Tuesday 12 August 2025.

Q1. *"In relation to the boardwalk, and with the recent release of the coastal boardwalk consultation period, is Council taking all precautions to protect the environment of the Bush Forever and A Class site which is TEC?"*

A1. The Mayor confirmed that the City is taking all necessary precautions.

Q2. *"Then why is there a revegetation allowance of almost \$400,000 attached to several options?"*

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

Q3. *"Has Council managed to secure any funding avenues or support from government or alternate sources to help fund this expensive project?"*

A3. The Mayor advised that the City is currently conducting community consultation, and it would be premature to actively seek funding or support at this stage of the process.

Q4. *"If there is no funding support for this project, will Council then proceed with the total project being funded by ratepayers?"*

A4. A decision on the funding sources would be made after the community consultation process has been concluded.

Q5. *"Channel 7 interviewed a resident on 14 July regarding the proposed Trigg Boardwalk. Did the Mayor give Councillor Paparde permission to attend this interview and show his support at the interview?"*

A5. The Mayor advised that he was not requested to, and it is not part of his role to do so.

Additional Information

A2. To minimise impacts on the natural environment in the South Trigg Beach Reserve, the proposed boardwalk follows a path of degraded vegetation that currently exists in the area. These degraded areas comprise a high abundance of introduced weeds. Included within the proposed boardwalk project cost is an allowance to progressively revegetate the existing degraded areas with native plants that will provide dune stabilisation and deter further weed invasion.

7.9 PUBLIC QUESTION TIME - F POULSEN

The following questions were submitted by F Poulsen, Dianella WA 6059, at the Council Meeting held Tuesday 12 August 2025.

Q1. *“My questions relate to Development Application 25/0741. It is a development application for a change of use from a dwelling to a residential building in Dianella, where the owner would like to continue to operate a hostel that has already been operated out of a family home. I understand that this development application has been called into Council, and this is a relatively uncommon occurrence in terms of the way that these things are processed. Can you confirm why this has been called into Council?”*

A1. The Acting Director Planning and Development advised that this was called in at the request of the Ward Councillors.

The Mayor added that a Ward Councillor would normally call in an item if there was significant community interest, either for or against something, in order to make it more transparent.

Q2. *“My second question is about the timing. I was told by a planning officer that this was going to be adjudicated on 2 September – is that the case?”*

A2. The Acting Director Planning and Development advised that is correct. Sometimes an item may be scheduled for a particular date, but that date can be changed if, for example, more information from the applicant is needed. At this stage, 2 September is the date that it is expected to be presented to the Planning and Development Committee.

Q3. *“Despite the fact that the development application is in process, the hostel has already been illegally operating for over a year, which Council and the City of Stirling have been made aware of. What are the Council Members doing to work with the City to get this shutdown and to prevent similar operations from proliferating in the City of Stirling?”*

A3. The Acting Director Planning and Development advised that this has been going on for a long time, and the City has been doing several things; it has been investigated from a planning perspective, from a building perspective and from an environmental health perspective. A mobile CCTV unit has been stationed outside. City Officers have been working with the community, as well as the applicant, to try to bring the development application to Council for consideration and a Council determination. A number of things have been occurring behind the scenes with the community and with the applicant.

The Mayor further advised that the City would arrange a meeting or phone call with Ms Poulsen.

7.10 PUBLIC QUESTION TIME - D LOMBARDO

The following question was submitted by D Lombardo, Stirling WA 6021, at the Council Meeting held Tuesday 12 August 2025.

Q1. *“To date, Council has, in the interest of orderly, holistic and proper planning principles, been requesting a Masterplan for both St Kieran and Servite College. Is Councils position still to seek both Masterplans or should Council direct both owners of the schools to produce an overall Masterplan? For both schools and the Church, so informed decisions can be made on public roads.”*

A1. The Mayor advised that with these items on the agenda this evening, Council has not directed the schools, there is no mandated necessity or legality to say there has to be a Masterplan. It was done in agreement with the school to a certain extent on the fact there were so many different traffic modifications and plans around that area. It does not necessarily mean that the Council this evening can or cannot make a decision on whether they trial something, close a road or modify a laneway. The desire was to have a Masterplan presented that is why there is a current resolution that says that. The Mayor stated that it was not something that was mandated by this Council.

Acting Director Planning and Development added that from a planning perspective, a Masterplan is not a statutory planning document. In the planning legislation, you can have higher order documents like structure plans and local development plans. Then down to the detail in the development application plans. A Masterplan does not fit within the planning. The request for a Masterplan in this instance, was to understand the staging that might occur for the schools, noting that these schools exist in an infill area with residents. There are residents to be considered as well as broader community and the education precinct.

7.11 PUBLIC QUESTION TIME - M BOND

The following questions were submitted by M Bond, Stirling WA 6019, at the Council Meeting held Tuesday 12 August 2025.

- Q1. *“The City paid Urbis \$61,000 of ratepayer funds to complete a comprehensive Economic Impact Assessment, where a four-page summary report, was published on the Community Consultation page. The report claims that \$3.30 return of investment for every dollar spent if the proposed boardwalk was constructed. However, no calculations or methodology has been provided. This information was generated from a survey of 29 local businessman from 24,000 businesses in the City of Stirling. Why has the City refused to share the full Urbis Economic Impact Assessment, despite numerous requests to do so?”*
- A1. The Mayor advised that the question would be taken on notice, and a written response provided.
- Q2. *“The Environmental Impact Assessment claimed that the proposed Coastal Boardwalk would alleviate parking congestion in Scarborough. Please explain how the proposed Coastal Boardwalk would alleviate parking congestion in Scarborough?”*
- A2. The Mayor advised that it would not alleviate parking congestion.
- Q3. *“Natural Areas Consulting 2025 has stated, a potential risk to vegetation if the boardwalk is constructed within the site includes trampling, accidental fire ignition, vandalism and littering. It was recommended that the design process include the development of fencing to limit unrestricted access and to follow the best practises and principles to minimise crime. Coterra has stated that the rationale for the boardwalk was to reduce trampling through the dunes and now natural areas has informed the city that the fire risk, litter, trampling and crime will likely increase with the boardwalk. Has the cost and environmental impacts for security, CCTV and fencing mitigation strategies been determined and shared with the public, and if so, why not?”*
- A3. The Mayor advised that the question would be taken on notice, and a written response provided.

Additional Information

- A1. The City has only received one request from a member of the public for the detailed Economic Impact Assessment (EIA) and this has been provided. A copy of the EIA is now available on the City’s website. The methodology used to conduct the cost benefit analysis is in accordance with the guidelines set by the Western Australian Department of Treasury and Finance.
- A3. The Environmental Assessment conducted by Natural Areas Consulting has stated that there is a potential risk to vegetation which includes trampling, accidental fire ignition, vandalism and littering. It has also been recommended that these risks are considered for mitigation as part of the detailed design process if the proposal progresses beyond the concept phase.

7.12 PUBLIC QUESTION TIME - M MASIELLO

The following questions were submitted by M Masiello, Trigg WA 6029, at the Council Meeting held Tuesday 12 August 2025.

- Q1. *“The Natural Areas Report 2025, Appendix D of the coastal boardwalk is based on a desktop assessment combined with a vegetation survey. The survey for this 150,000 square metre site was conducted in one day by two environmental scientists. It is standard practise to list the names of the Authors within an environmental report. However, they have been omitted with the report that’s been publicised. The recommendations made by these two consultants is significant as they have guided the location, path and elevation of an \$18.5 million plus GST Boardwalk through an A Class Reserve that has the highest level of conservation protection in the state. How confident is the Mayor with the advice given by these two environmental scientists, considering the fact that significantly more detailed and longitudinal vegetation surveys have been completed at this site as recently as 2024?”*
- A1. The Mayor advised that the question would be taken on notice, and a written response provided.
- Q2. *“The Natural Areas Report 2025 evaluates two alternative journeys between North Scarborough and South Trigg - Journey A and Journey B. Who determined the specific location of the proposed Journey A? Was it City Officers, UDLA, Natural Areas, or the Council?”*
- A2. The Mayor advised that the question would be taken on notice, and a written response provided.
- Q3. *“The consultant, whoever picked this pathway, has put it on the left side of the existing path where extensive retaining is needed; whereas on the right-hand side of the existing path, there is a vegetation strip that forms part of the reserve, and it is further away from the TEC [Threatened Ecological Community]. It is a logical way to expand the path, but instead the consultant has put it on the left-hand side, which is destined for failure. Why has the City proposed an alternative option that is illogical and invalid and is not endorsed by anyone?”*
- A3. The Mayor advised that consultation for the boardwalk is currently open for public comment. He further advised that the City is happy to take comments on the proposed boardwalk through the available public submission.

Additional Information

- A1. Natural Area Consulting is a Western Australian owned environmental consulting and land management company with over 20 years of local experience. It operates within a Quality Management System which is certified to the ISO 9001:2015 Standard, an Occupational Health and Safety Management System which is certified to the AS-NZS 4801:2001 Standard, and an Environmental Management System which is certified to the ISO 14001:2015 Standard for the provision of project management, design and development of environmental services including on-ground environmental works, native plant production, and environmental consulting. The surveys were conducted by qualified environmental scientists in accordance with the technical guidance provided by the *Environmental Protection Act 1986 (WA)*.
- A2. Journey A was selected based on feedback from the community advocating that the City consider widening the existing shared use path as an option in the Coastal Boardwalk Feasibility Study.
- A3. It is noted on Figure 13 on page 34 of Appendix D that the locations on this map are indicative and are not the actual design placement. Notwithstanding, Journey A is located less than 4m from the threatened ecological community of *Callitris presissii*, in the section directly adjacent to West Coast Highway. A risk evaluation that was conducted as part of the Environmental Assessment for Journey A calculated this option to be a very high risk due to its likely and severe impact. It would also require extensive clearing of high-quality vegetation.

Journey B avoids high-quality vegetation and is positioned to minimise hydrological and ecological disruption. It presents a lower environmental risk and reduces construction impacts compared to Journey A.

7.13 PUBLIC QUESTION TIME - K KELLY

The following questions were submitted by K Kelly, Scarborough WA 6019, at the Council Meeting held Tuesday 12 August 2025.

- Q1. *"In Agenda Item 12.2/CF5 (page 203) Council has made an additional payment of \$500,000 - on top of the existing \$700,000 - to facilitate the relocation of Perth Glory sporting club. In the report the initiative is expected to deliver a range of activation, economic and community outcomes for the town centre. Is 'expected' a good enough reason for spending \$1.25 million on this project? Also, the report states a bespoke sponsorship agreement has been implemented. As a ratepayer and stakeholder, can you please explain what this bespoke agreement entails?"*
- A1. The Director Community Development responded that the City has negotiated a range of marketing and economic development benefits with Perth Glory. These include player visits to local schools and sporting clubs, the club's Family Fun Day being hosted within the City of Stirling, and various activations at the Herb Graham Recreation Centre. The City is confident that these community and economic benefits justify Perth Glory's presence in Mirrabooka.
- Q2. *"Can the Council please clarify who previously used the ground and building now occupied by Perth Glory in Mirrabooka? Where have those users been relocated to, and what has been the financial difference since their departure and Perth Glory's arrival?"*
- A2. The Mayor advised that the question would be taken on notice and a written response provided.
- Q3. *"What is the total cost to the Council to date for relocating Perth Glory to Mirrabooka? This should include City staff time, consultant fees, contributions from the City's Parks Department for turf reticulation and fencing, infrastructure upgrades, advertising, and events?"*
- A3. The Mayor advised that the question would be taken on notice and a written response provided.

Additional Information

- A1. The Sponsorship Agreement between the City and Perth Glory, approved by Council in October 2024, remains confidential due to its contractual nature as per Section 5.23(2)(c) of the *Local Government Act 1995*.

That Sponsorship Agreement includes a range of negotiated community and economic benefits including (but not limited to) City signage at Mirrabooka Regional Open Space, player appearances for City marketing purposes, use of the Perth Glory logo for City marketing purposes, player appearances at local football clubs and schools, Perth Glory Family Fun Day rotating across venues within the City, Perth Glory video content shot at key City locations for social media purposes, and discounted ticket/membership offers for City residents.

- A2. Mirrabooka Regional Open Space previously accommodated both Jaguars Football Club and Northern City Football Club. While Jaguars Football Club has remained at Mirrabooka Regional Open Space, Northern City Football Club has relocated to Dryandra Reserve and Fragrant Gardens Reserve in Mirrabooka. The only financial difference is an amount of \$2,725 in reserve hire fees which have been waived, in good faith, for these Clubs given the disruption caused to their 2025 winter season.

A wide range of community activities, organisations and user groups utilised the spaces within Stirling Leisure – Mirrabooka that are now occupied by Perth Glory. All of these activities, organisations and user groups are being relocated to alternative spaces within Stirling Leisure – Mirrabooka or other community buildings managed by the City. All community activities, organisations and user groups are being retained with only a minor financial difference due to some different facility/room hire rates being applicable.

A lessee has also been relocated from Stirling Leisure – Mirrabooka to a portion of Dianella Community Centre, which was approved at the Council Meeting held 4 March 2025 with rent based on a market valuation. Due to the space at Dianella Community Centre being smaller, the rent for this lessee reduced by \$822.

- A3. The City has received \$1.2 million from the State Government with \$1 million towards works at Mirrabooka Regional Open Space / Stirling Leisure – Mirrabooka and \$200K towards Dryandra Reserve / Fragrant Gardens Reserve. The \$1 million will deliver playing field and changeroom upgrades, playing field fencing, and administration area construction and fit-out for Perth Glory. The \$200K will deliver floodlight upgrades for Northern City Football Club at Fragrant Gardens Reserve. A further \$350K has been received from the State Government towards future clubroom upgrades at Fragrant Gardens Reserve.

The total cost to date, as at 12 August 2025, is \$1,083,889.

The City has allocated \$1.25 million for improvement works at Stirling Leisure – Mirrabooka, Mirrabooka Regional Open Space, Dryandra Reserve and Fragrant Gardens Reserve for the benefit of community organisations and user groups.

This funding will deliver the refurbishment of meeting rooms, internal wall cladding, upgraded parking and storage area, new facility and wayfinding signage, upgraded CCTV network and forecourt landscaping at Stirling Leisure - Mirrabooka. This funding will also deliver returfing of goal squares on the Mirrabooka Regional Open Space playing field utilised by Jaguars Football Club. This funding will also deliver floodlighting upgrades at Fragrant Gardens Reserve and fencing/minor building upgrades at Dryandra Reserve for Northern City Football Club (supplementing the abovementioned State Government funding).

It is not standard practice to allocate and cost City Officer time, so that information is not available. No advertising or event costs are applicable. The total cost to date, as at 12 August 2025, is \$365,830.

An additional amount of \$3,260 has been expended on sprinkler head replacement at Mirrabooka Regional Open Space.

7.14 PUBLIC QUESTION TIME - D HILL

The following question was submitted by D Hill, Stirling WA 6021 prior to the Council Meeting held Tuesday 12 August 2025.

Q1. *“Is Council aware of the significant number of students with disability (SWD) at St Kieran?”*

These students use the grassed area on the opposite side of Tyler Street daily. Crossing this trafficked road puts these students at risk of car accidents.

Don't the Councillors value student safety and are comfortable to put students' safety at risk while a Masterplan is completed at the Council's request? (Which is irrelevant to this matter of safety and wellbeing).”

A1. The City's officers have been advised by the Principal of St Kieran Catholic Primary School that there are several students with disability who attend St Kieran, but officers are not aware of the number of students referred to. It is noted that a potential closure of this intersection may impact on the safety of other intersections around the school which may also impact the safety of children.

7.15 PUBLIC QUESTION TIME - K MCARTHUR

The following questions were submitted by K McArthur, Stirling WA 6021 prior to the Council Meeting held Tuesday 12 August 2025.

Q1. "Have Councillors ever attended the school site during the peak times of 8.00am-8.45am and 2.45pm-3.30pm to witness the safety issues the school community is so concerned about?"

A1. Yes, Councillors and City Officers have been on site at school start and finish times to observe traffic issues at this location.

Q2. "The traffic study shows that resulting traffic volumes would remain within the maximum design capacity for the surrounding roads. Why then are we risking potential harm/injury/death to young children and families of our community by keeping the left turn open and not even undertaking a trial?"

A2. While the traffic study confirms that surrounding roads can technically accommodate redistributed volumes, closing the left-turn access would require all vehicles to divert via alternative routes, which may lead to increased congestion and safety concerns at other intersections. The City must therefore weigh the safety concerns raised – particularly in relation to school traffic – against the broader implications for local traffic flow and community access. A decision to proceed with a trial or permanent closure would need to consider both the potential benefits and unintended consequences for the wider area.

Q3. "Why is the incomplete future Masterplan a factor when the road closure is only a trial?"

A3. The absence of a Masterplan means the City is unaware where and how St Kieran Catholic Primary School and Servite College will expand in the future, including future student numbers and their impact.

These are important considerations as changes such as increases to student numbers, and by extension, vehicles visiting the site, need to be considered when making decisions around the trial closure.

7.16 PUBLIC QUESTION TIME - T RIGOLI

The following questions were submitted by T Rigoli, Tuart Hill WA 6060 prior to the Council Meeting held Tuesday 12 August 2025.

- Q1. *“As a parent I have seen so many near misses and both myself and my child, who has a disability, have been the victims of some of those near misses. Have any of our Councillors been at the school during drop off or pick up times and seen the unsafe/careless driving activities that are putting our children at risk of serious injury or possibly worse? What would our Councillors want to see if this were their children at such a risk?”*
- A1. The City acknowledges the experiences shared by parents including those involving vulnerable children. The concerns raised about driver behaviour during school drop-off and pick-up times are taken seriously, and the City continues to work closely with the relevant authorities to monitor and address safety issues. While there have been no reported crashes along the section of Cape Street between Waterloo and Tyler Streets over the past five years, the City recognises that near misses and unsafe driving behaviour can still pose a risk. Any decision regarding changes to road access must carefully balance these safety concerns with the broader impacts on traffic flow and community access.
- Q2. *“There have been so many incidents that are not only unsafe but are in breach of our road rules around the school including non-adherence to the speed limit, driving down the wrong side of the road, cars overtaking others on the wrong side of the road and cars mounting and parking on the pavement. This occurs not only during drop off and pick up but during the school day when our children are crossing the street (including our students with disabilities undertaking therapy services) and are most vulnerable due to distraction. Why is Council simply ignoring this risk not acting before it is too late?”*
- A2. The City does not dismiss the concerns raised and appreciates the seriousness of the behaviours described. Unsafe and unlawful driving practices around schools are unacceptable, and the City can liaise with WA Police to explore enforcement and education measures. It is important to note that no crashes have been reported along the relevant section of Cape Street in the past five years, but Council recognises that this does not negate the potential for harm. Any proposed changes to road access must be carefully assessed to ensure they do not inadvertently shift safety risks to other areas or create new hazards.
- Q3. *“As a City of Stirling rate payer, I would like the Council to explain why it is willing to be vicariously liable knowing there is a real risk to the safety of young and vulnerable students instead of acting to implement a simple change that will mitigate the risk and keep these children safe?”*
- A3. The City understands the community’s concern for the safety of young and vulnerable students. The suggestion to implement a simple change, such as closing a section of road, is being considered in the context of both safety and broader traffic impacts. Any decision must be based on a thorough assessment of available data, community feedback, and potential consequences for the wider road network.

7.17 PUBLIC QUESTION TIME - N TRAN

The following question was submitted by Nathan Tran, Yokine WA 6060 prior to the Council Meeting held Tuesday 12 August 2025.

Q1. *“Currently, I don’t see anything in place that is visible or effective enough to deter cars from speeding when entering this section. Could you outline the steps that have been taken so far to minimize the risk of accidents caused by speeding in this area?”*

A1. The City has applied to Main Roads WA for a permanent 40km/h zone along the school and college section of Cape Street without success - this would have raised the awareness to the road users and is something that the City still views as a meritorious speed zoning proposal. Cape Street east of Waterloo Street has an 85th percentile speed of 47km/h, which is within the posted speed limit. The City has offered to St Kieran School consideration to install a raised zebra crossing in Tyler Street just south of Cape Street. The School was not ready to support this safety treatment / commitment until the Masterplan is finalised. The current speeds of Tyler Street just south of Cape Street has an 85th percentile speed of 19km/h – considerably lower than the speed limit.

7.18 PUBLIC QUESTION TIME - S PFAFF

The following question was submitted by S Pfaff, Tuart Hill WA 6060 prior to the Council Meeting held Tuesday 12 August 2025.

Q1. *"I am a local resident living opposite the primary school. I have grave concerns about the speed of vehicles coming up Tyler Street and turning onto Cape Street, many of whom will turn right even though it's a left turn only. I am surprised no students or parents have been killed yet. The road is used as a Rat Run during peak morning and afternoon times. I am asking the Council to consider closing the top part of this road.*

There are no businesses that will be affected by this. The safety and security of students and local community should be a priority."

A1. The City acknowledges the safety concerns raised regarding traffic behaviour near the school, particularly the non-compliance with the left-turn only restriction. However, traffic surveys indicate that this intersection is used extensively by residents outside of school hours. Closing the left-turn access would require these residents to seek alternative routes, potentially impacting other roads and intersections. The City must therefore carefully consider the safety concerns alongside the wider implications for local traffic flow before deciding.

7.19 PUBLIC QUESTION TIME - L NOACK

The following questions were submitted by L Noack, Karrinyup WA 6018 prior to the Council Meeting held Tuesday 12 August 2025.

- Q1. *“There are rumours again of the Council leadership considering either moving or closing the Karrinyup library. Given this plot of land and building were a bequeathment from the R&I bank for public use, I trust this integrity is being upheld. What consideration is the Council giving to the future of the Karrinyup library?”*
- A1. No decisions have been made on the future of the Karrinyup Library. The ‘Karrinyup Library Development Opportunity Plan’ consultancy brief specifically includes an assessment of the need, size and best location for a library. This Plan will then guide Council decision making as to whether a new library should be located on the City’s land, incorporated into a mixed-use development on the City’s land or located elsewhere across the adjacent Karrinyup Shopping Centre site. It should be noted that the restrictive covenant from 1974 that affected the landholding at 13 Davenport Street was extinguished several years ago.
- Q2. *“Part of the rumours is that the Councillors will be asked to move the library inside the shopping complex, which will restrict access to shopping hours. Is the Council going to uphold the local residents’ preference (which was established during the ‘community consultation program three years ago) for the library to be maintained, within the shopping centre precinct, which allows for ready access?”*
- A2. No decisions have been made on the future location of the Karrinyup Library. Community accessibility will be a key consideration when identifying the preferred option for a new library through the ‘Karrinyup Library Development Opportunity Plan’ given that current library patronage has significantly reduced since the adjacent shopping centre redevelopment. All location options identified through this Plan will consider accessibility to library services outside standard shopping centre hours.
- While previous community feedback from the Karrinyup Activity Centre planning process is acknowledged, the recommendations from the Karrinyup Library Development Opportunity Plan will be subject to further community consultation as part of the decision-making process.
- Q3. *“Regarding the proposal for the Scarborough to Trigg boardwalk, why haven’t alternatives (such as widening the current walkway) been proffered to the public on which they can comment?”*

- A3. During the concept design phase of the Coastal Boardwalk Feasibility Study project, two options were considered. Journey A looked at widening the existing shared use path and Journey B looked at a path through the dunes.

Through this process it was found that Journey A would require the clearing of high-quality vegetation and is located adjacent to a threatened ecological community of *Callitris Preissii*. This option was rated by the independent environmental contractor as very high risk due to its likely and severe impact. It was therefore not deemed a viable option to consider through the consultation process.

Journey B was selected as the preferred journey for the concept design as it follows areas of degraded vegetation through the dunes, avoids the threatened ecological community (TEC) zone, separates pedestrians away from the roadside and incorporates elevated structures to enable fauna movement and to minimise construction impacts.

Community consultation on the concept design is open until 30 August 2025.

7.20 PUBLIC QUESTION TIME - R MURPHY

The following questions were submitted by R Murphy, Karrinyup WA 6018 prior to the Council Meeting held Tuesday 12 August 2025.

The following questions relate to the proposed Coastal Boardwalk.

- Q1. *“On 10 June 2025 I asked to receive information on which community projects that were included in the Corporate Business Plan 2024-2028 did not go through the Council Committee system, as occurred for the \$500,000 Coastal Boardwalk Feasibility Study. I did not receive this information. On 1 July 2025 I asked again for written advice on which projects allocated funds in the Corporate Business Plan 2024/2025 were decided through Committee or like the Coastal Boardwalk were decided at an Elected Member Strategy Workshop. I was advised by the Mayor that a written response would be provided. I have not received this information in writing so I am asking for the third time, can I please have a list of the Community Projects that received funding in the 2024-25 Corporate Business Plan including the Christmas Lights, Community Learning Trails, Event Sponsorship and 27 other projects through the Committee process, which enables public scrutiny and debate, and those that were decided at a confidential non-transparent Elected Member Strategy Workshop.”*

- A1. As previously advised, the City of Stirling has a robust Integrated Planning and Budget framework that includes a detailed process to carefully consider the services, projects and programs that will be delivered each financial year. This reflects best practice for the local government sector.

Consideration of projects in isolation via Committee/Council meetings is contrary to this process.

Of the 28 projects included in the Corporate Business Plan, some have been the subject of a report to Council/Committee, however the scope of all projects and the associated funding allocation is decided through the Integrated Planning and Budget process and adopted in the Corporate Business Plan and Annual Budget.

Those projects that have been the subject of a Council/Committee Report in the past 12 months are: Hamersley Community Hub, Inglewood Youth Parkland, Scarborough Beach Precinct Community Safety Improvement, Community Learning Trails, Event Sponsorship, Mirrabooka Town Centre, Recycling Centre Balcatta Renewal, Coastal Hazard Risk Management and Adaptation Program, and Community Grants Program.

- Q2. *“There have been 201 questions asked about the Coastal Boardwalk proposal between June 2024 and July 2025 from Electors concerned about the lack of transparency in the process that led to the allocation of \$500,000 to a feasibility study and other aspects of the decision making process, the expenditure on consultants and other aspects of this third attempt by Councillors to build a boardwalk through the South Trigg Beach Class A Reserve. Has the City kept a record of these questions to enable it to design its public relations and promotion of the boardwalk?”*
- A2. The minutes of all Council meetings are kept as a public record and made available on the City’s website.
- Q3. *“Is 201 Public Questions on the one topic over a 12-month period a record?”*
- A3. As the largest local government in Western Australia, the City of Stirling delivers many projects that create significant interest in the community. The City takes great pride in the respectful and transparent conduct of its Council meetings, and the opportunities it provides for members of the public to ask questions and be heard.

9. APPLICATIONS FOR LEAVE OF ABSENCE

Council Resolution

0825/001

Moved Councillor Lagan, seconded Councillor Krsticevic

That Council APPROVES Councillor Suzanne Migdale's requested leave of absence for the period 1 September 2025 to 8 September 2025 inclusive.

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

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

10. CONFIRMATION OF MINUTES

Council Resolution

0825/002

Moved Councillor Paparde, seconded Councillor Perkov

That the Minutes of the Ordinary Meeting of Council of 1 July 2025 be confirmed as a true and correct record of proceedings.

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

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

Council Resolution**0825/003****Moved Councillor Proud, seconded Councillor Thornton****That the Minutes of the Special Meeting of Council of 22 July 2025 be confirmed as a true and correct record of proceedings.****The motion was put and declared CARRIED (14/0).****For:** Councillors Creado, Dudek, Ferrante, Giudici, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.
Against: Nil.**11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING**

Nil.

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

12.1 AUDIT COMMITTEE - 4 AUGUST 2025

12.1/IA1 RMS REVIEW INTERNAL AUDIT 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

0825/004

Moved Councillor Lagan, seconded Councillor Giudici

1. That Council **RECEIVES** the RMS Review Internal Audit Report as per Attachment 1.
2. That the 'medium' rated overarching observation be **LISTED** on the Management Action Plan for Audit Committee review until completed.

The motion was put and declared CARRIED (13/1).

For: Councillors Creado, Dudek, Ferrante, Giudici, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Thornton and Mayor Irwin.

Against: Councillor Re.

Committee Recommendation

1. That Council RECEIVES the RMS Review Internal Audit Report as per Attachment 1.
2. That the 'medium' rated overarching observation be LISTED on the Management Action Plan for Audit Committee review until completed.

Officer's Recommendation

1. That Council RECEIVES the RMS Review Internal Audit Report as per Attachment 1.
2. That the 'medium' rated overarching observation be LISTED on the Management Action Plan for Audit Committee review until completed.

Purpose

To inform Council of the outcome of the RMS Review internal audit.

Details**Background**

This audit was undertaken as part of the 2022/2023 Internal Audit Plan endorsed by Council (Council Resolution Number 0822/024) at its meeting held 16 August 2022.

The review was performed by the Internal Auditor and was conducted in accordance with the Institute of Internal Auditors' International Standards for Professional Practice of Internal Auditing.

Scope and Objectives

The objective of this review was to assess Relationship Management System (RMS) functionality and usage, and monitoring across a sample of the 90 plus City processes performed via RMS.

The following request for services were selected for walkthrough:

- Community Safety Service Requests
 - Security, rangers, pet registration, parking etc.
- Planning & Development Service Requests
 - Pre-development application
 - Verge inspections
 - Pool inspections, consultations etc.
- Elected Member Enquiries
- City-Wide
 - Request for maintenance Service Requests

Additionally, Audit reviewed the RMS Customer Experience release, Audit conducted walkthroughs of the City's customer contact, enquiry, feedback (includes compliments, suggestions and complaints) and satisfaction (CSAT) processes and procedures. Audit observed that the digitisation of customer contact, enquiries and feedback was a primary factor in the decision to implement a digital customer request management system for the City.

Audit examined the above contact, enquiry, feedback, satisfaction, and request for service processes against the defined RMS project benefits (customer and organisational) that were reported to Council prior to its implementation:

Customer benefits

- A 360-degree view of customers to better understand their needs, improve the way the City communicates and improve the efficiency with which we can handle customer requests.
- An efficient and automated way to create requests and maintain consistent services to quickly answer questions and raise work requests, through better knowledge management and integration with our work order system.
- A connected workforce to better engage with customers out in the field, while still remaining connected with the office.
- Simple, automated reporting and analytics to quickly and easily review and take action on data-driven insights related to service delivery and customer experience.

Organisational benefits

- A 360-degree view of customers to better understand their needs, improve the way the City communicates and improve the efficiency with which we can handle customer requests.
- An efficient and automated way to create requests and maintain consistent services to quickly answer questions and raise work requests, through better knowledge management and integration with our work order system.
- A connected workforce to better engage with customers out in the field, while still remaining connected with the office.
- Simple, automated reporting and analytics to quickly and easily review and take action on data-driven insights related to service delivery and customer experience.

Audit Outcomes

Audit recommends an overarching management action plan whereby the City formalises a corporate governance structure for RMS. A governance framework should be implemented to oversee business process improvements, ensuring that enhancements or additions to RMS are properly prioritised and aligned with the City's broader digital objectives and other related strategies.

A formal directive and an endorsed prioritisation approach and delivery framework will support and authorise the City's current Service Improvement team to make decisions or provide the necessary directions related to delivering a successful RMS enhancement/improvement. Implementing the above will assist the City to appropriately prioritise the detailed sub findings noted on pages 12 – 40 of the attached report and consider the suggested recommendations against other digital changes taking place across the City.

The overarching finding has been evaluated against relevant City strategic risks. Audit performed risk assessments based on the assumption that the suggested overarching recommendation is not implemented. Based on this analysis, the recommendation has been assessed as having a Medium criticality.

Further details are documented in the RMS Review Internal Audit Report (refer to Attachment 1).

Financial Assessment and Implications

Nil.

Stakeholder Engagement

Detailed within the attached report.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

[Local Government \(Functions and General\) 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

Objective: A capable and efficient City

Priority: Provide responsible financial and asset management

Objective: A customer-focused City

Priority: Provide consistent, responsive and efficient customer service

Priority: Transform the City's digital environment to increase access to the City

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 - RMS Review Internal Audit Report (previously circulated to Elected Members under confidential separate cover)

Available for viewing at meeting

Nil

Linked Documents

12.1/IA2 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**0825/005****Moved Councillor Lagan, seconded Councillor Giudici**

- 1. That Council ENDORSES the updated Internal Auditor's 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 Committee.**

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

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

Against: Nil.

Committee Recommendation

1. That Council ENDORSES the updated Internal Auditor's 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 Committee.

Officer's Recommendation

1. That Council ENDORSES the updated Internal Auditor's 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 Committee.

Purpose

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

Details

Under its Terms of Reference, the Audit Committee assists Council in overseeing the City's internal audit function. The Internal Audit Activity Report (refer to Attachment 1) summarises the current status of the Annual Internal Audit Plan. Additional Internal Audit activity is noted below.

Consultation and Other Activity

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

Tender Conflict Checks

The Internal Auditor has reviewed the results of the tender conflict checks 875 - 892 performed since the Audit Committee meeting held 19 May 2025. No issues were noted.

Misconduct, Corruption and Fraud Reporting

No calls or emails have been received through the Misconduct and Fraud Hotline and Email since the Audit Committee meeting held 19 May 2025. Attachment 2 contains a summary of suspected misconduct incidents reported externally.

Risk Management – Update on Emerging Risks and Strategic Risk Reviews

The major review of the City's Strategic Risk Register has been rescheduled to the November 2025 Audit Committee meeting. In addition, the detailed reviews of the strategic risks relating to People and Safety, Environment, and Business Continuity are now planned for the February 2026 Audit Committee meeting.

This adjustment follows a recent high-level organisational review, which included the transfer of the risk function to the Strategy and Performance Business Unit. At present, both full-time equivalent (FTE) positions associated with the risk function are vacant, and recruitment is underway to fill these roles. Concurrently, the community engagement process for the major review of the City's Strategic Community Plan is open and actively progressing.

The revised timeline will allow the City to complete recruitment and establish clear roles and responsibilities within the risk function. It will also support the identification of improvements to the City's Risk Management Framework, particularly in the areas of strategic and operational risk identification, review, and reporting. These improvements will be considered alongside other ongoing initiatives, including reviews of Work Health and Safety (WHS) and Contractor Management.

Importantly, the timing will enable the strategic risk reviews to be informed by outcomes from the Strategic Community Plan engagement process. This alignment will ensure that future reporting, both within the organisation and to the Audit Committee, is consistent with proposed local government reform recommendations, which include transitioning the Audit Committee into an Audit, Risk and Improvement Committee.

The City remains committed to maintaining a robust and responsive risk management framework and will continue to update the Audit Committee and Council as these foundational changes are implemented.

Management Action Plan Updates

There are currently 13 open audit recommendations with seven overdue and six not yet due as follows:

Audit Name	Closed this Period	Open Actions	Not Yet Due	Overdue
Risk Management	0	2	0	2
Environmental Health	0	1	0	1
OAG Staff Exit Controls	1	0	0	0
Procurement & Contract Management	0	1	0	1
Financial Management (Reg 5)	0	6	5	1
Fleet Management	4	3	1	2
Total	5	13	6	7

The seven overdue audit recommendations have the following criticality and age:

Recommendation Criticality	Number of days overdue				Total
	1-30	31-60	61-90	> 91	
High	0	0	0	(1) Procurement & Contract Management	1
Medium	(1) Financial Management Review	(2) Fleet Management	0	(1) Environmental Health (2) Risk Management	6
Total	1	2	0	4	7

Overdue Medium/High rated Management Action Plans have trended as follows over the past 18 months:

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

Full details can be viewed in Attachment 3 – Management Action Plan – Medium/High Risk.

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 further enhance risk reporting, Internal Audit plans to ensure that the impacts of overdue management actions are identified, incorporated into relevant risk assessments, and included into the improved 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 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 Committee.

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

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 (previously circulated to Elected Members under confidential separate cover)

Attachment 2 - Misconduct Update (previously circulated to Elected Members under confidential separate cover)

Attachment 3 - Management Action Plans - Medium & High Rated (Current) (previously circulated to Elected Members under confidential separate cover)

Available for viewing at meeting

Nil

Linked Documents

Nil.

12.2 PLANNING AND DEVELOPMENT COMMITTEE - 5 AUGUST 2025

Councillor Joe Ferrante disclosed an Impartial Interest in Item 12.2/CF1 as he attended St Kieran's and Servite College.

Councillor Damien Giudici disclosed an Impartial Interest in Item 12.2/CF1 as in his full time employment he has used the traffic consultant.

Councillor Damien Giudici disclosed an additional Impartial Interest in Item 12.2/CF1 as he has spoken to the Principal of St Kieran's prior to consideration of this item.

Councillor Chris Hatton disclosed an Impartial Interest in Item 12.2/CF1 as he has had previous contact with the community.

Councillor Teresa Olow disclosed an Impartial Interest in Item 12.2/CF1 as she has had meetings with the school.

Councillor Rob Paparde disclosed an Impartial Interest in Item 12.2/CF1 as he owns property near the area.

Councillor Stephanie Proud disclosed an Impartial Interest in Item 12.2/CF1 as she has knowledge of families in the near vicinity of Cape and Tyler Streets.

Councillor Lisa Thornton disclosed an Impartial Interest in Item 12.2/CF1 as she has met with residents and school representatives.

12.2/CF1 UPDATE ON RIGHT OF WAY 22015; MASTERPLAN FOR ST KIERAN PRIMARY AND SERVITE COLLEGE; TRIAL INTERSECTION CLOSURE TYLER AND CAPE STREET, TUART HILL.

Update on Right of Way 22015 (between Cape Street and Hector Street, Osborne Park); preparation of Masterplan for St Kieran Catholic Primary School and Servite College, and a request for a trial closure of the intersection of Tyler Street and Cape Street.

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	Osborne	Location: Right of Way 22015
Applicant:	Not Applicable	

Role

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

Moved Councillor Proud, seconded Councillor Olow

1. That Council NOTES the decision of the Minister for Planning and Lands to refuse to approve Local Planning Scheme No.3 Amendment No.128 proposing the addition of Right of Way 22015 (between Cape Street and Hector Street, Osborne Park) to the Development Contribution Plan for Rights of Way Improvement Works.
2. That Council NOTES progress on the development of a Masterplan for St Kieran Catholic Primary School and Servite College and its implications for a trial closure of the left turn lane from Tyler Street into Cape Street, Tuart Hill.

It was suggested that two additional recommendations be ADDED as follows:

3. That the City INITIATES consultation to gauge community support for a trial closure of the left turn lane from Tyler Street (south) into Cape Street, Tuart Hill.
4. That a report be PRESENTED to the next available Committee Meeting to advise of the results of the community consultation and seek further direction from Council.

The mover and seconder agreed, and the substantive motion was reworded as follows:

Moved Councillor Proud, seconded Councillor Olow

1. That Council NOTES the decision of the Minister for Planning and Lands to refuse to approve Local Planning Scheme No.3 Amendment No.128 proposing the addition of Right of Way 22015 (between Cape Street and Hector Street, Osborne Park) to the Development Contribution Plan for Rights of Way Improvement Works.
2. That Council NOTES progress on the development of a Masterplan for St Kieran Catholic Primary School and Servite College and its implications for a trial closure of the left turn lane from Tyler Street into Cape Street, Tuart Hill.
3. That the City INITIATES consultation to gauge community support for a trial closure of the left turn lane from Tyler Street (south) into Cape Street, Tuart Hill.
4. That a report be PRESENTED to the next available Committee Meeting to advise of the results of the community consultation and seek further direction from Council.

With the agreement of Council, the Presiding Member put Recommendations 3 and 4 separately.

Council Resolution

0825/006

Moved Councillor Proud, seconded Councillor Olow

- 1. That Council NOTES the decision of the Minister for Planning and Lands to refuse to approve Local Planning Scheme No.3 Amendment No.128 proposing the addition of Right of Way 22015 (between Cape Street and Hector Street, Osborne Park) to the Development Contribution Plan for Rights of Way Improvement Works.**
- 2. That Council NOTES progress on the development of a Masterplan for St Kieran Catholic Primary School and Servite College and its implications for a trial closure of the left turn lane from Tyler Street into Cape Street, Tuart Hill.**

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

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

Against: Nil.

- 3. That the City INITIATES consultation to gauge community support for a trial closure of the left turn lane from Tyler Street (south) into Cape Street, Tuart Hill;**
- 4. That a report be PRESENTED to the next available Committee Meeting to advise of the results of the community consultation and seek further direction from Council.**

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

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

Against: Nil.

Committee Recommendation

1. That Council NOTES the decision of the Minister for Planning and Lands to refuse to approve Local Planning Scheme No.3 Amendment No.128 proposing the addition of Right of Way 22015 (between Cape Street and Hector Street, Osborne Park) to the Development Contribution Plan for Rights of Way Improvement Works.

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

For: Councillors Dudek, Giudici, Hatton, Migdale, Paparde, Proud, Thornton and Mayor Irwin.

Against: Nil.

2. That Council RECLASSIFIES Right of Way 22015 from a Category 2 Right of Way to a Category 4 Right of Way.

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

For: Nil.

Against: Councillors Dudek, Giudici, Hatton, Migdale, Paparde, Proud, Thornton and Mayor Irwin.

3. That Council NOTES progress on the development of a Masterplan for St Kieran Catholic Primary School and Servite College and its implications for a trial closure of the left turn lane from Tyler Street into Cape Street, Tuart Hill.

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

For: Councillors Dudek, Giudici, Hatton, Migdale, Paparde, Proud, Thornton and Mayor Irwin.

Against: Nil.

Officer's Recommendation

1. That Council NOTES the decision of the Minister for Planning and Lands to refuse to approve Local Planning Scheme No.3 Amendment No.128 proposing the addition of Right of Way 22015 (between Cape Street and Hector Street, Osborne Park) to the Development Contribution Plan for Rights of Way Improvement Works.
2. That Council RECLASSIFIES Right of Way 22015 from a Category 2 Right of Way to a Category 4 Right of Way.
3. That Council NOTES progress on the development of a Masterplan for St Kieran Catholic Primary School and Servite College and its implications for a trial closure of the left turn lane from Tyler Street into Cape Street, Tuart Hill.

Purpose

The purpose of this report is to advise Council of the decision of the Minister for Planning and Lands (the Minister) to refuse to approve Local Planning Scheme No 3 (LPS3) Amendment No.128 for the addition of Right of Way 22015 to the Development Contribution Plan (RoW DCP) for Rights of Way Improvement Works contained in LPS3.

The decision of the Minister does not mean that the RoW cannot be upgraded, but it does mean the City cannot require development contributions to be made towards the cost of the upgrade. As a result of this decision, officers recommend Council return the RoW to its previous classification, and reclassify RoW 22015 from a Category 2 Right of Way to a Category 4 Right of Way.

Additionally, this report provides an update on the preparation of a Masterplan for the area that relates to a previous request to Council that a trial closure of the intersection of Tyler Street and Cape Street be implemented.

Background

Since August 2022, Council has considered a number of reports relating to Right of Way 22015 located between Cape Street and Hector Street (referred to as Boom Lane). A summary of matters considered by Council leading to this report is provided below:

- In August 2022, a petition was tabled at Council requesting an upgrade Boom Lane. Council resolved to consult with abutting land owners to determine the level of support for various options including a full upgrade or closure of Boom Lane.
- In March 2023, Council considered the outcomes of the community consultation and resolved to upgrade the RoW and resolved for it to be reclassified from a Category 4 to a Category 2 RoW and be included in the City's RoW Development Contribution Plan (DCP) in LPS3.

- In August 2023, Council considered a report that recommended initiating an amendment to LPS3 to include the RoW into the DCP. Council considered the outcome of advertising of this amendment on 11 June 2024, and resolved to support the Scheme Amendment.
- In March 2024, Council resolved that a report be presented to Council on implementing a trial closure of the left turn lane from Tyler Street into Cape Street.
- In May 2024, Council resolved the Planning and Development Directorate meet with both St Kieran Catholic Primary School and Servite College to formalise discussions around a future masterplan to understand the impact of the road network. This meeting was held 7 June 2024.

The RoW DCP has been in operation since December 2015 as gazetted by Scheme Amendment No.5 to LPS3. Since then, there have been minor changes to the RoW DCP.

The Minister is responsible for the final decision on Scheme Amendments. On 19 December 2024, the City was advised the Minister refused the Scheme Amendment for the following reasons:

1. *The intended outcome can be achieved without the proposed amendment to the City of Stirling Local Planning Scheme No.3; and*
2. *The delivery/upgrading of the right-of-way can be sought through conditions of subdivision and/or development approval in accordance with the Planning and Development Act 2005.*

Effectively, the reasons are stating that there are alternative options to achieve the outcome. Either the City can fund the upgrade, or alternatively, require as a condition of subdivision and/or development approval that a developer construct the portion of Boom Lane abutting their site.

Typically, when assessing amendments to local planning schemes, the Department of Planning, Lands and Heritage (DPLH), provides the City officers with an indication of their assessment, although all decisions regarding Scheme Amendments are confidential. In this instance, City officers were not given the opportunity to comment on alternative options to upgrade the RoW.

Mayor Irwin wrote to the Minister on 31 March 2025 requesting further explanation why the Scheme Amendment was refused. On 15 May 2025 the Minister provided further clarification advising that a key consideration in this decision was the 121 objections to the inclusion of RoW 22015 in Development Contribution Area 5, and that its construction would impact the safety of the children who use the RoW to move between the school, oval and after school care.

Additionally, the Minister advised the City to undertake early consultation with the school community to address these, and any other, concerns should it consider reintroducing this proposal through another local planning scheme amendment (refer Attachment 1). The City's officers do not recommend reintroducing this proposal as recent proposals relating to the upgrade of Boom Lane have not attracted widespread support.

Council has previously resolved to upgrade RoW 22015. The Minister's decision does not prevent the upgrade of RoW 22015, however the City will not be able to recoup any development contributions.

Servite College and St Kieran Catholic Primary School Masterplan

Related to the future of Boom Lane are two other considerations: firstly the wider matter of vehicle movements in the area, and secondly a suggested trial closure of the left turn lane from Tyler Street into Cape Street in Tuart Hill. At its meeting held 28 May 2024, Council considered a report relating to this potential trial closure, and resolved that the Planning and Development Directorate meet with both St Kieran Catholic Primary School and Servite College to formalise discussions around a future Masterplan to understand the impact of the road network.

Officers from the Planning and Development and Infrastructure Directorates have met with representatives of both St Kieran Catholic Primary School and Servite College to progress development of the Masterplan, which may, based on discussions, include a portion of the northern section of Boom Lane. These discussions are ongoing, and a Masterplan, once received and assessed by the City's officers, will be presented to Council at a future date.

A Masterplan is not a statutory planning document and cannot be relied upon in any future decision making relating to the development of St Kieran Catholic Primary School and Servite College. The intended purpose of the Masterplan is to provide a consolidated plan for the area to provide certainty for both the City and the schools, enabling holistic future planning for the education precinct.

Additionally, since preparation of the Masterplan commenced, St Kieran Catholic Primary School has continued to express a strong desire for a trial closure of the left turn lane from Tyler Street into Cape Street.

Details

Future Upgrade of Boom Lane.

The City pre-funds all RoWs identified to be upgraded in the City's RoW upgrade construction schedule programme. In this instance the City cannot recoup upgrade costs in the absence of an associated DCP. The inability to require landowners to contribute to the cost of upgrading the RoW means that the City will bear all costs associated with an upgrade to the RoW.

Classification of Boom Lane

The City's Rights of Way Management Strategy identifies that Category 2 RoWs are those of significant strategic value, with the potential to reduce the negative impacts of infill development. These are to be upgraded over a longer timeframe, and require abutting owners to contribute to the cost, as and when they develop.

As previously mentioned, Council resolved to recategorise Boom Lane from a Category 4 RoW to a Category 2 RoW in expectation the Minister would support adding Boom Lane to the RoW DCP. This classification is only appropriate if the City can require abutting landowners to contribute to upgrade costs as they develop. The Minister's decision to not include Boom Lane in the RoW DCP means the City cannot require landowners to contribute to the cost of upgrading the laneway, which is currently estimated to be in the order of \$481,000 (construction and lighting).

Trial closure of left out from Tyler Street onto Cape Street

Discussions with St Kieran Catholic Primary School have indicated their continued preference to close the left turn lane from Tyler Street into Cape Street, which would effectively convert Tyler Street into a cul-de-sac road for the section south of Cape Street.

At its meeting held 28 May 2024, Council considered a report regarding a potential trial closure of Tyler Street and its intersection with Cape Street. It was recommended that the City not proceed with the implementation of a trial closure of the left turn lane due to the potential adverse impacts on traffic patterns on the surrounding road network.

At that meeting, Council resolved to meet with St Kieran Catholic Primary and Servite College to discuss a future Masterplan, and report back to Council within six months.

Delays in finalising a Masterplan for both campuses and the finalisation of a traffic impact study have meant that reporting back to Council with an options analysis has been delayed.

Traffic count surveys contained in the Traffic Study prepared on behalf of St Kierans Catholic Primary School (Attachment 2) for Tyler Street have shown approximately 700 vehicles per weekday travelling north between Morgans Street and Cape Street, of which 530 vehicles used the left turn out onto Cape Street and the remaining 170 vehicles performed a u-turn at the cul-de-sac to then travel south on Tyler Street. Approximately 73% of the vehicles using the left turn (or 390 out of 530 vehicles) occurred outside of school pick up and drop off times, and around 400 vehicles per day use this left turn on weekends. This suggests that the left turn out is primarily used by local residents, and its closure would result in a redistribution of this traffic from Tyler Street to adjacent roads (primarily to Hector Street and Waterloo Street).

From a traffic perspective, the modelling undertaken indicates the local road network would still function if the left-turn out of Tyler Street onto Cape Street was closed, however, in the City's experience, traffic modelling is not always reliable and has to be often tested against how the surrounding network would compensate by testing it with a trial period. This would serve a dual purpose in validating the modelling and be part of the consultation with the community. As identified in the Traffic Study (refer Attachment 2), the traffic redistribution may be noticeable to residents on adjacent roads, but the resulting traffic volumes would remain within the maximum design capacity for these roads.

Although the closure of Tyler Street onto Cape Street may not adversely impact on traffic movements in the area, a trial closure is not supported at this time as the submission and assessment of a Masterplan for the precinct is outstanding, and the content of the Masterplan is unknown.

Officers do not recommend proceeding with a trial closure at this time. However, should Council resolve in future to proceed with a trial closure of the left turn lane from Tyler Street into Cape Street, this could be implemented using temporary traffic management treatments. The trial would likely need to be implemented for a 3-month period to allow sufficient time for monitoring of traffic impacts to the surrounding road network.

Financial Assessment and Implications

LPS3 contains a ROW DCP that identifies when contributions are to be made to the cost of upgrading certain RoWs in the City, which provides a transparent and equitable mechanism to ensure the objectives of the RoW Management Strategy are achieved. The decision of the Minister not to approve the Scheme Amendment means the City cannot require development contributions to be made, and that Council may have to fund all costs associated with the upgrade of this RoW, which are currently estimated to be \$481,000 (construction and lighting).

In relation to a trial closure of the left turn lane from Tyler Street into Cape Street, there are no funds allocated within the current Annual Budget for this trial. It is estimated that the costs for the installation of temporary traffic management, monitoring and advertising over three months to be in the order of \$30,000.

Stakeholder Engagement

The City has engaged with the community twice regarding Boom Lane, firstly in relation to a Council resolution that the City undertakes consultation with property owners abutting Right of Way 22015 to determine the level of support for various options including full upgrade or closure of the ROW.

The City also engaged with the community in relation to the Scheme Amendment to add Right of Way 22015 to the Development Contribution Plan for Rights of Way Improvement Work.

In deciding not to support the Scheme Amendment, the Minister advised that a key consideration in this decision was the 121 objections to the inclusion of RoW 22015 in Development Contribution Area 5, and its construction would impact the safety of the children who use the RoW to move between the school, oval and after school care.

In relation to the proposal for a trial closure of the left turn lane from Tyler Street into Cape Street, Section 3.50 of the *Local Government Act 1995* indicates that any whole or partial closure of a thoroughfare for a period exceeding four weeks requires the City to give local public notice of the closure.

Any trial would be preceded by notification to the surrounding community to inform them of the purpose of the trial, including the intent to monitor the traffic and amenity impacts of redistributing traffic to adjacent roads. The trial would provide the community to have their say on the proposed trial, and for City officers to advise Council of the traffic impacts, before making any further decision on a trial closure.

Recommended Action

Due to the decision of the Minister for Planning and Lands to refuse to approve adding RoW 22015 to the City's RoW DCP, it is appropriate that Council reconsider its previous resolution to recategorise the RoW.

The previous decision of Council to upgrade the RoW is not impacted by the decision of the Minister for Planning and Lands, however the City will have to bear all costs with upgrading this RoW.

With respect to the previous request that Council implement a trial closure of the left turn lane from Tyler Street into Cape Street, City officers do not recommend this occur until a Masterplan has been submitted and considered for the precinct.

Relevant Policies, Legislation and Council Resolutions

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

[Rights of Way Management Strategy](#)

[Local Planning Policy 6.5 – Development and Subdivision Abutting Rights of Way.](#)

[Local Government Act 1995 – Section 3.50 Closing certain thoroughfares to vehicles](#)

[Local Government \(Administration\) Regulations 1996](#)

Meeting Date	Council Resolution Number	Council Resolution
11 June 2024	0624/003	<ol style="list-style-type: none"> 1. That pursuant to Section 75 of the <i>Planning and Development Act 2005</i>, Council SUPPORTS Local Planning Scheme No.3 Amendment No.128, without modifications, as shown in Attachment 1. 2. That authority be GIVEN to the Mayor and Chief Executive Officer to sign and affix the Common Seal to Local Planning Scheme No.3 Amendment No.128 documents, and that the Amendment be REFERRED to the Western Australian Planning Commission and the Minister for Planning for determination. 3. That upon gazettal of Local Planning Scheme No.3 Amendment No.128, the City's Development Contribution Plan Report – Development Contribution Plan for Rights of Way Improvement Works be AMENDED to include ROW No 22015 (between Cape Street and Hector Street) for construction and lighting upgrade.
28 May 2024	0524/028	<ol style="list-style-type: none"> 1. That the Planning and Development Directorate MEET with both St. Kieran Catholic Primary School and Servite College to formalise discussions around a future masterplan to understand the impact of the road network. 2. That the results of this meeting with an options analysis is PRESENTED to Council within six months.
12 March 2024	0324/015	<p>That a report be PRESENTED to Council on implementing a trial closure of the left turn lane from Tyler Street into Cape Street, and that the report considers:</p> <ol style="list-style-type: none"> a. The upgrade of ROW 22105 – Boom Lane Hector Street to Cape Street; b. An overall Traffic Management Plan that has regard to a Servite College Master Plan; and c. The Hector Street Safe Active Street project.

Meeting Date	Council Resolution Number	Council Resolution
15 August 2023	0823/033	<ol style="list-style-type: none"> 1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council PREPARES (for the purpose of public advertising) Local Planning Scheme No.3 Amendment No.128 to amend Schedule 11A 'Development Contribution Plan for Rights of Way Improvement Works' by Inserting Right of Way No. 22015 into the Development Contribution Area DCA 5, as shown in Attachment 1. 2. That pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESOLVES that, in its opinion, Local Planning Scheme No.3 Amendment No.128 is a Complex Amendment as it is an amendment to amend a Development Contribution Plan.
7 March 2023	0323/016	That Council APPROVES an upgrade to Right of Way 22015, reclassifies the Right of Way to a Category 2, includes the Right of Way in the ROW Development Contribution Plan, and that this be implemented through the Rights of Way Strategy Review.
25 October 2022	1022/020	<ol style="list-style-type: none"> 1. That the City UNDERTAKES consultation with property owners abutting Right of Way 22015 to determine the level of support for various options including full upgrade or closure of the ROW. 2. That a further report be PRESENTED to Council to advise of the outcome of the consultation.

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A capable and efficient City

Priority: Provide responsible financial and asset management

Strategic Risk

Strategic Risk	Risk Appetite
Funding	The City will take sufficient financial risk to enable it to achieve its strategic objectives, providing it does not significantly impact on the long term financial sustainability of the City.

Relevant Documents and Information

Attachments

Attachment 1 - Minister for Planning and Lands letters dated 19 December 2024 and 15 May 2025 [↓](#)

Attachment 2 - St Kieran Catholic Primary Transport Study [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil



OFFICIAL

Our ref: TPS/3092
Enquiries: [REDACTED]
Email: [REDACTED]@dph.wa.gov.au

Chief Executive Officer
City of Stirling
25 Cedric Street
STIRLING WA 6021

Transmission via electronic mail to: stirling@stirling.wa.gov.au

Dear Sir/Madam

CITY OF STIRLING LOCAL PLANNING SCHEME NO. 3 AMENDMENT NO. 128

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has refused to approve the amendment in accordance with section 87(2)(c) of the Act for the following reasons:

1. The intended outcome can be achieved without the proposed amendment to the City of Stirling Local Planning Scheme No. 3; and
2. The delivery/upgrading of the right-of-way can be sought through conditions of subdivision and/or development approval in accordance with the *Planning and Development Act 2005*.

Please direct any queries about this matter to the abovementioned officer.

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission

19/12/2024



Hon John Carey MLA
Minister for Planning and Lands; Housing and Works; Health Infrastructure

Our Ref: 78-25613

15 MAY 2025

Mr Mark Irwin
Mayor
City of Stirling
Email: mayoralexecutiveassistant@stirling.wa.gov.au

Dear Mayor Irwin

Thank you for your letter of 31 March 2025 regarding Amendment 128 to the City of Stirling Local Planning Scheme No. 3 (LPS 3), which was refused on 18 December 2024.

A key consideration in this decision was the 121 objections to the amendment that raised concerns that the inclusion of right of way (ROW) 22015 in Development Contribution Area 5 (DCA 5) and its construction would impact the safety of the children who use the ROW to move between the school, oval and after school care site.

The City is advised to undertake early consultation with the school community to address these and any other concerns, should it consider reintroducing this proposal through another local planning scheme amendment.

The City's draft Local Planning Scheme No. 4 (LPS 4), including DCA 5, is under assessment by the Western Australian Planning Commission (WAPC), pursuant to regulation 29 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The WAPC will consider draft LPS 4, the submissions received on the draft scheme, and the City's resolution, and make a recommendation to me that it considers to be appropriate. The Department of Planning, Lands and Heritage will continue to work with the City in this regard.

The importance of DCA 5 and the Development Contribution Plan to the City to be able to implement the upgrading of identified ROWs is acknowledged and will form part of the ultimate consideration of draft LPS 4.

Yours sincerely



HON JOHN CAREY MLA
MINISTER FOR PLANNING AND LANDS

Level 11, Dumas House, 2 Havelock Street, West Perth, WA, 6005
Telephone: +61 8 6552 5300 Email: minister.carey@dpc.wa.gov.au

transport • engineering • placemaking



Barnao Property c/o St Kieran Catholic Primary School

St Kieran Catholic Primary School, Tuart Hill WA

Transport Study

March 2025

Project Code: 08502

contact@pja.com.au

pja.com.au



Version Control and Approval

Version	Date	Main Contributor	Issued by	Approved by
A – Draft (for project team review)	10 March 2025	Cameron Steel	Tanya Moran	Tanya Moran
B - Final	26 March 2025	Cameron Steel	Tanya Moran	Tanya Moran

Prepared for

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I Introduction

I.1 Background

PJA has been engaged by Barnao Property on behalf of St Kieran Catholic Primary School (“St Kieran CPS”) to prepare a transport study to enhance current road safety and improved campus facilities, laying the foundations for potential student growth at some point in the future.

St Kieran CPS is located at 116 Tyler Street, Tuart Hill WA 6060 (“the Site”) within the City of Stirling Local Government Area (LGA). The Site is bound by Cape Street to the north, Tyler Street to the west, Morgans Street to the south and Servite College to the east, as shown in Figure 1-1.

St Kieran CPS land also extends west, across Tyler Street, to the Adventure Playground and Mulberry Childcare Centre. South of the Adventure Playground is the Sisters of Mercy, St Catherine’s House of Hospitality, which is partially leased by St Kieran CPS. Northwest of the school, across Tyler Street and Cape Street, is St Kieran Catholic Church and St Kieran Parish Centre (including out of school childcare), in which St Kieran CPS have classes and whole school masses and prayer services within the Parish centre. The Parish Priest House is on the corner of Cape Street and Waterloo Street and is also in the same land ownership of the Catholic Archbishop of Perth. Servite College is a higher secondary school (private – catholic) for Year 7 to Year 12 students and forms a Kindergarten to Year 12 catholic education precinct, with the addition of childcare centres.

Figure 1-1: Site Context with Surrounds



Base Image Source: Nearmap (October 2024)

I.2 Existing School Operations

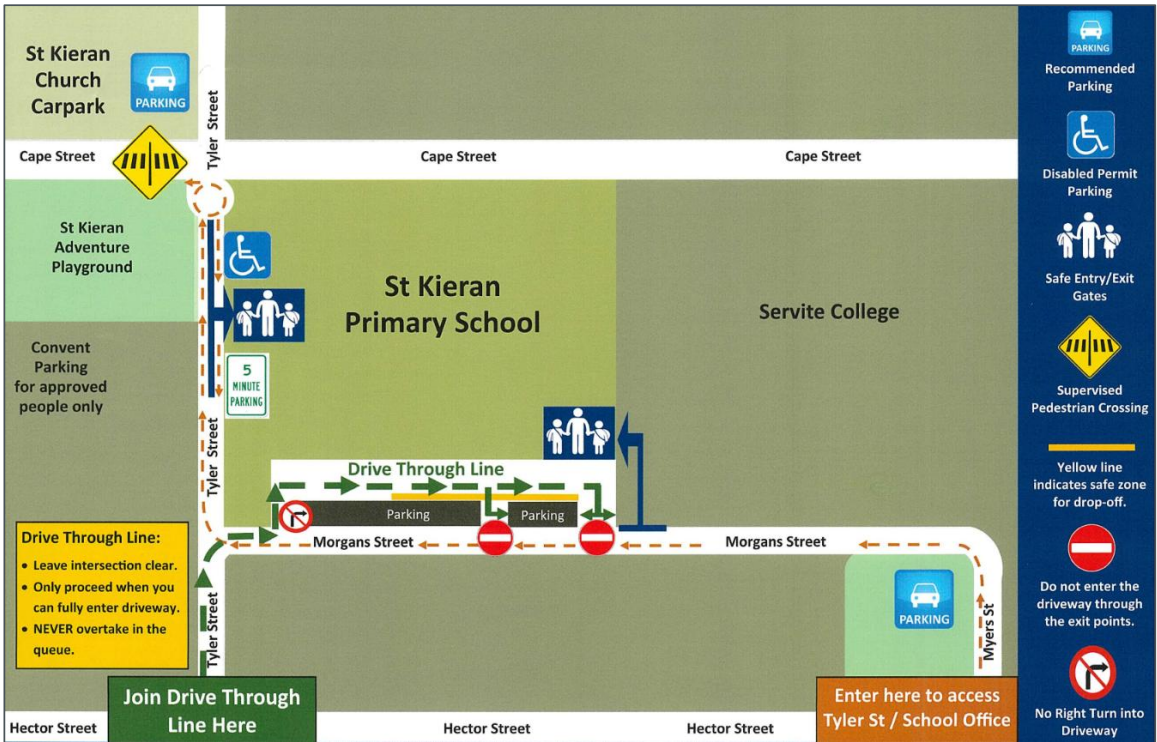
St Kieran CPS has a 2025 enrolment of 500 students from Pre-Kindergarten to Year 6, including a Special Education Centre for students with disabilities, during the times provided in Table 1-1.

Table 1-1: St Kieran Catholic Primary School Operating Hours

	Pre-Primary to Year 6	Pre-Kindergarten (Mon-Tue)	Kindergarten (Wed-Fri)
School Opens	8.25am	9.00am	8.35am
School Commences	8.40am	9.15am	9.00am
Recess	10.40am – 11am	10.40am – 11am	10.30am – 11am
Lunch	12.30pm – 1.10pm (Year 1-3) 1pm – 1.40pm (Year 4-6)	12.15pm – 12.45pm	12.30pm – 1.30pm
Students Dismissed	3pm	2.15pm	2.45pm
Staff Dismissed	3.30pm	3.30pm	3.30pm

St Kieran CPS have a Traffic and Parking Guideline which indicates the recommended parking areas are at St Kieran Catholic Church and the vacant lot at 5 Myers Street, in addition to pick-up and drop-off zones on Tyler Street and Morgan Street as shown in Figure 1-2.

Figure 1-2: St Kieran CPS Traffic and Parking Map



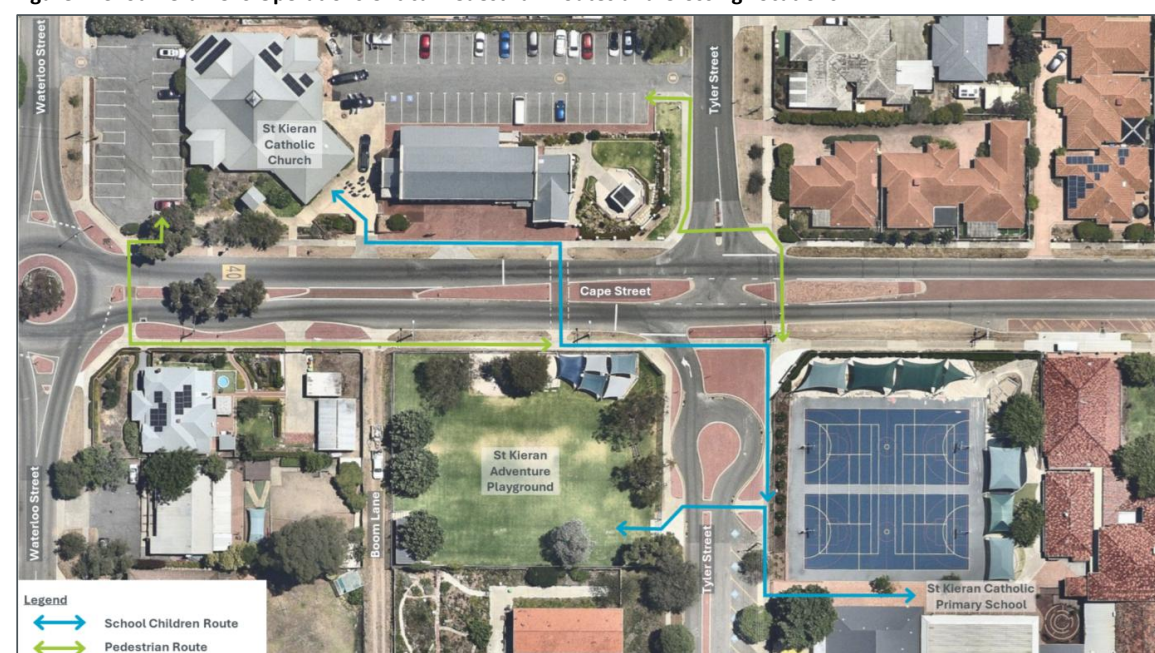
Source: St Kieran Catholic Primary School



Introduction

Figure 1-3 show the connectivity between St Kieran CPS and *St Kieran Catholic Church* (the church is used for classes, whole school masses and prayer services during school times and the church car park is used for pick-up/drop-off before/after school times) and *St Kieran Adventure Playground* (used for physical education classes and at recess/lunch time).

Figure 1-3: St Kieran CPS Operations Critical Pedestrian Routes and Crossing Locations



Base Image Source: Nearmap (December 2024)

For school children and staff to access *St Kieran Catholic Church*, this requires the crossing of both Tyler Street and Cape Street. St Kieran CPS has advised *PJA* that the whole school masses occur at least once per week with classes and staff crossing in groups. Additionally, at pick-up and drop-off times, students would also be required to cross both Tyler Street and Cape Street to access the church carpark. This school crossing is only traffic warden controlled from around 8.10am to 8.50am and 3.00pm to 3.30pm.

For school children and staff to access *St Kieran Adventure Playground* for physical education classes and recess/lunch breaks, this requires crossing at the Tyler Street midblock crossing and occurs up to 11 times per day in groups of up to 130 people.

Students who travel to school by bus mode are required to maintain sign-off from the Principal. *PJA* has been advised that up to 10 students per year request permission to travel by public transport.

St Kieran CPS is part of the *Department of Transport WA YourMove* program which promotes active travel to school via sustainable transport options, with the program having installed footprint pavement markings on Cape Street.

Staff are permitted to use the carparking at the adjacent *Sisters of Mercy* site.

1.3 Existing Transport Networks

The existing *Main Roads WA* (MRWA) functional road hierarchy, public transport *Transperth* bus stops and routes and the intersection controls of the surrounding road network are shown in **Figure 1-4**.

Figure 1-4: Surrounding Road Network Function



Base Image Source: Nearmap (October 2024)

The existing characteristics of the surrounding road network are summarised in **Table 1-2**, overleaf.



Introduction

Table 1-2: Surrounding Road Network Characteristics

	Cape Street	Tyler Street	Waterloo Street	Hector Street	Lawley Street	Main Street	Stoneham Street
Road Hierarchy	Local Distributor	Access Road	Access Road	Access Road	Access Road	Distributor A	Local Distributor
Speed Limit	50km/h (default) and 40km/h School Zone	50km/h (default) and 40km/h School Zone	50km/h (default)	50km/h (default)	50km/h (default)	60km/h (posted)	50km/h (default)
Road Reserve Width	20.0m	20.0m	20.0m	20.0m	20.0m	60.0m	20.0m
Pavement Width	13.5m (fronting school)	7.2m	7.2m	7.2m	7.2m	13.5m	10.5m
No. of Traffic Lanes	2 (two-way)	2 (two-way)	2 (two-way)	2 (two-way)	2 (two-way)	4 (two-way)	2 (two-way)
Path Provision	2.0m wide (both sides)	2.0m (eastern side only)	2.0m (eastern side only)	2.0m (northern side only)	2.0m (southern side only)	2.0m wide (both sides)	2.0m wide (both sides)
Parking Provision	Bus zone (154.5m)	12x 45-degree angled bays (5x ACROD)	Informal on-street	Informal on-street	Nil	Off-street carpark adjacent	12x parallel bays
Intersecting Roads (Control)	<ul style="list-style-type: none">• Lawley Street (major road 4-way Stop)• Cape Street (Signals 4-way)• Hector Street (Left-In/Left-Out Give-Way)	<ul style="list-style-type: none">• Cape Street (Left-Out Only)• Morgans Street (NB through/SB Give-way)• Hector Street (major road 4-way)	<ul style="list-style-type: none">• Lawley Street (minor road Stop)• Cape Street (4-way roundabout)• Hector Street (minor road 4-way Give-Way)	<ul style="list-style-type: none">• Main Street (Left-In/Left-Out Give-Way)• Waterloo Street (major road 4-way Give-Way)• Tyler Street (minor road 4-way Give-Way)• Myers Street (major road)• Stoneham Street (minor road 4-way Stop)	<ul style="list-style-type: none">• Main Street (major road 4-way Stop)• Waterloo Street (major road 4-way Stop)• Tyler Street (minor road 4-way Stop)• Clarence Street (major road Give-Way)• York Street (major road Give-Way)• Stoneham Street (major road Give-Way)	<ul style="list-style-type: none">• Lawley Street (major road 4-way Stop)• Cape Street (4-way signals)• Hector Street (Left-In/Left-Out Give-Way)	<ul style="list-style-type: none">• Lawley Street (minor road Give-Way)• Riley Street (major road 4-way Stop)• Cape Street (4-way roundabout)• Hector Street (major road 4-way Stop)
Local Area Traffic Management (LATM)	<ul style="list-style-type: none">• N/A	<ul style="list-style-type: none">• Raised plateau intersections at Hector Street	<ul style="list-style-type: none">• Raised plateau intersections at Hector Street	<ul style="list-style-type: none">• One-way pinch point east of Main Street• Raised plateau intersections at Waterloo Street and Tyler Street with altering priority	<ul style="list-style-type: none">• Altering priority at Waterloo Street and Tyler Street	<ul style="list-style-type: none">• Built-up median at Hector Street restricting right-turn movements	<ul style="list-style-type: none">• N/A

Table 1-3: City of Stirling Tube Count Traffic Data

The *City of Stirling* provided *PJA* with tube count data for the locations and dates in **Table 1-3**.

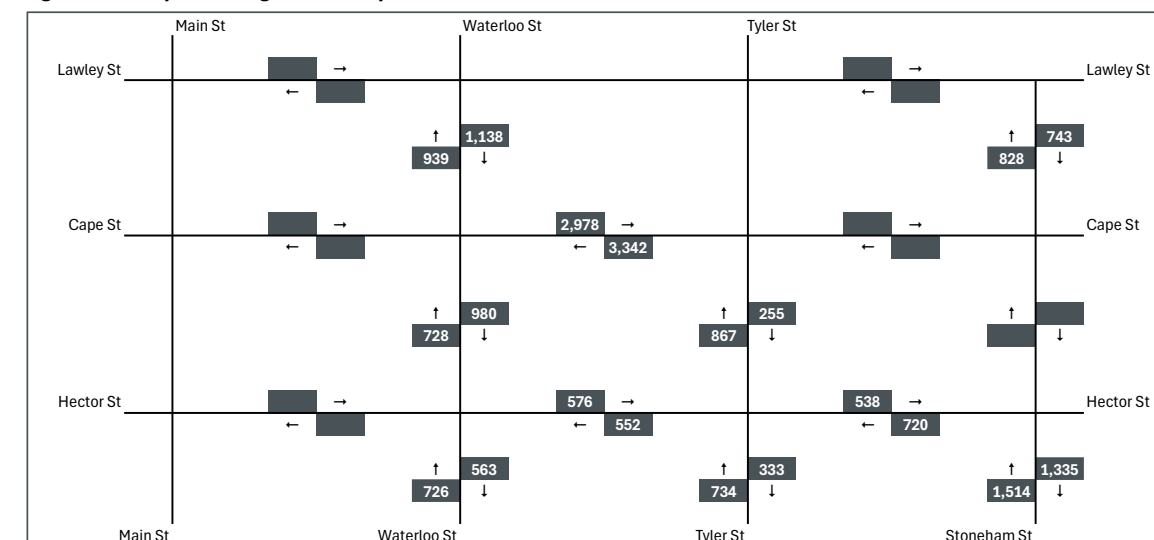
Table 1-3: City of Stirling Tube Count Traffic Data

Location (Date of Survey)	Average Weekday Traffic Volume	Percentage of Heavy Vehicles	AM Peak Traffic Volume	PM Peak Traffic Volume	85 th Percentile Daily Traffic Speed
Hector Street - E of Waterloo Street (September 2023)	1,125 vpd	5%	285 vph	150 vph	44 km/h
Hector Street - W of Stoneham Street (September 2023)	1,255 vpd	3%	375 vph	270 vph	44 km/h
Cape Street - E of Waterloo Street (December 2022)	6,320 vpd	6%	590 vph	580 vph	47 km/h
Cape Street - E of Stoneham Street (December 2022)	6,285 vpd	5%	660 vph	590 vph	56 km/h
Waterloo Street - N of Cape Street (December 2022)	2,075 vpd	3%	200 vph	195 vph	46 km/h
Waterloo Street - S of Hector Street (December 2022)	1,285 vpd	5%	105 vph	120 vph	52 km/h
Tyler Street - N of Hector Street (December 2022)	1,115 vpd	4%	290 vph	145 vph	45 km/h
Stoneham Street - N of Hodgson Street (December 2022)	2,845 vpd	6%	295 vph	275 vph	57 km/h
Tyler Street - S of Cape Street (November 2021)	550 vpd	4%	65 vph	85 vph	19 km/h
Waterloo Street - S of Cape Street (October 2021)	1,705 vpd	4%	195 vph	195 vph	52 km/h
Tyler Street - S of Hodgson Street (October 2021)	1,065 vpd	3%	115 vph	120 vph	52 km/h
Tyler Street - N of Morgan Street (October 2021)	680 vpd	0%	125 vph	105 vph	35 km/h
Stoneham Street - S of Lawley Street (May 2019)	1,570 vpd	8%	165 vph	165 vph	49 km/h

It is noted that the 85th percentile approach speed (representing operating speeds at free-flowing conditions) to the STOP line on the left-turn exit lane of Tyler Street to Cape Street is in the order of 20km/h. Additionally, most roads have operating speeds near or above the default speed limit of 50km/h.

For the data provided at the same count site at different time periods, it is observed that there were minimal differences in traffic volumes over time. Therefore, the most recent recorded volume for a section of road provides an indication of the daily traffic volumes on the surrounding road network, as shown in **Figure 1-5**.

Figure 1-5: City of Stirling Latest Daily Traffic Volumes



PJA engaged *Matrix Traffic & Transport Data* to undertake classified intersection turning volume surveys at the following locations:

- Main Street & Cape Street (signals).
- Cape Street & Waterloo Street (roundabout).
- Hector Street & Waterloo Street (priority controlled 4-way raised plateau).
- Tyler Street & Waterloo Street (priority controlled 4-way raised plateau).

The AM and PM peak hour of each intersection and the network was determined to begin at 8am and 3pm, respectively. The turning volumes during the peak periods are shown in **Figure 1-6**, overleaf.

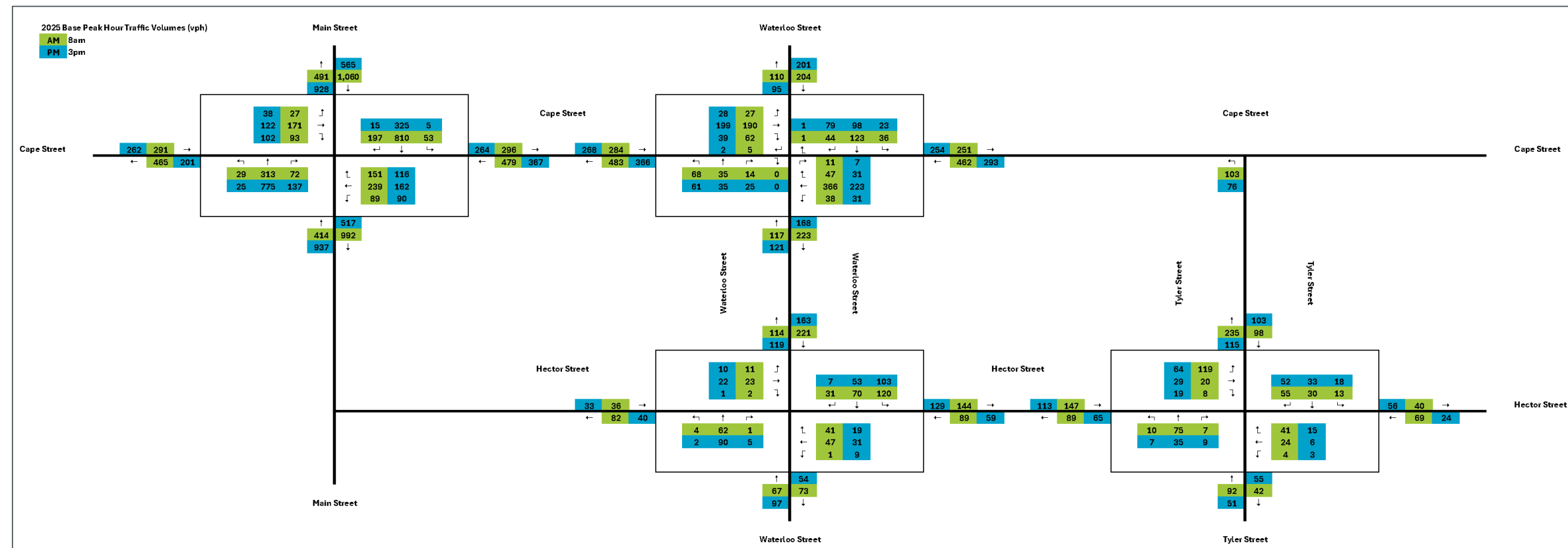
In addition to the turning volume surveys, video surveillance of Cape Street and Tyler Street were undertaken to observe the pedestrian crossings, traffic volumes and traffic speeds. The pedestrian crossing volume peak hours occurred at 8am and 2.30pm, with the volumes shown in **Figure 1-7** and **Figure 1-8**, respectively. The following observations of traffic behaviour were also noted:

- A **lack of compliance with the STOP control** at the Tyler Street left-turn lane.
- Multiple **conflict points for pedestrians and vehicles on Cape Street** due to turning traffic from both sides of Tyler Street, resulting in right-angle, rear-end and hit-pedestrian near miss crash types.
- **Vehicles stopping after the STOP line** for the School Warden Crossing to yield pedestrians.
- **Pedestrians being masked by parked buses and vehicles in the PM peak** while crossing Cape Street, east of Tyler Street, resulting in abrupt braking from approaching vehicles.
- **Vehicles inappropriately making through movements from the Tyler Street left-turn lane.**



Introduction

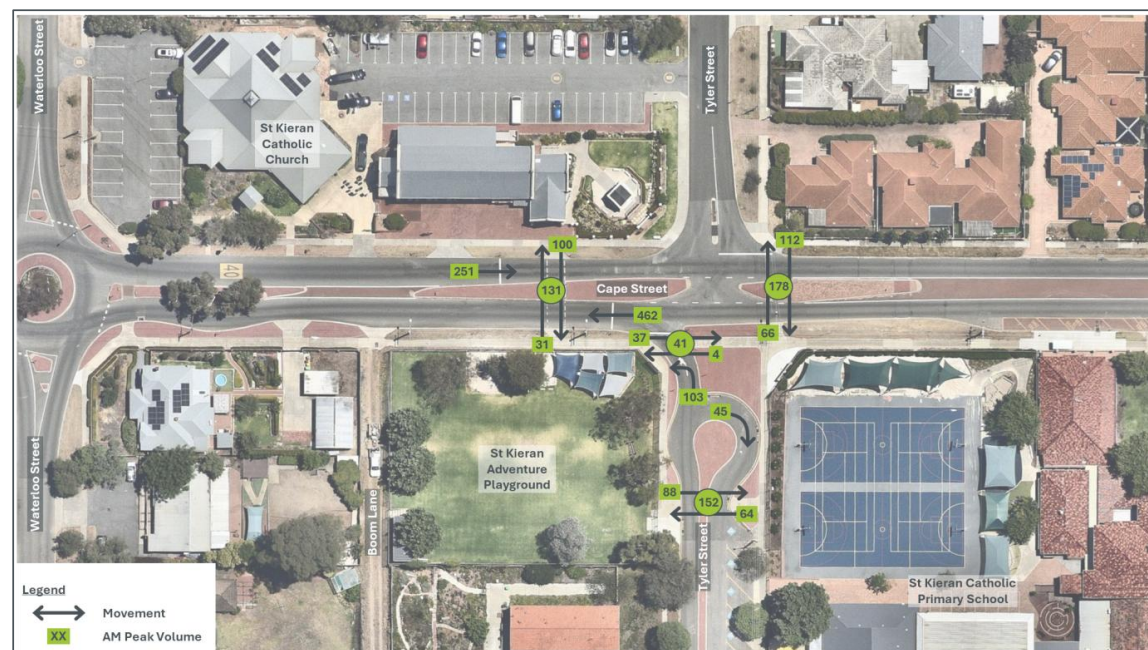
Figure 1-6: AM Peak (8am – 9am) and PM Peak (3pm-4pm) Intersection Turning Traffic Volume Survey





Introduction

Figure 1-7: AM Peak (8am – 9am) Pedestrian Crossing volumes and Tyler Street Vehicle Turning Volumes



Base Image Source: Nearmap (December 2024)

Figure 1-8: PM Peak (2.30pm – 3.30pm) Pedestrian Crossing volumes and Tyler Street Vehicle Turning volumes



Base Image Source: Nearmap (December 2024)

The context of the two-way pedestrian crossing volumes and vehicles opposing the crossings on Cape Street and Tyler Street in the AM and PM peak periods are summarised in **Table 1-4**.

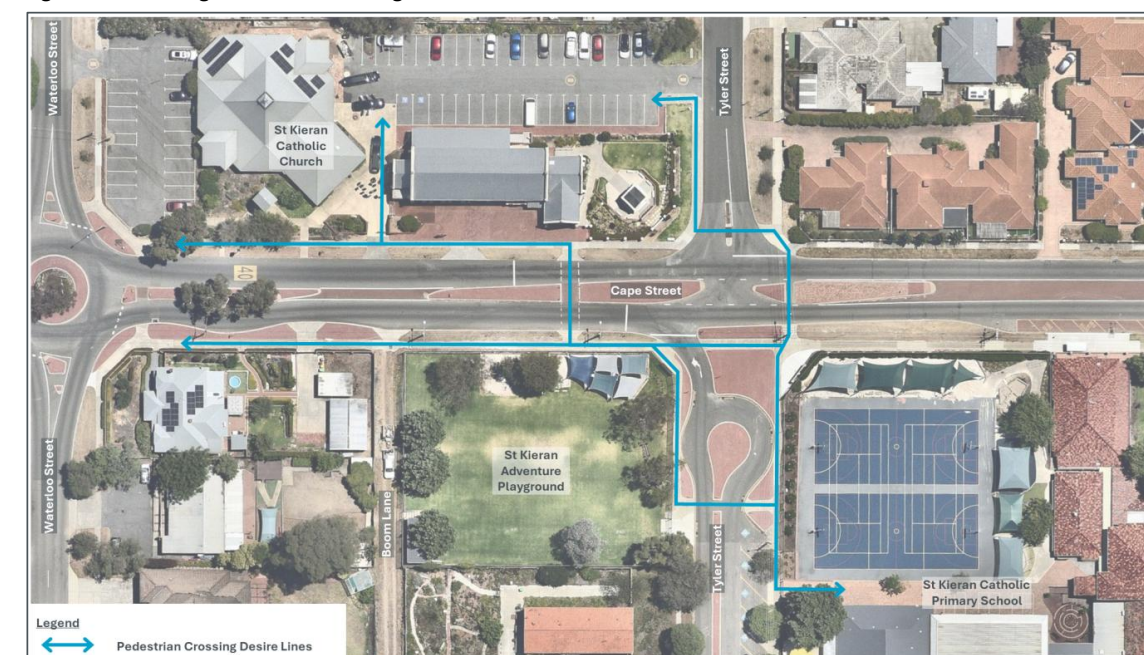
Table 1-4: Peak Pedestrian Crossing Volumes and Opposing Vehicle Traffic Volumes

Street	AM Peak	PM Peak
Cape Street	309 pedestrians / 713 vehicles	438 pedestrians / 507 vehicles
Tyler Street	193 pedestrians / 148 vehicles	181 pedestrians / 88 vehicles

The proportion of pedestrians to vehicles in the peak periods is between 46% to 86% on Cape Street and between 130% to 205% on Tyler Street. The lack of protected pedestrian crossings mean pedestrians are required to cross at their own risk and thus increase the likelihood of being involved in a crash due to the high exposure of both vehicle traffic and pedestrian crossing traffic.

The existing desire lines for pedestrians crossing Cape Street are shown in **Figure 1-9**.

Figure 1-9: Existing Pedestrian Crossing Desire Lines



Base Image Source: Nearmap (December 2024)



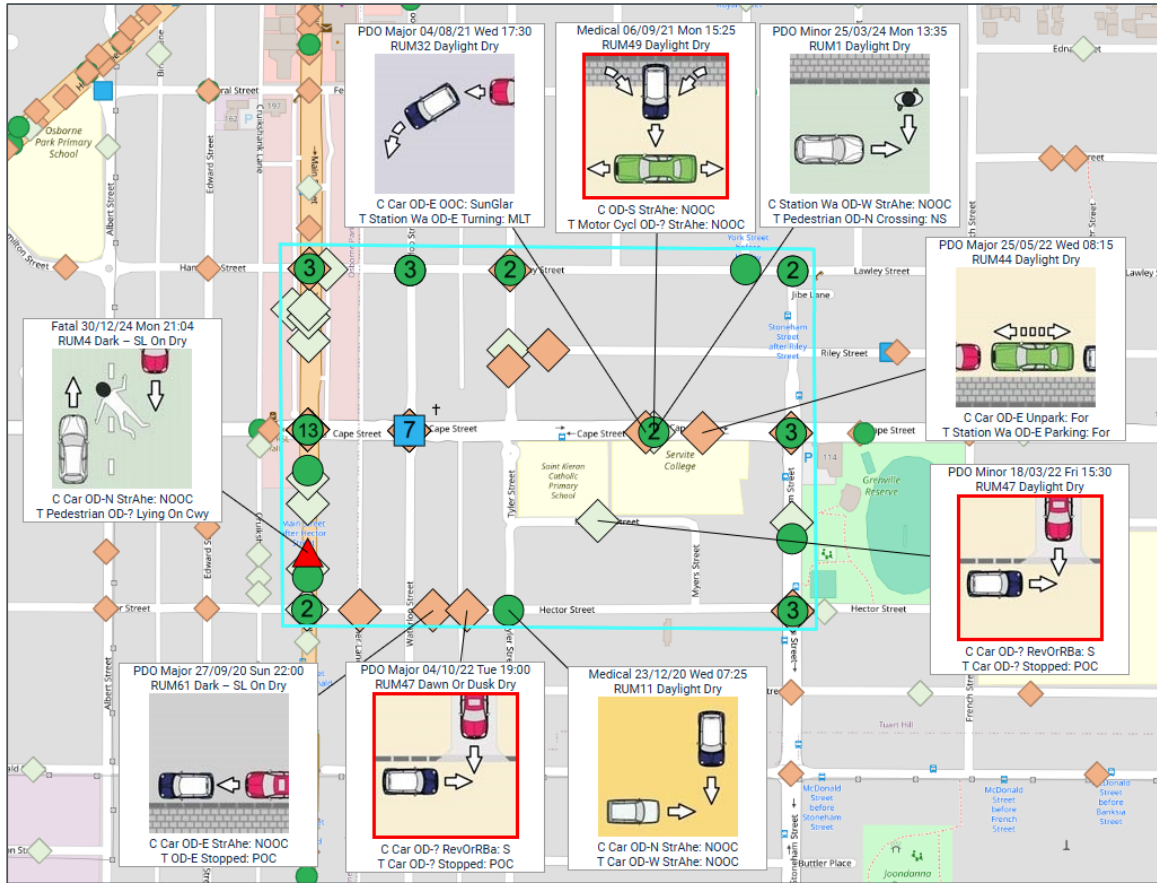
Introduction

I.5 Road Safety

Historic Recorded Crash Statistics

A crash extract of all reported crashes on the *Main Roads WA Crash Map* database for the latest 5-year period between 1 January 2020 and 31 December 2024 on the surrounding road network is shown in **Figure 1-10**.

Figure 1-10: Recorded Crashes (01/01/2020 – 31/12/2024)



Source: Main Roads WA

A minor property damage only (PDO) severity **hit-pedestrian crash type** was recorded on Cape Street in March 2024 and **another hit-pedestrian crash** recorded on Morgans Street between Tyler Street and Myers Street in November 2019.

A medical severity crash was recorded on Cape Street between Tyler Street and Stoneham Street in September 2021 involving a **vehicle colliding with a pedestrian riding an e-Scooter**.

The **two hospital severity crashes** involved a vehicle **driver blacking out and losing control**.

A breakdown of the crash severities and locations for the last 6-years (2019-2024) of reported crashes are provided in **Table 1-5**.

Table 1-5: Recorded Crash History (2019-2024) Summary

Location	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total
Main Street & Cape Street Intersection	-	-	4	8	5	17
Main Street Midblock	1	-	1	2	7	11
Cape Street & Waterloo Street Intersection	-	1	1	3	3	8
Main Street & Hector Street Intersection	-	1	-	2	2	5
Cape Street Midblock	-	-	1	3	1	5
Stoneham Street & Hector Street Intersection	-	-	-	4	1	5
Lawley Street & Waterloo Street Intersection	-	-	2	1	-	3
Main Street & Lawley Street Intersection	-	-	1	2	-	3
Stoneham Street & Cape Street Intersection	-	-	1	1	1	3
Stoneham Street Midblock	-	-	1	-	2	3
Hector Street & Tyler Street Intersection	-	-	2	-	-	2
Lawley Street & Stoneham Street Intersection	-	-	1	1	-	2
Hector Street Midblock	-	-	-	2	-	2
Morgans Street Midblock	-	-	-	-	2	2
Waterloo Street Midblock	-	-	-	1	-	1
Tyler Street Midblock	-	-	-	1	-	1
Riley Street Midblock	-	-	-	1	-	1
Waterloo Street & Hector Street Intersection	-	-	-	1	-	1
Lawley Street & York Street Intersection	-	-	-	1	-	1
Hector Street & Garner Lane	-	-	-	1	-	1
Lawley Street Midblock	-	-	-	-	1	1
Tyler Street & Riley Street Intersection	-	-	-	-	1	1

St Kieran CPS Traffic Warden Incident Reports

The St Kieran CPS traffic warden has advised the school and the *City of Stirling* of the following road safety concerns and observations:

- **Vehicle operating speeds on Cape Street is excessive** of the 40km/h school zone speed limit.
- **Vehicles turning left onto Cape Street from Tyler Street failing to comply** with the STOP control and proceeding to turn, only observing oncoming traffic from the east, resulting in near-miss events on multiple occasions.



Introduction

Catholic Education Western Australia (CEWA) Work Health and Safety (WHS) Inspection

Catholic Education Western Australia (CEWA) undertook a Work Health and Safety (WHS) inspection in August 2023 and noted the following observations with respect to the road safety issues.

- “Teachers, students, parents, volunteers, visitors, and contractors are at risk of vehicle impact when crossing Tyler Street (front of school) and Cape Street – before, during (for sport, recess, lunch, and use of the Church) and after school.
- Children with disabilities, learning/development challenges and mobility equipment - **require more time cross Cape Street** and access/egress vehicles out the front of the school **on Tyler Street** – speeding traffic/large and small vehicles present a hazard if children run-off – often an occurrence for children with learning and development challenges) (refer **Figure 1-11**).
 - Note: **vehicles both large and small have been observed utilising the access road from Tyler Street to Cape Street in front of the school** – in the am and pm during peak drop of times.
 - Vehicles were observed **travelling at speeds believed to be over 40km/hr through the school zones** on both Cape Street (through the cross walk) and on Tyler Street (front of school)”.

Figure 1-11: Heavy Vehicles Turning Left from Tyler Street onto Cape Street Examples



Source: Catholic Education Western Australia / Google

St Kieran CPS Internal Incident Reporting

The St Kieran CPS internal incident reporting has recorded the following common themes in regard to road safety exposure.

- Students failing to follow protocols/instructions and **run across the road without checking** for approaching traffic.
- **Students requiring additional support for their needs**, escaping supervision at the *Adventure Playground* onto Tyler Street or dropping and laying on the road pavement.

PJA Site Visit

PJA undertook a site visit on 12 December 2024 (non-school day) and noted the following road safety issues.

- There is a lack of pre-deflection for vehicles entering Tyler Street from the south which facilitates high approach speeds to the Tyler Street crossing adjacent to the *Sisters of Mercy, St Catherine’s House of Hospitality*.
- Tyler Street forms a rat-running route for through traffic onto Cape Street.
- There is a lack of warning/visibility of the School Crossing on the Cape Street approaches.
- The vertical grade of Cape Street restricting the sight lines on Boom Lane. Refer to **Figure 1-12**.

Figure 1-12: Boom Lane Sight Lines at a 3m Setback from Cape Street



- Parked vehicles masking pedestrians at the crossing from oncoming traffic with children at further risk due to height. Refer to **Figure 1-13**.

Figure 1-13: Tyler Street Crossing Opposite Sisters of Mercy St Catherine’s House of Hospitality



Base Image Source (Right): Google (January 2024)

- Confusing and conflicting signage on Tyler Street southbound with different sign controls for assumed separate turning movements in the absence of pavement markings. Refer to **Figure 1-14**.



Introduction

Figure 1-14: Tyler Street Southbound Approach Conflicting Signage



- All crossings are absent of any tactile ground surface indicators (TGSI's).

WA Road Safety Strategy 2020-2030

The *WA Road Safety Strategy 2020-2030: Driving Change* has a target to reduce killed and serious injury (KSI) crash severities by 50-70% by 2030 and to zero by 2050. The priority to achieving the target is to follow *Safe System Principles*. The *Safe Speeds* component of the system indicated the impact speed threshold for specific crash types based on theoretical crash tolerances of a healthy adult and the mass and speed at which a passenger car vehicle travels. The threshold represents a survivability rate of 90% before that rapidly reduces. The Safe Speeds for different crash types are as follows.

- Vehicle to pedestrian crash: 30km/h
- Vehicle to vehicle side-impact crash: 50km/h
- Vehicle to object head-on crash: 50km/h
- Vehicle to vehicle head-on crash: 70km/h.

Given, there have been a number of near misses involving primary school aged children (more vulnerable road users) in addition to a mix of heavy vehicles (larger mass vehicles), the threshold tolerances would reduce further and increase the likelihood of a crash resulting in a fatality or serious injury. Therefore, there is a need to eliminate, substitute or engineer a solution for reducing the crash risk severity.

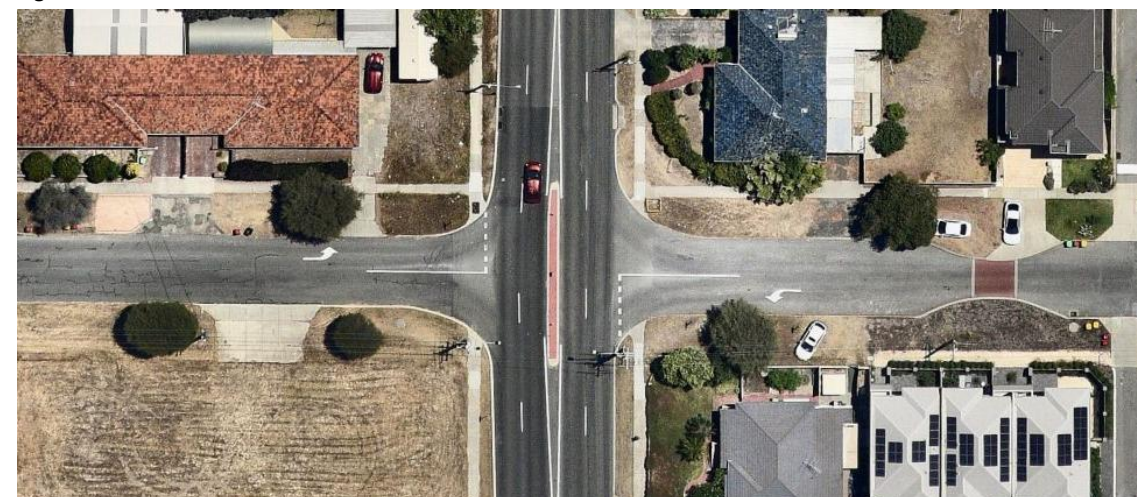
1.6 Key Changes to the Transport Network

The *City of Stirling* presented an item for a trial closure of the Tyler Street left-turn at Cape Street to Council on 28 May 2024. The City Officer recommended that the City does not proceed with the trial closure due to the potential adverse impacts on traffic patterns on the surrounding road network. It is worth noting that the baseline of the assessed impacts was 2021 traffic volumes and trip patterns data. Additionally, the redistribution of traffic from the closure was assessed in conjunction with the traffic redistribution of the proposed Safe Active Street (SAS) on Hector Street. However, the City of Stirling have since implemented the following changes to the transport network that could affect the outcomes of the assessment.

Main Street & Hector Street Right-Turn Movement Restrictions

The proposed Hector Street SAS included the full closure of traffic movements between Main Street and Hector Street. A solid median restricting right-turn movements only at the intersection, as shown in **Figure 1-15**, was installed after May 2019. The crashes recorded in the same time period before and after this time were 19 (including 1 hospital and 5 medical severities) and 3 (including 1 hospital), respectively.

Figure 1-15: Main Street & Hector Street



Source: Nearmap (December 2024)



Hector Street & Waterloo Street / Tyler Street Raised Intersections

The Hector Street raised intersections at Waterloo Street and Tyler Street, shown in **Figure 1-16**, were installed after April 2021. The Waterloo Street and Tyler Street traffic data provided by the *City of Stirling* capture the traffic volumes before (29/03/21 – 04/04/21) and after (20/10/21 – 27/10/21) installation and indicated minimal differences in the average weekday traffic volumes (two-way).

Figure 1-16: Hector Street Intersection Treatments



Source: Nearmap (December 2024)

Hector Street Closure at Mitchell Freeway On-Ramp

The Hector Street left-in/left-out (LILO) intersection with the Mitchell Freeway on-ramp was closed after October 2023 and now forms a PSP corridor with pedestrian access only, as shown in **Figure 1-17**.

Figure 1-17: Hector Street Modified Layout



Source: Nearmap (December 2024)

Cape Street & Mitchell Freeway On-Ramp Intersection Layout Modification

The Cape Street left-in/left-out (LILO) intersection with the Mitchell Freeway on-ramp was modified from a priority controlled left-out movement onto a 2-lane on-ramp to a continuous slip lane and a 3-lane on-ramp around August 2024, as shown in **Figure 1-18**.

Figure 1-18: Cape Street Intersection Modified Layout



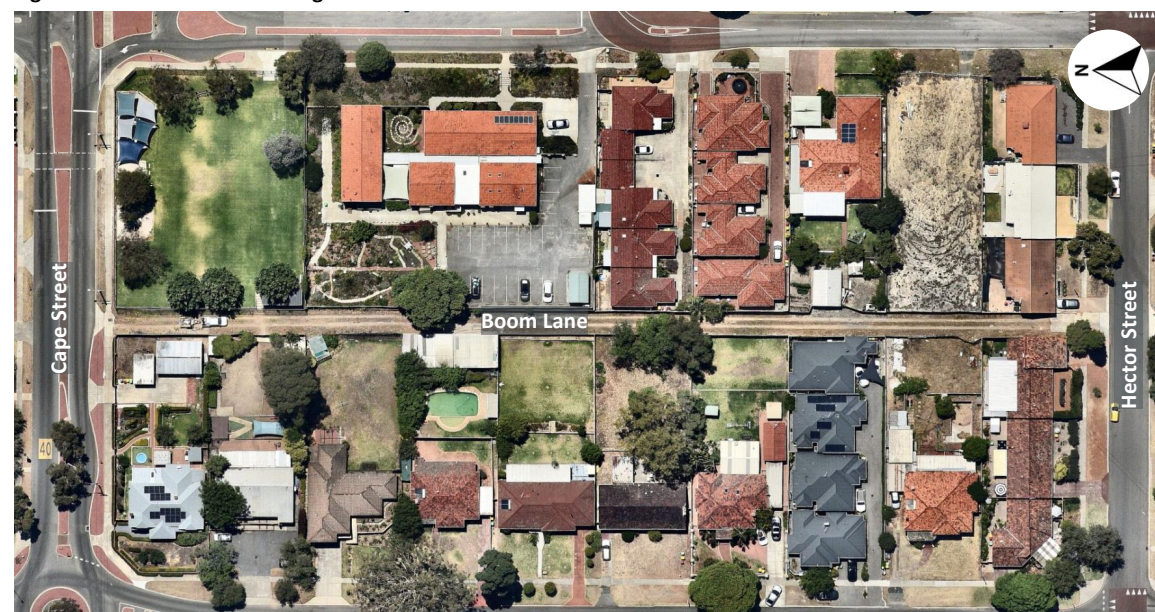
Source: Nearmap (December 2024)



Boom Lane Local Planning Scheme No. 3 Amendment No. 128 – Addition of Right of Way 22015 (Refused)

The *City of Stirling Council* adopted *Amendment No. 128* to the *City of Stirling Local Planning Scheme No. 3* (LPS 3) for the *Addition of Right of Way 22015* (Boom Lane between Cape Street and Hector Street, as shown in **Figure 1-19**) into the *City of Stirling Development Contribution Scheme for Rights of Way Improvement Works* (ROW DCP).

Figure 1-19: Boom Lane Existing Context



Source: Nearmap (December 2024)

The full program of advocacy relating to the status of Boom Lane is as follows:

- **2014:** The St Kieran's Church Parish Priest advocated for the closure of Boom Lane as a result of safety concerns for the students of St Kieran CPS, which was supported by the Member for Balcatta (at the time). The *City of Stirling* undertook community consultation surveys on the abutting landowners to determine their preference for the future of the laneway and failed to garner 100% support for the closure of Boom Lane.
- **October 2022:** The *City of Stirling* agreed to survey landowners abutting Boom Lane regarding their preference on the future of the laneway, as a result of advocacy from some abutting landowners to upgrade it. The St Kieran's Church Parish Priest and CEWA (on behalf of the adjoining St Kieran CPS) submitted a firm position to "Close the ROW" on the basis that it has been a long-standing desire of St Kieran's for safety, amenity and removing the barrier constraint.
- **December 2022:** The *City of Stirling* survey closed with a 65% response rate. The results reported that 30% supported an upgrade, 20% supported a full closure (Cape Street to Hector Street) and 15% supported no change. **A partial closure or redirection were not surveyed as options.** The

resulting percentages were calculated on the basis of lot numbers, and therefore did not adequately reflect the 500 children's parents/carers who attend St Kieran CPS.

- **March 2023:** The *City of Stirling Council* approved an upgrade to Right of Way 22015 (Boom Lane), reclassification of the Right of Way to a Category 2 and funding of the Right of Way upgrade via modification to the ROW Development Contribution Plan. This is despite the recommendation of the City of Stirling Officer report not to support an upgrade.
- **March 2024:** St Kieran CPS objected to the advertised "*Scheme Amendment No. 128 (Addition of Right of Way 22015 into the City's ROW Development Contribution Scheme)*" on the basis that not only would the school prefer to acquire the laneway land abutting their operations, but that the proposal to upgrade it was highly concerning in the absence of a traffic study, given the safety issues and sensitivities of traffic in the area with existing school operations. **Over 120 submissions from the school community were also made objecting to the proposal.**
- **December 2024:** Following Council's decision to advance *Scheme Amendment No. 128*, St Keiran CPS procured the advice of *PJA* to prepare a transport study for the area (this report). *PJA* submitted a letter of concern to the *Department of Planning, Lands and Heritage* (DPLH) regarding the potential safety impacts of upgrading Boom Lane, that *Scheme Amendment No. 128* was intended to facilitate, during its assessment of the Scheme Amendment.
 - It is understood that *Scheme Amendment No. 128* has since been refused by DPLH.



Assessment of Key Issues

2 Assessment of Key Issues

2.1 Cape Street Pedestrian Crossing

The Stopping Sight Distance (SSD) “is the distance to enable a normally alert driver, travelling at the design speed on a wet pavement, to perceive, react and brake to a stop before reaching a hazard on the road ahead” [Austroads Guide to Road Design Part 3: Geometric Design (2021)]. The calculated minimum SSD for the parameters provided in **Equation 1** is 15.0m, adopting the 85th percentile traffic speed data on the Tyler Street left-turn approach, provided previously in **Table 1-3**.

Equation 1: Austroads Stopping Sight Distance Equation

$$SSD = \frac{R_T V}{3.6} + \frac{V^2}{254(d + 0.01a)} = 15.0m$$

Where: R_T = reaction time = 2.0s

V = operating speed = 19.68km/h

d = coefficient of deceleration (longitudinal friction factor) = 0.36

a = longitudinal grade = -6.3%

The context of the minimum SSD requirement with respect to a vehicle approaching the crossing from the east and the broken edge line of the crossing (point of impact) is shown in **Figure 2-1**.

Figure 2-1: Minimum Stopping Sight Distance Requirement of Vehicles Approaching the Cape Street School Crossing



Source: Nearmap

As shown in the figure, the minimum SSD requirement covers the distance from a vehicle turning left just as it enters Cape Street to the point of impact. The **video footage shows a majority of vehicles not complying with the STOP control** when traffic approaching on Cape Street from the east is clear or a vehicle turning right onto Tyler Street is blocking through traffic. **Additionally, the sight lines for vehicles approaching the pedestrian crossing from the left-turn is partially obstructed** by the fencing and the *Adventure Playground* infrastructure, as well as, the lack of warning signs of the school crossing on Tyler Street, as shown in **Figure 2-2**. Hence, vehicles turning left, only observing oncoming traffic from the right and emerge from intersection without stopping due to the clear sight lines looking right.

Figure 2-2: Tyler Street Left-Turn Approach Sight Lines



Base Image Source: Google (January 2024)

It is worth noting that *Main Roads WA* specify a coefficient of deceleration on sealed roads of 0.36 which is for a dry pavement surface. Whereas *Austroads* adopt a coefficient of deceleration for wet pavement surfaces of 0.27 which would increase the minimum SSD requirement to 17.0m.

The pedestrian crossing sight distance (CSD) requirement on Cape Street is 212m in accordance with *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections Equation 3* for a vehicle approach speed of 46.8km/h (refer **Table 1-3**) and a walking speed of 1.2m/s (noting the walking speed of a child may be less and thus increase the requirement). The context of this requirement at the unprotected crossing on Cape Street through a desktop assessment shows that pedestrians crossing south to north from the 1.6m setback requirement are restricted by vehicles parked towards the front of the bus zone (also used for pick-up/drop-off) and restricts the available sight distance to around 79m, as shown in **Figure 2-3**.

Figure 2-3: Cape Street Crossing Sight Distance Requirement



Base Image Source: Nearmap (December 2024)



Assessment of Key Issues

An assessment of the overall risk rating in alignment with *Austroads Safe System Assessment Framework* (February 2016), indicates the following exposure, likelihood and severity for a crash at this location involving a pedestrian and a vehicle.

- **Exposure: Very High (Crash Risk of 4/4)**
 - Pedestrian volume: very high > 100 units per day
 - Vehicle volume: high between 5,000-10,000 vehicles per day (two-way)
- **Likelihood: High (Crash Risk of 3/4)**
 - It is likely that a given crash type will occur.
- **Severity: Very High (Crash Risk of 4/4)**
 - should a crash occur, it is highly likely that it will result in a fatality or serious injury to any road user involved. Kinetic energies are high enough to cause an FSI crash, and it is unlikely that the forces will be dissipated before reaching the road user.

The *Safe System* assessment for a hit-pedestrian crash type at the school crossing provides a crash risk score of 48 out of 64. The recommended *Safe System* hierarchy of pedestrian treatments for reducing the crash risk is shown in **Figure 2-4**.

Figure 2-4: Safe System Hierarchy of Pedestrian Treatments to Reduce Crash Risk

Hierarchy	Treatment	Influence (E = exposure L = likelihood S = severity)
Safe System options (‘primary’ or ‘transformational’ treatments)	<ul style="list-style-type: none">• Separation (footpath)• Separation (crossing point)• Very low speed environment, especially at intersections or crossing points.	E L L, S
Supporting treatments (compatible with future implementation of Safe System options)	<ul style="list-style-type: none">• Reduce speed environment/speed limit• Pedestrian refuge• Reduce traffic volume.	L, S L E, L
Supporting treatments (does not affect future implementation of Safe System options)	<ul style="list-style-type: none">• Pedestrian signals• Skid resistance improvement• Improved sight distance to pedestrians• Improved lighting• Rest-on-red signals.	L L L L L, S
Other considerations	<ul style="list-style-type: none">• Speed enforcement.	L, S

Source: Austroads (February 2016)

The potential treatments are explored further in **Section 3.1**.

2.2 Tyler Street Pedestrian Crossing

As indicated previously in **Table 1-3**, the 85th percentile speed on Tyler Street is in the order of 35km/h, recorded around 10m north of the pedestrian crossing between St Kieran CPS and *St Catherine’s House of Hospitality* and 45m south of the pedestrian crossing between St Kieran CPS and the *Adventure Playground*. At this speed and location, the minimum SSD requirement would be 31.7m.

At the location of the minimum SSD (31.7m south of the *Adventure Playground* crossing), the pedestrian approaches are obscured by verge trees and/or parked vehicles, as shown in **Figure 2-5**. Therefore, it is **less likely that a vehicle would be able to stop in time for a school student running across the road unsupervised**.

Figure 2-5: Limited Sight Lines of Vehicle Approaching the Adventure Playground Crossing at Recorded 35km/h



Base Image Source: Google (January 2024)

The video footage also indicated that the Tyler Street crossing adjacent to Cape Street is blocked by one vehicle yielding traffic on the major road and prevents pedestrians from crossing along the desire line. Additionally, multiple right-angle crash type near misses were observed between vehicles turning left and vehicles turning right from Tyler Street and rear-end crash type near misses between turning vehicles and vehicles stopped at the school crossing. Furthermore, the majority of vehicles turning left onto Cape Street failed to comply with the STOP control and only observed traffic from the east, which resulted in multiple near misses while the school crossing was active.

Similarly, for a vehicle travelling southbound, the sight lines of pedestrians crossing adjacent to the *Sisters of Mercy*, *St Catherine’s House of Hospitality* are masked by parked vehicles. There is a lack of



Assessment of Key Issues

data to indicate the southbound approach speeds on Tyler Street. However, it is considered to be less than the northbound approach speed due to adjacent parked cars providing visual narrowing and potential reversing vehicles.

The CSD requirements for pedestrians crossing on Tyler Street are 50m (left-turn lane crossing) and 127m (south of the left-turn crossing) for the 85th percentile vehicle approach speeds provided previously in **Table 1-3**. The context of these requirements is shown in **Figure 2-6** and highlights the potential for approaching vehicles to be obstructed, thus reducing the available sight distance.

Figure 2-6: Tyler Street Crossing Sight Distance Requirements along Cape Street and at



Base Image Source: Nearmap (December 2024)

The potential treatments are explored further in **Section 3.2**.

2.3 Boom Lane Crossover

Boom Lane is located around 30m west of the Cape Street School Warden Crossing and forms a crossover through the 2.0m wide footpath on the southern side of Cape Street. The Boom Lane approach to Cape Street is bound by vertical obstructions greater than 1.5m high on either side. Given the theoretical eye height of a driver is 1.2m from the road surface and the height of child is typically lesser, the potential for both road users to be masked when approaching the conflict point is very high.

Boom Lane provides gated access between the *St Kieran Mulberry Tree Childcare* and the *St Kieran Adventure Playground*, with crossing between the two lots required. The *City of Stirling Minutes of the Ordinary Meeting of Council* from 11 June 2024 indicated the following frequency of children walking on the Cape Street footpath over the Boom Lane crossover.

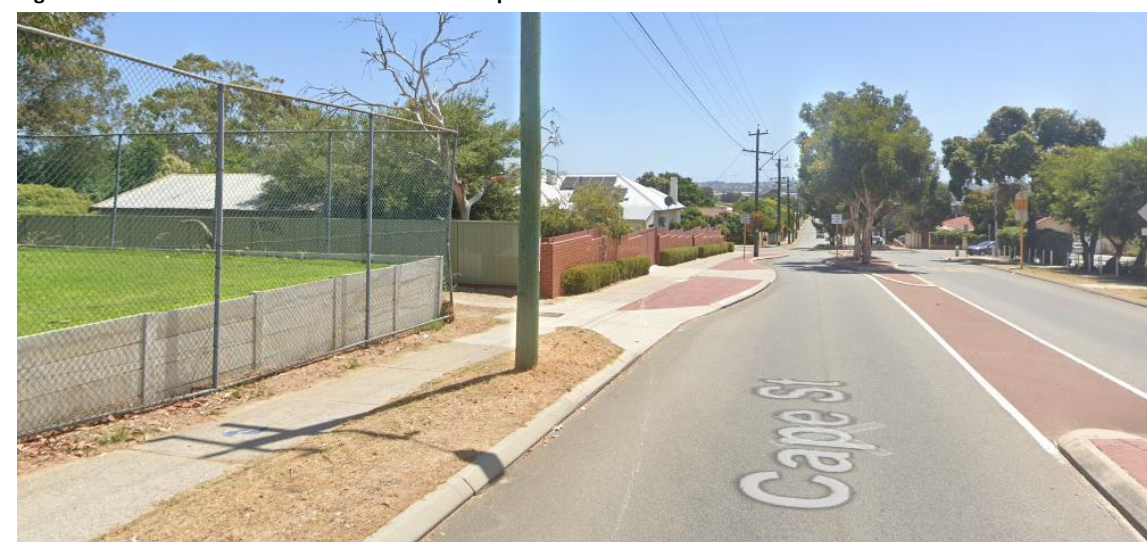
- Children cross Boom Lane under supervision three times a day; 8.00am – 9.00am; 2.30pm – 3.30pm and 4.30pm – 5.30pm
- Children cross Tyler Street twice a day under supervision; 8.00am – 9.00am and 2.30pm – 3.30pm
- The number of children crossing Boom Lane under supervision varies, but in the afternoon is usually around 28 children.

This indicates that **around 84 children plus staff would cross over Boom Lane per day** as an access between sites, which indicates a **high exposure level** (50-100 units per day).

Cape Street has a high exposure of two-way daily traffic volumes (>5,000vpd) with a default speed limit of 50km/h, meaning that a crash has a higher chance of occurring with the potential to result in a KSI severity, as per the *Safe Speed* for right-angle crash types.

Furthermore, the **sight lines at the Boom Lane crossover are limited** by the non-permeable vertical obstructions on either side (retaining wall and brick wall/Colourbond fencing), between 1.2m - 1.8m high, as shown in **Figure 2-7**.

Figure 2-7: Boom Lane Vertical Obstructions at Cape Street Crossover Location



Base Image Source: Google (January 2024)

This would mask pedestrians (particularly smaller children) approaching on the path for exiting vehicles approaching the crossover, with the potential for hit-pedestrian crash types to occur.

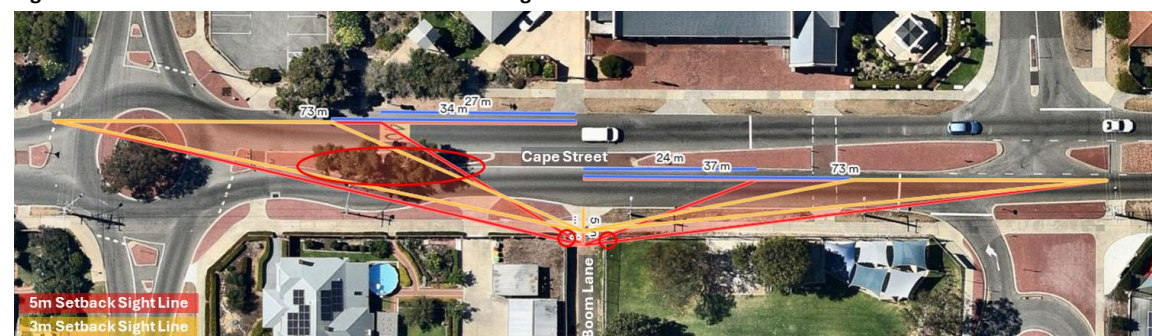
There is also potential for an increase in rear-end and sideswipe crash types for vehicles turning into Boom Lane from Cape Street, due to the vertical crest approach and traffic volume carried on Cape Street, in addition to the tight radii (4.5m) and narrow width (5.5m), requiring a low-speed manoeuvre on a downgrade approach, meaning there is potential for vehicles to brake/stop abruptly to negotiate the turn or avoid a vehicle exiting at the same time a vehicle is entering, thus increasing the risk of a rear-end/sideswipe crash type occurring.



Assessment of Key Issues

The vertical obstructions at the edge of the laneway and the trees within the verge to the west of Boom Lane restrict the available sight lines of vehicles exiting Boom Lane. A safe intersection sight distance (SISD) assessment in accordance with the *Main Roads WA Supplement to Austroads Guide to Road Design Part 4A – Unsignalised and Signalised Intersections*, indicates that an absolute minimum SISD for a frontage road speed of 40km/h (school zone) and 50km/h (default speed limit) on Cape Street is 73m and 97m, respectively. The extent of the required minimum SISD in a 40km/h speed zone at a 5m (desirable minimum) and 3m (absolute minimum) setback is shown in **Figure 2-8**.

Figure 2-8: Boom Lane Crossover Safe Intersection Sight Distance Assessment



Base Image Source: Nearmap (December 2024)

As shown in the figure, the desirable minimum SISD at 40km/h would not be satisfied due to the vertical obstructions limiting the available sight distance to around 24m (right) and 27m (left). Additionally, the absolute minimum SISD at 40km/h from the 3m setback would similarly be limited by the vertical crest around the location of the school crossing and the trees within the median. Therefore, **the minimum requirements for a vehicle to safely exit Boom Lane onto Cape Street would not be satisfied.**

The potential treatments are explored further in **Section 3.3**.



Potential Mitigation Measures

3 Potential Mitigation Measures

3.1 Cape Street Crossing

The potential mitigation measures to address the road safety issues at the school crossings on Cape Street are explored as follows, with guidance from *Austrroads Guide to Traffic Management Part 8: Local Street Management*.

Closure of Tyler Street Left-Turn Exit Lane

There is potential for the closure of the left-turn lane on Tyler Street to restrict through traffic from using Tyler Street and reduce the vehicle conflict with crossing pedestrians.

Benefits:

- ✓ Improve crossing safety by minimising conflict points and reducing the crash risk for hit-pedestrian crash types, right angle crash types and rear end crash types.
- ✓ Reduce crossing points of Cape Street side streets, over Tyler Street at the left-turn lane.
- ✓ Improve pedestrian connectivity through a continuous route on Cape Street from Waterloo Street and Stoneville Street.
- ✓ Reduce rat-running¹ on Tyler Street.
- ✓ Potential to provide landscaping opportunities and extend the *St Kieran Adventure Playground*.

Constraints:

- Traffic currently using the route would have to take alternative routes which may impact travel time and the directness of a travel path.
- Traffic redistributed onto other streets would experience an increase in traffic volumes.

Signalised Pedestrian Crossing

There is potential for the school crossing to become signalised, similarly to the *Servite College* signalised crossing on Cape Street.

Benefits:

- ✓ Improve crossing safety and amenity by providing a prioritised and protected pedestrian crossing facility.
- ✓ Increase pedestrian crossing visibility and vehicle stopping compliance.
- ✓ Increased perception of crossing safety due to vehicles being stopped while crossing.

¹ traffic diverting, usually at higher speeds, through lower order low-volume side streets to avoid congestion/delay on higher order roads.

Constraints:

- Requires approval from *Main Roads WA* which can be timely and costly.
- Pedestrians may cross out with the dedicated phase due to delays experienced.
- May not improve the conflict with left-turning vehicles from Tyler Street if the signals are not observed, similarly to the existing situation with vehicles only observing vehicles approaching from the right.
- May result in queuing back to the Cape Street roundabout exit leg at Waterloo Street.

Local Area Traffic Management (LATM)

There is potential to raise the Cape Street crossings or Cape Street and Tyler Street intersection to provide vertical deflection for approaching vehicles.

Benefits:

- ✓ Reduces vehicle approach speeds in closer alignment with the *Safe Speed* for hit-pedestrian crash types within the vicinity of the device and the crossing.
- ✓ Improve visibility of the crossing by elevating above the road surface.
- ✓ Increased awareness for drivers of potential hazards.

Constraints:

- May impact the midblock capacity of Cape Street due to a reduction of free-flowing conditions.
- May increase traffic noise before, over and after the device due to braking, suspension negotiation and acceleration.
- May be uncomfortable for vehicle passengers.

Install Advanced Warning Flashing Signals

Main Roads WA Standard Drawing 9120-0174-14: Traffic Warden Controlled Childrens Crossing indicates that “KEEP CLEAR” pavement markings should be used when vehicles are constantly stacking over the childrens crossing, which is observed when vehicle queues extend from the Cape Street & Waterloo Street roundabout. Additionally, it suggests that twin alternating yellow flashing signals may be used to supplement the bollards in accordance with *Standard Drawing 9531-2169*.

Given there is a visibility issue resulting in vehicles stopping over or at the pedestrian guide lines, the school crossing may benefit from increased warning and visibility through advance warning flashing signals and additional pavement marking.



Potential Mitigation Measures

Benefits:

- ✓ Improved awareness and visibility of the school crossing on Cape Street approaches.
- ✓ Potential to reduce vehicle approach speeds.

Constraints:

- Requires approval from Main Roads WA prior to installation which can be timely and costly.

3.2 Tyler Street Crossing

Closure of Tyler Street Left-Turn Exit Lane

There is potential for the closure of the left-turn lane on Tyler Street to restrict through traffic from using Tyler Street and reduce the vehicle conflict with the pedestrian crossings.

Benefits:

- ✓ Restricts vehicles to school traffic only as Tyler Street forms a no-through road.
- ✓ Improve crossing safety during school times by restricting through traffic volumes.
- ✓ Reduce rat-running adjacent to a primary school with high pedestrian crossing activity.
- ✓ Reduce vehicle approach speeds due to vehicles being required to undertake a U-turn at the end rather than continue straight.
- ✓ Improve pedestrian connectivity through a continuous route on Cape Street from Waterloo Street and Stoneville Street.
- ✓ Reduce rat-running traffic on Tyler Street.
- ✓ Potential to provide landscaping opportunities and extend the *St Kieran Adventure Playground*.

Constraints:

- Traffic currently using the route would have to take alternative routes which may impact travel time and the directness of a travel path.
- Traffic redistributed onto other streets would experience an increase in traffic volumes.

Local Area Traffic Management (LATM)

There is potential to implement wombat crossings (raised zebra crossing) on the Tyler Street pedestrian crossing locations.

Benefits:

- ✓ Reduces vehicle approach speeds in closer alignment with the *Safe Speed* for hit-pedestrian crash types within the vicinity of the device and the crossing.
- ✓ Improve visibility of the crossing by elevating above the road surface.
- ✓ Increased awareness for drivers of potential hazards.

- ✓ Relatively low-cost to install.
- ✓ May discourage through traffic and rat-running of Tyler Street.
- ✓ Improves equity with crossing being flush with the path.

Constraints:

- May increase traffic noise before, over and after the device due to braking, suspension negotiation and acceleration.
- May be uncomfortable for vehicle passengers.

Advanced Warning Signage

There is potential to install advanced warning signs of the pedestrian crossings on vehicle approaches.

Benefits:

- ✓ Increase driver awareness of potential upcoming pedestrian crossings.

Constraints:

- Drivers may not observe signage or change driver behaviour whilst approaching the pedestrian crossings.

3.3 Boom Lane Crossover

Closure of Boom Lane (Full or Partial at Northern End)

Given the current unsafe form and the DPLH refusal to expedite upgrade of Boom Lane, there is potential for the partial closure (section between *Sisters of Mercy* site and Cape Street) or the full closure of traffic movements using Boom Lane.

Benefits:

- ✓ Improve crossing safety by reducing the conflict points between vehicles and pedestrians.
- ✓ Reduce conflict points and the crash risk for hit-pedestrian crash types.
- ✓ Reduce conflict points and the crash risk for right angle crash types.
- ✓ Reduce crossing points of Cape Street side streets.
- ✓ Improve pedestrian connectivity through a continuous route on Cape Street from Waterloo Street and Stoneville Street.
- ✓ Potential to provide landscaping opportunities and extend the *St Kieran Adventure Playground*.

Constraints:

- May restrict amenity for dwellings with vehicle frontages.



St Kieran CPS Masterplan Proposal

4 St Kieran CPS Masterplan Proposal

4.1 Proposal

St Kieran CPS proposes to enhance the road safety for students, staff and caregivers on the frontage roads (Cape Street and Tyler Street) by mitigating the existing road safety issues and thus, improve the amenity between campus facilities and the wider shared-use precinct.

In order to improve the identified road safety issues within the wider St Kieran shared-use precinct, St Kieran CPS seek to improve the safety of crossings between the main campus and the adjacent St Kieran shared-use facilities across Tyler Street and Cape Street to form better connections for students, staff and parents/carers. Accordingly, the following recommendations have been made to improve road safety and amenity within the precinct, as shown in **Figure 4-1**.

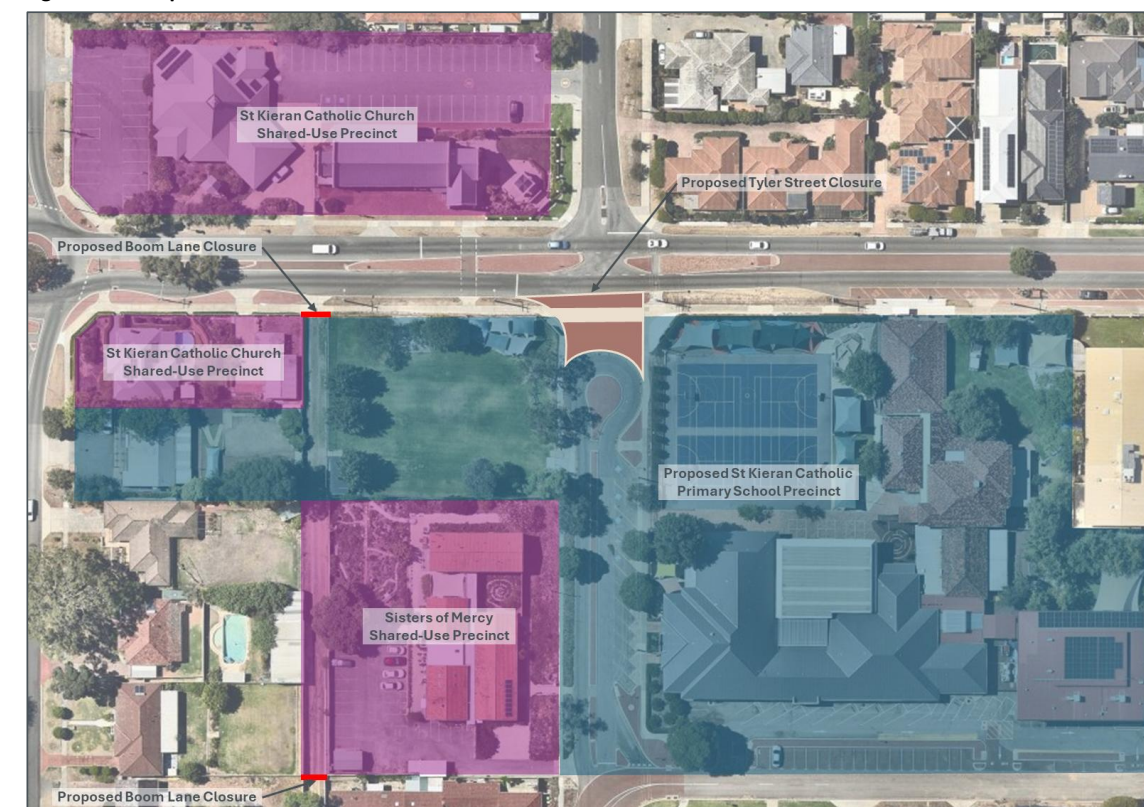
- 1 Closure of Tyler Street left turn out at Cape Street.
- 2 Partial closure (section between *Sisters of Mercy* site boundary and Cape Street), OR, a full closure of Boom Lane (Cape Street to Hector Street).

The closure of the Tyler Street left out only lane would be considered to address the main road safety issues at both the crossing of Cape Street and Tyler Street due to the approach speeds and volume of traffic using Tyler Street adjacent to St Kieran CPS to access Cape Street. The redistribution of traffic using potential alternative routes is assessed further in **Section 4.2**.

The closure of Boom Lane is considered to improve the road safety on Cape Street due to the inadequate sight lines and also facilitate a pedestrian connection with no vehicle conflicts between the *Adventure Playground* and *Mulberry Childcare*.

The above two road safety improvements alone would have positive safety impacts and also support a long-term masterplan for St Kieran CPS to accommodate the potential growth of students through improved connectivity and amenity of the main campus with the adjacent shared-use facilities.

Figure 4-1: Proposed St Kieran CPS Precinct



Base Image Source: Nearmap (December 2024)



St Kieran CPS Masterplan Proposal

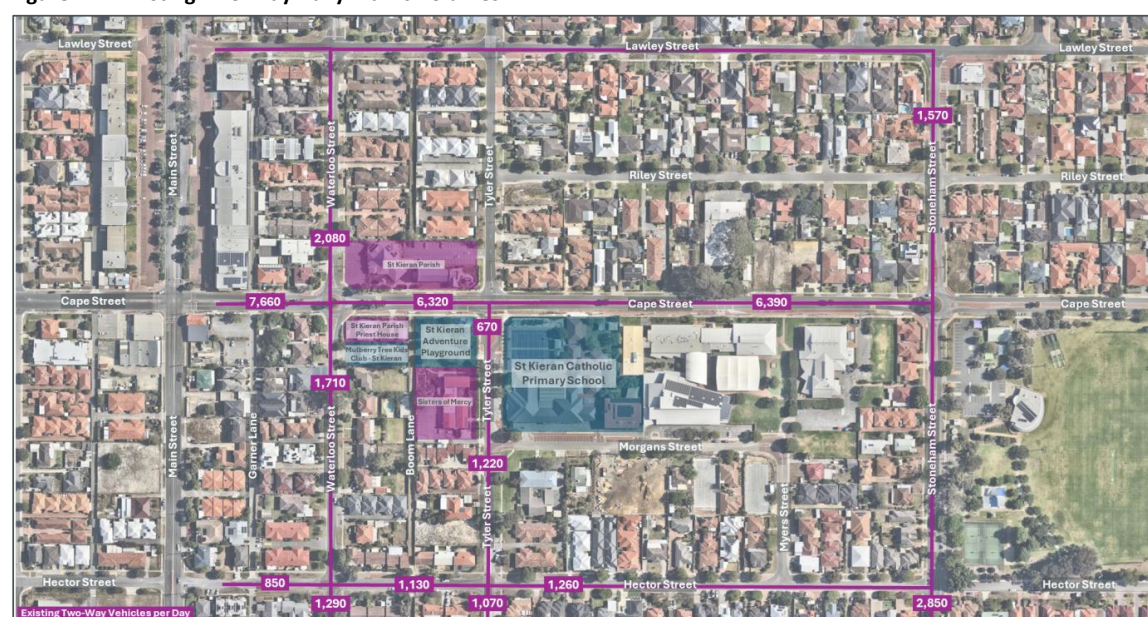
4.2 Assessment of Proposed Mitigation Measures

Tyler Street Left-Turn Lane Closure

A full closure of the Tyler Street left-turn lane would have benefits for both the pedestrian crossings on Cape Street and Tyler Street. An assessment of the likely traffic redistribution routes and resultant daily traffic volumes has been undertaken to determine the extent of redistribution.

The existing two-way daily traffic volumes in vehicles per day (vpd), available from the *City of Stirling* and *Main Roads WA Traffic Map*, is shown in **Figure 4-2**.

Figure 4-2: Existing Two-Way Daily Traffic Volumes



Base Image Source: Nearmap (December 2024)

The existing trip distribution of traffic travelling via the Tyler Street left-turn lane, using *TomTom* origin/destination (O/D) analysis data for the 24-hour weekday average for the whole month of August 2024, is shown in **Figure 4-3**. Around 5% of the current Tyler Street left-turn trips travel south via Cape Street and Waterloo Street and are conservatively assumed to be wholly school-based trips that would otherwise undertake a U-turn on Tyler Street.

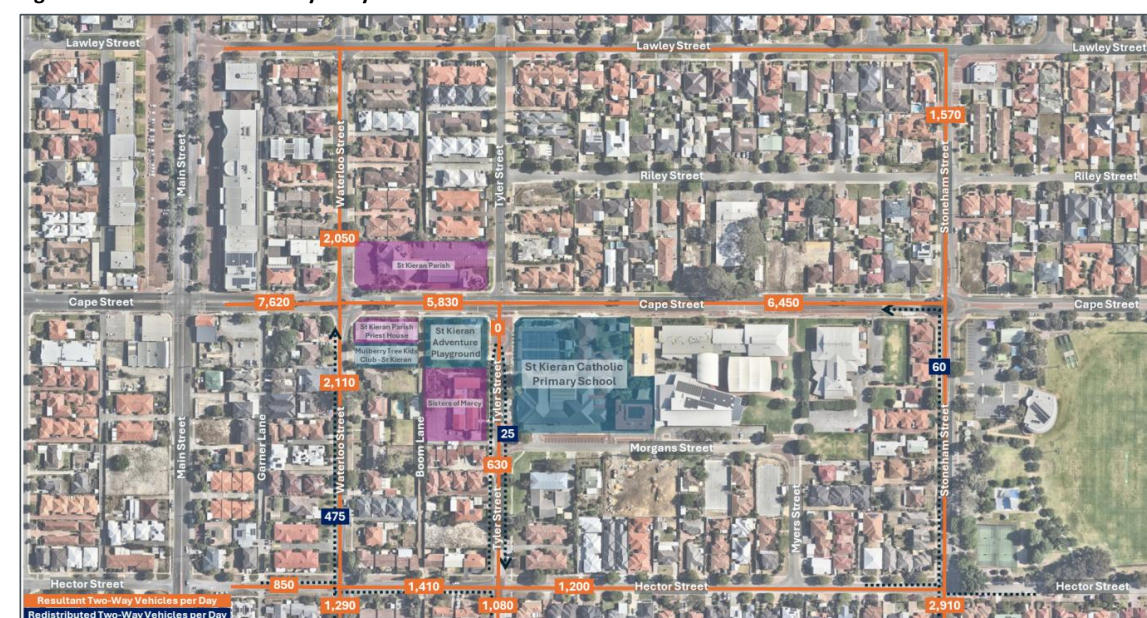
Figure 4-3: Existing Trip Distribution Proportions via Tyler Street Left-Turn Lane



Base Image Source: Nearmap (December 2024)

The resultant two-way daily traffic volumes accounting for the redistribution of traffic from the proposed closure of the Tyler Street left-turn lane is shown in **Figure 4-4**.

Figure 4-4: Resultant Two-Way Daily Traffic Volumes



Base Image Source: Nearmap (December 2024)



St Kieran CPS Masterplan Proposal

The key differences in two-way daily traffic volumes are summarised in **Table 4-1**.

Table 4-1: Key Differences in Two-Way Daily Traffic Volumes from potential Redistribution

Street	Difference (vpd)	Resultant Two-Way Volume (vpd)
Cape Street (east of Waterloo Street)	-485	6,450
Stoneham Street (north of Hector Street)	+60	Unknown
Waterloo Street (between Hector Street and Cape Street)	+475	2,110
Tyler Street (between Hector Street and Cape Street)	-520	630

The resultant daily traffic volumes from a Tyler Street left turn closure are not significant. There is a reduction of daily volumes on Cape Street in this section and on Tyler Street, as expected (thereby reducing crash exposure here). Stoneham Street would experience an increase of around 6vph, which is the equivalent to one vehicle per 10 minutes in the peak hour. Waterloo Street would experience an increase of around 48vph, which is the equivalent to one vehicle per 1.5 minutes in the peak hour, assuming a typical 10% peak to daily volume ratio. Waterloo Street's function in the regional network as a connector to the higher order Local Distributor road (Cape Street) is via a roundabout controlled intersection which can accommodate for higher traffic volume capacity and improved traffic flow. Therefore, the redistribution of the small quantum of traffic from Tyler Street left turn is considered to have minimal impact on the overall function of the surrounding road network, with a negligible change in the day-to-day operation and function of Waterloo Street, whilst greatly benefiting the road safety for pedestrians, including vulnerable primary aged school students and an overall improvement to the day-to-day operation of St Kieran CPS and the wider precinct.

Boom Lane Closure – Partial or Full

A Boom Lane partial closure (section between *Sisters of Mercy* site and Cape Street) or a full closure to Hector Street would benefit the safety of pedestrians travelling over the crossover at Cape Street and between the St Kieran sites within the laneway. However, the key issue to address is the restriction of through movements from Hector Street (for a partial closure) and the restriction of potential vehicle frontage access to dwellings (for a full closure). The partial or full closure would be dependent upon consultation with the future redevelopment of the residential lots abutting Boom Lane's southern section (i.e. just north of Hector Street) with the potential for a vehicle turnaround facility at the closure point or a more extreme continuous redirection to Waterloo Street as a potential option.

The key issues of Boom Lane remaining open, based on the assessments undertaken, are summarised as follows.

- **Insufficient safe intersection sight distance (SISD) for vehicles** exiting Boom Lane due the vertical profile of Cape Street (east of Boom Lane) which increases the risk of right-angle crash types occurring.

- Insufficient sight lines of pedestrians approaching the crossover on the Cape Street path due the non-permeable vertical obstructions, between 1.2m – 1.8m high, on the edge of the path (retaining wall /fence and brick wall/Colourbond fence) which increases the risk of hit-pedestrian crash types.
- Low corner radii (4.5m) for vehicles entering from Cape Street on a downgrade would require an excessive reduction in approach speed, with abrupt braking increasing the likelihood of rear-end crash types occurring.
- Narrow width of the laneway (5.5m) restricting the turning movements of a vehicle entering and exiting at the same time, which in conjunction with the vertical obstructions, may restrict visibility and increase the risk of rear-end/sideswipe crash types due to drivers failing to negotiate the turn.



Conclusions & Recommendations

5 Conclusions & Recommendations

5.1 Conclusions

A summary of the information and key findings forming the basis of this Transport Study are provided as follows.

- 1) *St Kieran Catholic Primary School* is a two-stream catholic primary school currently enrolling 500 students on the main campus at 116 Tyler Street, Tuart Hill WA 6060 with extended operations across Tyler Street at the *Sisters of Mercy, St Catherine's House of Hospitality, Adventure Playground* and *Mulberry Childcare Centre* (between Boom Lane) and across Cape Street at *St Kieran Catholic Church* and *St Kieran Parish Centre* (including out of school childcare). The school also shares car parking across these sites.
- 2) Students and staff are required to cross both Tyler Street and Cape Street throughout the day for access to *St Kieran Catholic Church* (used for classes, whole school masses and prayer services during school times and pick-up/drop-off before/after school times) and *St Kieran Adventure Playground* (used for physical education classes and at recess/lunch time).
- 3) There are existing road safety issues regarding the crossing of Cape Street, Tyler Street and Boom Lane in which recorded hit-pedestrian crashes are noted and multiple non-recorded near misses are being observed by the school on a daily basis.
- 4) Cape Street carries in the order of 6,500vpd (two-way) with 85th percentile approach speeds of around 47km/h.
- 5) Tyler Street is a left turn out only to Cape Street and carries in the order of 545vpd with 85th percentile approach speeds of around 20km/h.
- 6) Around 310 to 440 pedestrians per hour cross Cape Street between the School Warden Crossing and the pedestrian crossing east of Tyler Street, in peak periods.
- 7) Around 180 to 190 pedestrians per hour cross Tyler Street between the two-crossing locations, in peak periods.
- 8) An assessment of the road safety issues determined the following impacts:
 - The minimum stopping sight distance (SSD) for a vehicle turning left from Tyler Streer onto Cape Street is approximately equal to the distance available between the point of impact of a pedestrian crossing at the School Warden Crossing and the turning point, with the potential for hit-pedestrian crashes to occur.
 - The sight lines at the Cape Street crossing (east of Tyler Street) are restricted by vehicles often parked on-street and does not comply with the minimum crossing sight distance (CSD) requirements, potentially resulting in hit-pedestrian crashes occurring at vehicle approach speeds greater than the Safe Speed for this crash type.

- The sight lines for pedestrians and vehicles are partially obstructed at the Tyler Street crossing, meaning both the minimum SSD and CSD can be insufficient when the crossing is being used by school children, potentially resulting in hit-pedestrian crashes occurring at vehicle approach speeds greater than the Safe Speed for this crash type.
 - There is insufficient safe intersection sight distance (SISD) for a vehicle exiting Boom Lane due to the grade of Cape Street and the vertical obstructions at the crossover, in addition to high traffic volumes on Cape Street and the tight radii (4.5m)/narrow width (5.5m) of the laneway, may cause abrupt braking to negotiate turning movements, potentially resulting in hit-pedestrian, right-angle, rear-end and/or sideswipe crash types.
- 9) Potential mitigation measures for improving the crossing safety on Cape Street include:
 - Closure of the Tyler Street left-turn out to Cape Street.
 - Signalised pedestrian crossing.
 - Local Area Traffic Management (LATM).
 - Installation of advanced warning flashing lights.
 - 10) Potential mitigation measures for improving the crossing safety on Tyler Street include:
 - Closure of the Tyler Street left-turn out to reduce traffic volumes/speeds.
 - Local Area Traffic Management (LATM).
 - Installation of advanced warning signage.
 - 11) Potential mitigation measures for improving the crossing safety of Boom Lane at Cape Street include:
 - Closure of Boom Lane (partial closure of section between *Sisters of Mercy* site boundary and Cape Street at a minimum, OR, a full closure to Hector Street), **noting a partial closure or laneway redirection have not been considered as options** in the City of Stirling December 2022 survey with the community.
 - 12) On the basis of an analysis of the benefits and constraints, the **closure of the Tyler Street left-turn lane and the partial/full closure of Boom Lane is considered the most appropriate**, due to a reduction in traffic volumes and conflict points.
 - 13) A redistribution exercise of the Tyler Street left-turn traffic was undertaken and indicates a minimal overall impact on the operation of the surrounding road network.

5.2 Recommendations

The conclusions of this *St Kieran Catholic Primary School* Transport Study suggest the following recommendations for implementation:

- Implement the closure of the Tyler Street left-turn at Cape Street.



Conclusions & Recommendations

- Implement the partial closure (section between *Sisters of Mercy* site and Cape Street), OR, full closure (Hector Street to Cape Street) of Boom Lane.

transport ● engineering ● placemaking



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12.2/CF2 HERITAGE LISTING REMOVAL - LOT 14, HOUSE NUMBER 236, THE STRAND, DIANELLA

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	Inglewood	Location: 236 The Strand, Dianella
Applicant:	City of Stirling	

Role

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

Council Resolution

0825/007

Moved Councillor Lagan, seconded Councillor Giudici

That Council ENDORSES the removal of Lot 14, House Number 236, The Strand, Dianella from the City's Heritage List and a heritage plaque be installed.

The motion was put and declared CARRIED (8/6).

For: Councillors Creado, Giudici, Krsticevic, Lagan, Olow, Paparde, Perkov and Proud.

Against: Councillors Dudek, Ferrante, Migdale, Re, Thornton and Mayor Irwin.

Committee Recommendation

That Council ENDORSES the removal of Lot 14, House Number 236, The Strand, Dianella from the City's Heritage List and a heritage plaque be installed.

Officer's Recommendation

That Council ENDORSES the removal of Lot 14, House Number 236, The Strand, Dianella from the City's Heritage List.

Purpose

To seek Council support for the removal of Lot 14, House Number 236, The Strand, Dianella ('the property') from the City's Heritage List.

Background

The property is a small 1960s-era building approximately 90m² in area which was added to the City's Heritage List in August 2005. At that time, the property reflected the importance of the provision of accessible public health programmes in Western Australia and represented a modest, well-resolved public health facility. A more detailed analysis of the property is contained in the Place Record in Attachment 1.

Located within a predominantly Residential R30 area, the property, previously used by the Child and Adolescent Health Service (CAHS) under a lease arrangement with the City includes a single storey building, with informal landscaping and mature vegetation. Constructed in the Post-War International Style, the building presents a modest architectural form with face brick, coloured panels, and a low-pitched skillion roof restored in March 2023.

The City's Heritage List identifies places which are of cultural significance and worthy of conservation and protection under the provisions of Local Planning Scheme No.3 (LPS3). Properties on this list are afforded extra protection against removal and alteration of the original building fabric. Part 7.2 of LPS3 outlines Heritage List provisions and requires that each Place on the Heritage List be allocated to one of the following Management Categories:

- a) Management Category A: Place of Exceptional Cultural Heritage Significance;
- b) Management Category B: Place of Considerable Cultural Heritage Significance; and
- c) Management Category C: Place of Some Cultural Heritage Significance

The property is currently categorised as a 'C' place on this list, indicating that it has some cultural heritage significance.

When the current lease expired on 31 December 2024, CAHS decided to explore alternative accommodation options with the City, and their relocation to a fit-for-purpose facility at Inglewood Town Square was endorsed by Council in October 2024. The property was vacated in April 2025. As the building has been vacated and no longer retains the use which originally provided cultural heritage significance, and because the property has constrained suitability for community use, the City has considered options for the future use of the property.

As the City undertakes regular reviews of properties included on its Heritage List to evaluate the continued relevance, quality and appropriateness of each listing, the vacating of the property merited a review of the heritage value of the property.

Details

The City regularly reviews properties in the City's ownership to ensure the highest and best use of these properties is maintained for the City and the community. Through this review process, and as a consequence of the tenant vacating the property, it was determined that the property is not achieving its potential to meet the City's objectives for either a community outcome or alignment with the LAAP objectives. The properties Heritage Listing makes finding a new suitable use more challenging and the potential for redevelopment of the site is reduced.

To consider whether removal of the property from the Heritage List is appropriate, the City commissioned a heritage assessment by a Heritage Consultant to assess the properties current heritage value. This assessment is contained in Attachment 2 and has been reviewed by the City's officers, who agree with the conclusion that the property should be removed from the Heritage List.

The process for removing a property to the Heritage List is detailed in the Planning and Development (Local Planning Schemes) Regulations 2015, which requires proposals to be advertised to the landowner and occupier of the property. In this instance, the City is the landowner, and the property is not occupied.

The heritage assessment concluded there have been substantial modifications, including reconstruction of the building façade which have reduced the property's overall authenticity. These modifications, combined with the property no longer operating as a child health clinic (which was one of the reasons the property was added to the Heritage List) led the consultant to conclude the property no longer warrants being included on the Heritage List.

Although no longer recommended to be included on the Heritage List, the heritage assessment report recommends the property continue to be listed on the City's Local Heritage Survey (LHS), where it has been identified since 2014. The LHS (formerly known as the Municipal Inventory) is a starting resource for local heritage planning, but has no statutory role, and properties on the LHS have no statutory protection. Remaining on the LHS will ensure a record of the property's contribution to the City's history is retained.

Land Asset Action Plan

The property presents a valuable opportunity for future redevelopment. The site, currently zoned Civic, is no longer required for its original purpose and offers limited functionality due to the age and condition of existing structures. While alternative uses have been considered, the size of the building and its location on the lot constrain redevelopment options and limit its suitability for different types of development.

The most strategic and rational future use of the property involves its repurposing to better align with contemporary land use priorities, as outlined in the City's LAAP. This approach necessitates the demolition of the existing structure to enable the City to advance planning processes related to the potential subdivision and/or redevelopment of the site, in accordance with preliminary assessments and recommendations.

Subject to Council approval of removal of the property from the Heritage List, a future report will be presented to Council to confirm the preferred direction for the future of this property. In the interim, necessary site preparation and preservation of key vegetation will be undertaken until a final redevelopment option is determined.

To enable the City to advance its exploration of strategic options for the site, removal of the property from the Heritage List is recommended to allow for the consideration of these and other potential uses, as directed by Council under the LAAP.

Therefore, the City recommends supporting the proposal to remove the property from the Heritage List.

Financial Assessment and Implications

Removal of the property from the City's Heritage List would not require any financial cost to the City.

The cost of the Heritage Assessment Report was covered by the Property Services Business Unit budget for the 2024/2025 financial year.

Stakeholder Engagement

The Planning and Development (Local Planning Schemes) Regulations 2015 requires the application for removal from the Heritage List to be advertised to the landowner and occupier of the property.

The City is the owner of the property, and it is currently vacant due to the tenant relocating into another City owned property. However, the City's officers consulted with the wider community on the proposed removal of the property from the Heritage List by sending letters to landowners and tenants of properties within a 200m radius of the site.

As the 200m radius extended over the Local Government boundary the City also consulted with the City of Bayswater.

The City received one response during the public consultation, from the City of Bayswater stating they had no comment. No community responses were received.

Recommended Action

The heritage assessment supports removal of the property from the Heritage List as modifications to the building's fabric, including substantial alteration and reconstruction of the façade mean the property has lost its authenticity. This combined with the cease of operation as a child health clinic further degrades its authenticity and reasons for its heritage listing. Therefore, it no longer warrants being on the City's Heritage List.

It is recommended Council support the removal of the Dianella Child Health Centre from the City's Heritage List due to the loss of the building's authenticity and the reasons described in the Heritage Assessment Report found in Attachment 2.

Relevant Policies, Legislation and Council Resolutions

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

[Heritage Act 2018](#)

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
12 March 2024	0324/006	<ol style="list-style-type: none"> That Council ENDORSES the addition of the following properties to the City's Local Heritage Survey as Management Category 2A: <ol style="list-style-type: none"> Dianella Library: 44 Chester Avenue, Dianella; and Inglewood Pre-Primary School: 6 Hamer Parade, Inglewood.
15 August 2023	0823/031	<ol style="list-style-type: none"> That Council ENDORSES the Land Asset Action Plan 2023 - 2028 and its recommendations. That Council NOTES any proposal in respect to Council owned or controlled property will be considered by Council with reference to the Land Asset Action Plan 2023 – 2028.
11 October 2022	1022/004	<ol style="list-style-type: none"> That Council ENDORSES the proposed changes to the Heritage List and Local Heritage Survey as shown in Attachment 1. That a further report be PRESENTED to a future Planning and Development Committee meeting in relation to City owned assets recommended for inclusion on the Heritage List once these places have been reviewed by the City's Strategic Property Advisory Group.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

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

Strategic Risk

Strategic Risk	Risk Appetite
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 - Place Record - Dianella Child Health Centre, 236 The Strand, Dianella [↓](#)

Attachment 2 - Heritage Assessment Report - 236 The Strand, Dianella [↓](#)

Attachment 3 - Heritage Assessment Report - 236 The Strand, Dianella (updated 12 August 2025) [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.

8.038

City of Stirling
Municipal Heritage Inventory

Dianella Child Health Centre



OTHER NAMES City of Stirling Infant Health Centre

LOCATION

Address 236 The Strand

Suburb Dianella

LAND TITLE INFORMATION

Lot/Location: Lot 14 **Diagram/Plan:** P0006478

DESCRIPTION

Place Type Individual building or group

Construction Date 1960s

Date Source Draft MHI 1997

Construction Materials Brick

Architectural Period Late Twentieth-Century

USE

Original Use HEALTH - Other

Present Use HEALTH - Other

Other Previous Use

DRAFT - February 2007

8.038City of Stirling
Municipal Heritage Inventory

DESCRIPTION NOTES

Condition	Good
Integrity	High
Authenticity	High

Dianella Child Health Centre comprises a single-storey building with its entrance off The Strand in Dianella. The building is set back from the street boundary, within a landscaped site which comprises large expanses of grass, paper barks and mature gum trees, evergreen trees, hibiscus shrubs, rosemary hedges, native frangipanis and agapanthus to front elevation (southwest). The building is oriented southwest with a concrete pedestrian access footpath from The Strand. Car parking is located adjacent to the building and along The Strand.

The building has a long rectilinear form, face brick and solid coloured panel walls and a metal clad, low-pitched skillion roof with overhanging eaves to the front elevation (southwest). The southern walls have white and blue coloured panels incorporating timber-framed fenestrations. The front elevation has a small recessed entry foyer and a bank of awning and fixed windows with generous height, providing natural lighting into the interior spaces. There is a side entry door and a fixed window to the south elevation.

HISTORICAL NOTES

Interest in mother and child health dates from the turn of the twentieth century over concerns about high mortality rates. The Public Health Department responded through the establishment of the Midwives Registration Board, the employment of visiting nurses and, from 1923, the establishment of statewide dedicated infant health clinics staffed by nurses. The number of such centres grew steadily over subsequent years and the construction of the Dianella Child Health Centre in the 1960s reflects the growth of Dianella at this time, and the growing need for family services.

SIGNIFICANCE

Aesthetic Value:	Dianella Child Health Centre is an example of a modest, well-resolved public health facility.
Historic Value:	The place reflects the importance of the provision of accessible public health programmes in Western Australia.
Social Value:	

MANAGEMENT

Management Category: C

ASSOCIATIONS

HERITAGE LISTINGS

The place is not currently on any heritage lists.

DRAFT - February 2007

8.038

City of Stirling
Municipal Heritage Inventory

OTHER IMAGES



DRAFT - February 2007

HERITAGE ASSESSMENT

236 The Strand, Dianella

 City of Stirling 
**DIANELLA CHILD HEALTH
CENTRE**
9276 1795

Prepared for
THE CITY OF STIRLING
13 May 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0059121
Report Number	01 – FINAL 13 May 2025



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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1. INTRODUCTION

Urbis has been engaged by the City of Stirling to prepare the following Heritage Assessment for the *Dianella Child Health Centre*, located at 236 The Strand Dianella (hereafter referred to as 'the site' or 'the subject site').

This Heritage Assessment has been prepared in accordance with the Heritage Council Guidelines for the Assessment of Local Heritage Places. It is intended to provide the City of Stirling with an understanding of the heritage significance of the site and inform the future management of change.

The subject site, known as *Dianella Child Health Centre* P25411, is included on the City of Stirling statutory Heritage List, where it has been allocated a grading as a 'Category C' place.



Figure 1 Location plan of Dianella Child Health Centre

Source: Urbis 2025

1.1. METHODOLOGY AND GUIDING DOCUMENTS

The following report has been prepared in accordance with the guiding document prepared by the Heritage Council of Western Australia (HCWA) Guidelines for the Assessment of Local Heritage Places 2022. The philosophy and process adopted is guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

Other documents that have informed the preparation of this heritage assessment include:

- City of Stirling Heritage List
- City of Stirling Local Heritage Survey (LHS)
- City of Stirling Place record for Dianella Child Health Centre, 2007

1.2. HERITAGE STATUS AND SIGNIFICANCE

236 The Strand, Dianella has the following heritage listings.

Table 1: *Dianella Child Health Centre* Heritage Listings

No.	Place or Item	Description	Notes
City of Stirling Heritage List			
25411	<i>Dianella Child Health Centre</i>	<i>Category C: Places of Some Cultural Heritage Significance</i>	-
City of Stirling Local Heritage Survey (LHS)			
25411	<i>Dianella Child Health Centre</i>	<i>Adopted 14 October 2024</i>	Note the place has not been allocated a category in the LHS.

Source: HCWA

1.3. TYPES OF HERITAGE LISTINGS

Western Australia has several statutory and non-statutory heritage lists that are required under different Acts. For ease of understanding, only those which are discussed in this report have been explained below.

Local Heritage Survey – A Local Heritage Survey (LHS) is a non-statutory database of places with historic interest that each Local Government is required to prepare under the powers of the *Heritage Act, 2018*. It is predominantly used to identify and record places that are, or may become, of cultural heritage significance which go on to be included on the statutory Heritage List. Prior to the Heritage Act, 2018 Local Heritage Surveys were known as a Municipal Heritage Inventory.

Local Heritage List – Part 3 of the Deemed Provisions for local planning schemes contained within the *Planning and Development (Local Planning Schemes) Regulations 2021* sets out that a local government must establish and maintain a Heritage List to identify places within the planning scheme area that are of cultural heritage significance and worthy of built heritage conservation. Inclusion of a place on a Local heritage List does not prohibit the development of the place. Rather, it seeks to ensure that any changes made to a place respect and are sympathetic to the heritage values of the place through the requirement for a Development Application, which enables the assessment and approval of all works and/or changes in use of the property.

State Register of Heritage Places – The State Register of Heritage Places (the Register) is a statutory list of places prepared by the Heritage Council of Western Australia (HCWA) under the powers of the *Heritage Act 2018*. The subject site is not included on the Register or affected by the Provisions of the Heritage Act, 2018

2. DOCUMENTARY EVIDENCE

2.1. PRE-COLONISATION HISTORY

- Before the arrival of European settlers, the area now known as the City of Stirling was called Mooro County and was traversed and inhabited for thousands of years by the Whadjuk Noongar¹ People.² The area continues to have significance to Aboriginal People.³
- When colonisation began in 1829, Yellagonga—an Elder of the Whadjuk People—inhabited Mooro Country. Yellagonga's people, like their ancestors before them, followed seasonal migrations: from the coastal wetland areas in Summer/Autumn (Bunuru/Djeran) to inland areas in Winter/Spring (Djilba/Kamberang).⁴
- Aboriginal People continued to camp in the area and particularly along the river during the mid-nineteenth century but were gradually displaced as settlers moved into the area.⁵
- The Swan River is a significant ethnographic site to Aboriginal People. In Noongar mythology the Waugal (creation serpent being) created the Swan River, known as the Derbarl Yerrigan. It carved waterways and valleys as it made its way to the mouth of the river at Fremantle.⁶
- A coastal wetlands trail for Noongar people extended from the Derbarl Yerrigan, connecting a chain of lakes through to Yanchep. The Noongar community regards this chain of lakes as “all the same water,” symbolising “one water, many lakes.”⁷ The Lakes were used as a water source, for hunting, camping and as meeting places.⁸
- Lake Gwelup and Herdsman Lake included in this chain within the City of Stirling, are protected registered Aboriginal Heritage Sites of cultural significance to the Noongar People.

2.2. DIANELLA

- Much of Dianella was subdivided in the 1880s by the Intercolonial Investment Company of Sydney.⁹ The areas now included within the City of Stirling local government area were sparsely settled by Europeans in the 19th century,¹⁰ and the sandy soil proved a major hindrance to development.
- Market garden subdivisions occurred in Yokine, Dianella and Balga in the period between 1901-1912.¹¹ By 1919, the only development in Dianella was along Walter Road, which was then a track leading to dairy farms in the Morley area.¹²
- Dianella consisted of four localities known as North Inglewood, East Yokine, Morley Park and Bedford Park, which were amalgamated to form Dianella in 1958.
- A 1953 map prepared by the Department of Lands and Surveys of the Swan District shows the Morley Park area (which includes the subject site of 236 The Strand) and reflects the sparse development of the area at the time.

¹ The term Noongar has alternative spellings that include Nyungar, Nyoongar, Nyoongah, Nyungah, Nyugah and Yunga and is inclusive of all Aboriginal People in the South West region of Western Australia. Source: <https://www.noongarculture.org.au/wp-content/uploads/2018/12/Noongar-Consultation-Protocol-Guidelines-South-West-Aboriginal-....pdf> . Whadjuk is one of the 14 languages spoken by Noongar people originating across the southwest of Western Australia.

² Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

³ South West Aboriginal Land and Sea Council: <http://www.noongar.org.au/>.

⁴ Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

⁵ Heritage and conservation professionals, (1998), *City of Stirling Heritage Areas Study*, Perth, p.11.

⁶ Source: [The Waugul: State Library of Western Australia](#)

⁷ Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

⁸ City of Stirling, (2013) *Mooro Nyoongar Katijin Bidi: Mooro People's Knowledge Trail*, Brochure.

⁹ <https://www.stirling.wa.gov.au/city-and-council/your-local-suburb/dianella>

¹⁰ Heritage and conservation professionals, (1998), *City of Stirling Heritage Areas Study*, Perth, p.15.

¹¹ Ibid.

¹² Ibid.

- A growth boom occurred in Dianella in the 1960s and development progressed rapidly as housing construction commenced north from Walter Road and Grand Promenade.¹³

2.3. 236 THE STRAND, DIANELLA

- On 15 July 1959 the Western Australian (WA) Government's Under Treasurer allowed for a provision of £20,000 in capital grants to assist in the construction of new Infant Health Centres.¹⁴
- The Dianella Infant Health Clinic, or *Dianella Child Health Centre* as it is known today, was built soon after this grant in the early 1960s and is located at 236 The Strand, Dianella (Lot 14 on Deposited Plan 6478). The exact date of construction is unknown.
- Lot 14 was created in 1954 and privately owned by Mr Kevin Appleton. The Lot was sold to the Shire of Perth in 1961.¹⁵
- Landgate aerial imagery dating from 1961 shows the lot undeveloped and covered in bushland.
- The building of the centre is referenced as complete in correspondence from the Director of Child Health Services to the Member for Mirrabooka on 7 April 1962.¹⁶
- It has not been confirmed who designed 236 The Strand. During this period, William G Bennett and Associates prepared 'Standard Suburban Infant Health Centre Plans' and specifications for the Public Health Department for Infant Health Centres. Described as "individual block plans" to be rolled out to metropolitan suburbs. However, it was noted in Government correspondence that The Perth Road Board "desired to engage its own Architect – Mr Hawkins."¹⁷ This aligns with Hargrave, Morgan, Hawkins and Associates Architects who prepared drawings for 236 The Strand when it was later altered in 1967.
- Plans for the Dianella Infant Health Clinic were first published in the West Australian on 6 April 1961. It was reported that the Perth Road Board would be considering a proposal at its next meeting for the clinic to be constructed on the corner of Walter Road and Grand Promenade in Dianella. The report, filed by the Board, said it was prepared to "provide these centres with the co-operation of the State Government and Lotteries Commission." The clinic would be a success if the regular attendance and interest of mothers is encouraged. The selected site was deemed suitable to most members of the district and was close to transport and shopping facilities.¹⁸
- It is also noted in the newspaper article that the Public Health Commission's grant for such centres was usually £500 and the rest of the cost of the building was usually shared by the board and the Government.¹⁹
- The construction of the *Dianella Child Health Centre* in the 1960s reflects the growth of Dianella at this time, and the growing need for family services.²⁰
- The objective of the infant centres was described by the Medical Supervisor of Infant Health, Ms Elizabeth Gibson, in 1960 as essentially a "teaching service", where mothers are taught "the best methods of caring for their children."²¹
- Heightened interest in infant health in WA dates from the 1920s when infant mortality was rising. Causes of death were often due to diarrhoea, diphtheria, whooping cough or measles.
- To solve the problem, nurses were appointed to visit homes, follow up children with 'detected abnormalities' and to direct new mothers in the care of their children and themselves. A more formal

¹³ Source: <https://www.stirling.wa.gov.au/city-and-council/your-local-suburb/dianella>

¹⁴ Correspondence from the Under Secretary to the Under Treasurer dated 15 July 1959, accessed at State Records Office (SRO) WA.

¹⁵ Email correspondence from Landgate to Davis Heritage Consulting, dated 27 March 2025.

¹⁶ Correspondence from R. Edmonds to Mr Arthur Ton (Member for Mirrabooka), dated 7 April 1962, accessed at SRO.

¹⁷ Letter from Medical Supervisor of Infant Health, Ms E.M. Gibson, to Mr W.G. Klenk of the Belmont Park Road Board, dated 11 November 1960, accessed at SRO.

¹⁸ The West Australian Article, *New Plans for Clinic*, published on 6 April 1961, accessed at SRO.

¹⁹ Ibid.

²⁰ City of Stirling, Municipal Heritage Inventory Record for Place 25441 Dianella Child Health Centre, dated February 2007.

²¹ Letter from Medical Supervisor of Infant Health, Ms E.M. Gibson, to Mr W.G. Klenk of the Belmont Park Road Board, dated 11 November 1960, accessed at SRO.

Infant Welfare Service was established in 1921-22, however, specialised Infant Health training for nurses was not available in WA until 1927/28.²²

- From 1925, infant health centres were mostly community funded across the State, providing advice, health checks and basic medical care. The centres were successful and credited with reducing infant deaths.²³
- Eventually, by 1945 infant health centres were government-funded,²⁴ and there were 31 infant health centres and 72 sub-centres across the state. At this point the State Government took on the responsibility for the clinics' salaries and expenses, with the Local Governments and community groups tasked mostly with building and maintenance.²⁵
- By the 1970s, infant mortality was low due to the expansion of infant health clinic numbers through the post-war decades.²⁶
- From the 1980s, many infant health centres closed, particularly in rural areas where it was difficult to fill staff vacancies, and services were centralised into larger health campuses.²⁷
- By 2014, the Child Health Department operated 310 Child Health Centres across Western Australia.²⁸
- 236 The Strand comprises of a single storey building with its entrance off The Strand. The building is set back from the street boundary, within a landscaped site which comprises large expanses of grass, paper barks and mature gum trees, evergreen trees, agapanthus and a hedge to the front elevation (southwest).
- The building is oriented southwest with a concrete pedestrian access footpath from The Strand. Car parking is located adjacent to the building and along The Strand.²⁹
- 236 The Strand has a utilitarian design with a long rectilinear form, face brick and solid coloured panel walls and a metal clad, low-pitched skillion roof with overhanging eaves to the front elevation (southwest).
- The southern walls have white and blue coloured panels incorporating timber-framed fenestrations. The front elevation has a small, recessed entry foyer and a bank of awning and fixed windows with generous height, providing natural lighting into the interior spaces. There is a side entry door and a fixed window to the south elevation.
- The front elevation has been altered over the years. Drawings dating from 1967 show the entrance via an open porch on the southwest side of the building, referred to as the 'pram park.' In April 1967 the Shire of Perth approved a Building Licence to have the front verandah enclosed that involved the extension of the floor slab, new timber framed windows and a new door. This is now the front white recessed entry foyer (as mentioned above). The remainder of the front façade in 1967 prior to this alteration was windows (no second entrance as currently extant).
- In January 2019 the building was refurbished, and existing windows and doors were replaced with commercial awning windows and a new central hinged entry door. Coloured panels were added to "brighten up the exterior".³⁰ The works were carried out by Walcott Industries Pty Ltd, Dianella. These works altered the original arrangement of windows of the front facade but are generally in keeping with the original intent of the curtain wall.

²² Inherit Online Place Record for P01926 Infant Health Centre, Carlisle, Source:

<https://inherit.dph.wa.gov.au/Public/Inventory/Details/c7bb9977-ab56-4c18-a705-e81763836512>

²³ Menck, C. (2022), *Thematic History of Western Australia*, prepared for the Heritage Council of WA, p. 146.

²⁴ Ibid, p.59.

²⁵ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre, Bunbury, p.7.

²⁶ Menck, C. (2022), *Thematic History of Western Australia*, prepared for the Heritage Council of WA, p.60.

²⁷ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre, Bunbury, p.9.

²⁸ Ibid.

²⁹ City of Stirling, Municipal Heritage Inventory Record for Place 25441 Dianella Child Health Centre, dated February 2007.

³⁰ Oceanside Glass and Aluminium, Dianella Child Health Centre Refurbishment, Facebook Post, dated 22 January 2019.

- The roof was replaced in March 2023 with white corrugated metal cladding.
- The internal space comprises of six rooms: two waiting rooms, an office, kitchen, water closet and powder room. The 1967 internal floor plan appears unaltered compared to a floor plan prepared in 2019.
- The Place was listed on the City of Stirling's Local Heritage List on 23 August 2005 and its Municipal Inventory (now LHS) as a Category C on 14 October 2014.³¹
- A site visit undertaken in March 2025 observed little fabric alteration and the building appeared intact except for the awning over the east doorway, new roof and ceilings and carpet tiles.
- The integrity of the Place is high as its current use, as per its original intent, is still a Child Health Centre that offers maternal, child and family health services to the local Dianella community.
- Currently the Department of Health's website notes it operates over 100 child health centres across the Perth metropolitan area.³²
- The Place remains part of a network of child health centres that provides preventative health care. Historically it contributed to the significant public health initiative that reduced infant mortality rates and improved children's quality of life through the twentieth century.³³
- The current tenant Child & Adolescent Health Service is relocating on 30 April 2025, to a larger more fit for purpose facility ending the long term original use of the place.

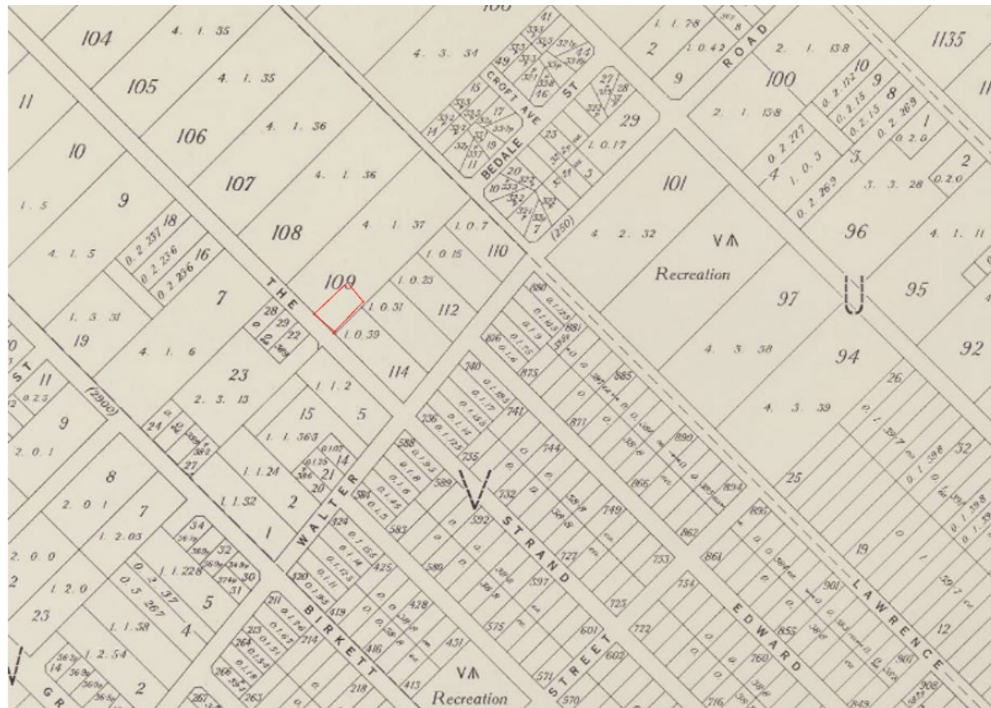


Figure 2 Excerpt of 'Perth Metropolitan Area. No. 80, Morley Park / Western Australia Department of Lands & Surveys, Chief Draughtsman's Branch,' c.1953

Source: Excerpt of 'Perth Metropolitan Area. No. 80, Morley Park / Western Australia Department of Lands & Surveys, Chief Draughtsman's Branch,' c.1953

³¹ Inherit Online Place Record for P25411 Dianella Child Health Centre. Source:

<https://inherit.dplh.wa.gov.au/Public/Inventory/Details/0ed144a3-df48-430a-820b-121e23cfe524>

³² Department of Health website, accessed 26 March 2025 at: [Child and Adolescent Health Service | CAHS - Centre locations](#).

³³ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre. Bunbury. p.4.

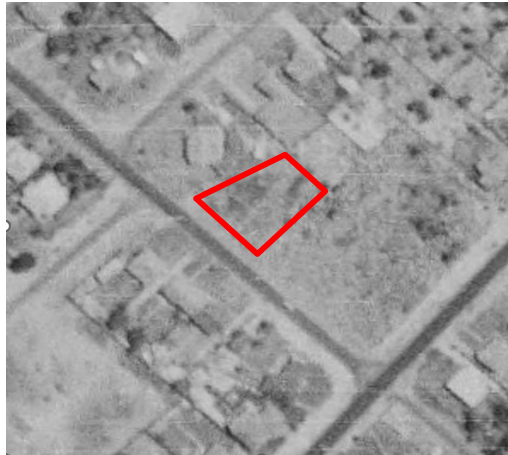


Figure 3 Subject site undeveloped c.1961

Source: Landgate



Figure 4 Subject site building complete c.1965

Source: Landgate

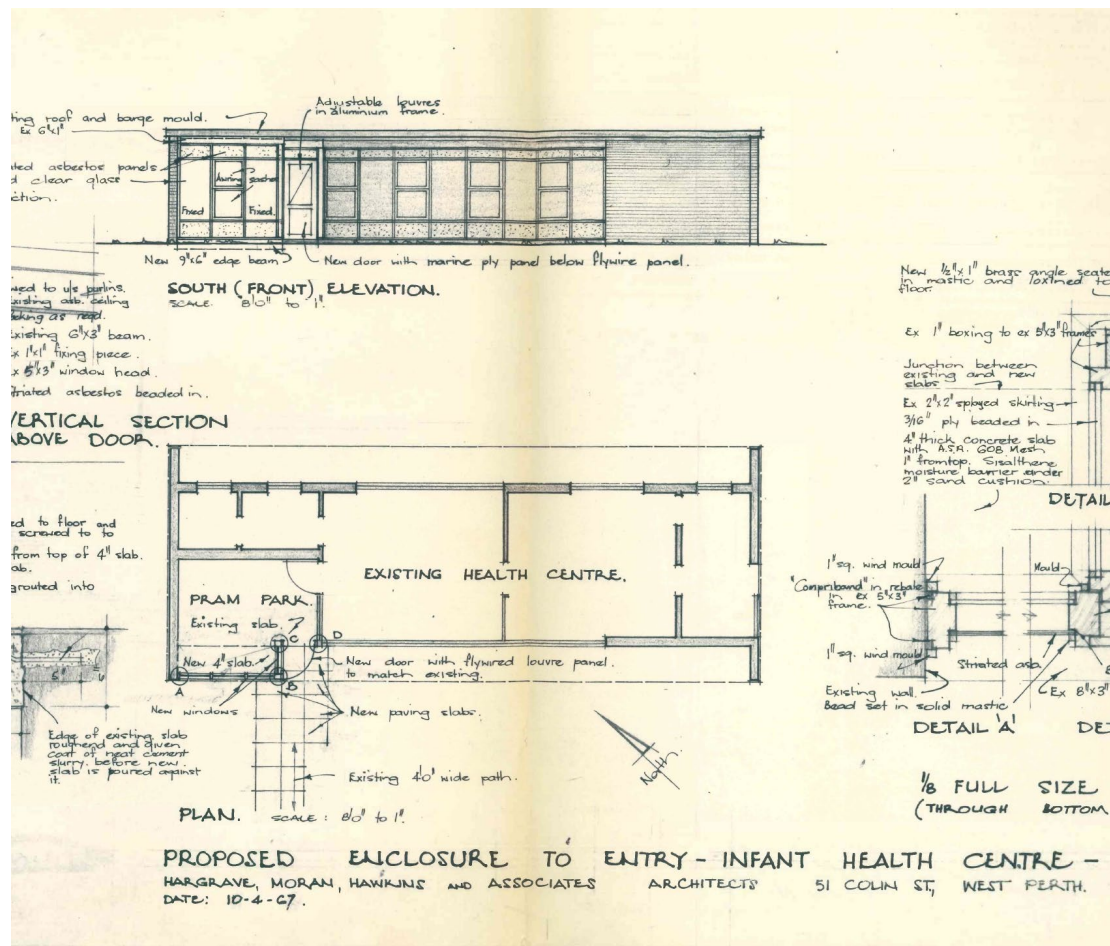


Figure 5 Excerpt from 'Proposed Enclosure to Entry - Infant Health Centre - The Strand, Dianella,' Drawing by Hargrave, Morgan, Hawkins & Associates (10 April 1967).

Source: City of Stirling 2025



Figure 6 Subject site original façade February 2014
Source: Google Streetview



Figure 7 Subject site following façade reconstruction in 2020
Source: Google Streetview

3. PHYSICAL EVIDENCE

3.1. GENERAL DESCRIPTION, SETTING AND CONTEXT

The *Dianella Child Health Centre* is a single storey building with its entrance on The Strand in Dianella. The site is located within a predominantly residential context but in proximity to the commercial precincts along Walter Road. Surrounding buildings are typically detached single storey private residences with some two storey or strata units adding to the residential context.

The building is set back from the street, surrounded by an informal landscaping including large expanses of grass, paper barks, mature gum trees, evergreen trees, hibiscus shrubs, rosemary hedges, native frangipanis, and agapanthus at the front (southwest).

The building faces southwest and is accessible via a concrete footpath from The Strand. Car parking is available next to the building accessed by a single vehicle crossover and along The Strand incorporated into the verge. A chain wire fence secures the rear of the property which is inaccessible to the public and can only be accessed by gates to the north.



Figure 8 Aerial photograph showing the location and surrounding context of the subject site.

Source: NearMaps with Urbis overlay

3.2. EXTERIOR CONDITION

236 The Strand, Dianella is constructed in a Post War International Style. The building boasts a long, rectangular design with face brick and solid coloured panel walls, complemented by a metal-clad, low-pitched skillion roof featuring overhanging eaves at the front (southwest) elevation. The southern walls are defined with white and blue panels that incorporate timber-framed windows. The front elevation is distinguished by a small, recessed entry foyer. Curtain walls feature an array of tall awning and fixed windows, which allows ample natural light into the interior.

The south elevation includes a side entry door with a fixed window ensemble with blue panel highlight window. A skillion roofed metal awning is located over the door.

The skillion roof is clad in corrugated metal roof sheeting. This was restored in c. March 2023.



Figure 9 Existing condition of the principal frontage of the subject site addressing The Strand.
Source: Urbis 2025



Figure 10 Existing condition of the subject site looking northwest. Vacant space hind the existing building is evident in the background.
Source: Urbis 2025



Figure 11 Existing condition of the subject site looking southeast.
Source: Urbis 2025

3.3. INTERIOR CONDITION

The building interior contains five (5) rooms in a rectangular plan. The main entrance leads into a large central waiting room (Rm 4). Brick and timber framed curtain walls divide the space from a clinic room (Rm 5) and Kitchen (rm 6) located to the east. To the south is another clinic (Rm 1) and a toilet (Rm 2 & 3). Interior walls are painted face brick or painted plaster, while concrete slab floor is covered in contemporary carpet tiles. The plaster ceilings appear new and are presumed to have been restored at the same time as the roof was replaced in c.March 2023.



Figure 12 Waiting room (Rm 4) existing condition
Source: Urbis 2025



Figure 13 Kitchen (Room 6) existing condition
Source: Urbis 2025

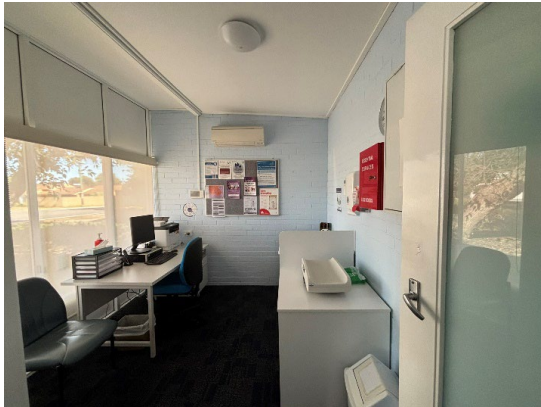


Figure 14 Clinic (Rm 1)

Source: Urbis 2025



Figure 15 Clinic (Rm 2)

Source: Urbis 2025

4. ASSESSMENT OF SIGNIFICANCE

The following assessment of significance is informed by the documentary and physical evidence set out previously in this report. This assessment is based on the relative contribution of the site's building and elements and the contribution of its sequence of development to the overall cultural heritage significance of *Dianella Child Health Centre*.

4.1. COMPARATIVE ANALYSIS

4.1.1. Child & Infant Health Care Centres

The *Dianella Child Health Centre* is one of a series of child health care centres established post WW2 in residential suburbs to cater to growing populations and provide health checks and basic medical care. By the mid-1940s there were 31 infant health centres and 72 sub centres across the state. As of 2025 there are over 100 Child Health Care centres located across the Perth Metropolitan area³⁴.

There are 19 other 'child health care centres' listed on the HCWA's database inherit, with heritage listings. One (1) is included on the State Heritage Register being the *Lady Mitchell Memorial Child Health Centre*, Bunbury P05682. A search for 'infant health centre' reveals 22 places, 3 of which are on the State Heritage Register including the above place and the *Manjimup Infant Health Centre (fmr)* P11375 and *Garrick Theatre (Fmr Commissariat Store & Quarters, Infant Health Centre)* P2469

Other child and infant health centres included on local council heritage lists or LHS are typically of a similar mid-century construction, however, mostly appear to have been constructed earlier in the 1950s. Most share a residential scale of architecture in keeping with their surrounding context at the time.

Dianella Child Health Centre is one of only three (3) which appear in their continued historical use. Other examples include:

- Nedlands Infant Health Centre P13644
- Boulder Child Health Centre P07262
- Hilton Community and Child Health Centre P22825

There are no other child health centres included on the City of Stirling Heritage List or LHS.



Figure 16 Lady Mitchell Memorial Health Centre

Source: City of Bumbury,
<https://inherit.dph.wa.gov.au/Public/Inventory/Image/e9f250b3-1bc9-4490-a9e1-862efe89a64d>



Figure 17 Nedlands Infant Health Centre

Source: Google Street view 2025

³⁴ Government of Western Australia, CAHS <https://www.cahs.health.wa.gov.au/Our-services/Community-Health/Child-Health/Centre-locations>

4.1.2. Post War International Style Architecture

The *Dianella Child Health Centre* is built in the Post War International style of architecture popularised from the mid-1940s-1960s. This style of architecture is prevalent in Dianella and the City of Stirling following a population and growth boom in the 1960s. *Dianella Child Health Centre* is the only building built in the Post War International Style with statutory protection under the LPS No. 3. on the City's Heritage List.

The City's LHS contains four (4) properties built in the post war international style including:

- 49 Armadale Crescent, Coolbinia P06066
- 59 Armadale Crescent, Coolbinia P06067
- 7 South View, Road (formerly 47 Woodroyd Street) Mount Lawley (Golowin House) P10012
- 4 Woodroyd Street, Mount Lawley P10005

Of the above four (4) only P10005 4 Woodroyd Street, Mount Lawley has statutory protection under the City's Heritage List to prevent demolition. These are illustrated below.

This style is further prevalent throughout the Perth Metropolitan area with inherit listing 124 places, twenty-four (24) of which are on the State Heritage Register. A photographic index of these properties is included in appendix B.

Other examples appear more intact than the *Dianella Child Health Centre*, which while in keeping with the original design intent of the principal curtain wall, was reconstructed and altered from the original design in 2019.



Figure 18 49 Armadale Crescent, Coolbinia, note the building has had substantial alterations

Source: Google Street view 2025



Figure 19 59 Armadale Crescent, Coolbinia, note the building has had substantial alterations

Source: Google Street view 2025



Figure 20 7 South View, Road (formerly 47 Woodroyd Street) Mount Lawley (Golowin House) existing condition

Source: Google Street view 2025



Figure 21 4 Woodroyd Street, Mount Lawley, note the architecture is substantially different from the other Post War International style buildings

Source: Google Street view 2025

4.2. RARITY

The *Dianella Child Health Centre* is a rare example of a purpose-built child health centre built in the 1960s, which had until the end of April 2025 remained in use for its original purpose.

The subject site is not rare in terms of its post war international style architecture both in the City of Stirling and wider Perth Metropolitan area. Its rarity is further reduced given the lack of authenticity of heritage fabric given the facade was reconstructed in 2019 not to the exact original design.

Dianella Child Health Centre is the only building built in the Post War International Style with statutory protection under the LPS No. 3. on the City's Heritage List.

4.3. REPRESENTATIVENESS

The *Dianella Child Health Centre* is representative of purpose-built child health centres, reflecting the growth of Dianella and the increase of demand for these services.

4.4. CONDITION

The building appears in an overall good condition. The building has benefited from a regular maintenance routine in combination with its continued use. The roof was restored in early 2023.

4.5. INTEGRITY

The *Dianella Child Health Centre* has a high level of integrity given the building has functioned continuously since its construction in its intended purpose as a child health centre. Alterations to the interior and exterior have not impacted the original function of the building

4.6. AUTHENTICITY

The *Dianella Child Health Centre* has a low to moderate level of authenticity. Its original form and interior plan remains largely intact, but the principal facade has had significant alterations since its construction. Notable changes to original fabric include the enclosing of the northwest entry and 'pram park' in 1967 and the reconstruction of the front curtain wall in 2019.

4.7. BURRA CHARTER VALUES

The values in this section are based on the Burra Charter (ICOMOS 2013) values as described in the Heritage Council's Guidelines for Assessment of Local Heritage Places.

Table 2: Burra Charter Values for *Dianella Child Health Centre*,

Burra Charter Values	Assessment
Aesthetic	<i>Dianella Child Health Centre</i> is an example of a modest, well resolved public health facility constructed in the 1960s in the Post- War International style. With a modest application of cubiform shapes, curtain walls and coloured panelling.
Historic	The place reflects the importance placed on the provision of public accessible health services in Western Australia.
Scientific	-
Social	The <i>Dianella Child Health Centre</i> has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until present. This significantly contributes to the communities sense of place.
Spiritual	-

4.8. HERCON CRITERIA

In determining whether a place has cultural heritage significance to the State of Western Australia, the assessment must consider nine Heritage Convention (HERCON) factors set out in the *Heritage Act 2018* s. 38(1). This has been completed in Table 3 below.

Table 3: Assessment of, *Dianella Child Health Centre* against the HERCON criteria.

HERCON Criteria	Assessment
(a) Importance in demonstrating the evolution or pattern of Western Australia's history.	<p>The <i>Dianella Child Health Centre</i> is associated with purpose-built children's health care centres constructed post WW2 in response to a population boom.</p> <p>The place reflects the importance placed on the provision of public accessible health services in Western Australia.</p>
(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage.	-
(c) Potential to yield information that will contribute to an understanding of Western Australia's history.	-
(d) Its importance in demonstrating the characteristics of a broader class of places.	<i>Dianella Child Health Centre</i> demonstrates characteristics of Post War International style architecture through its application of cubiform shapes and curtain walls.
(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations.	The <i>Dianella Child Health Centre</i> has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until its closure at the end of April 2025. This significantly contributes to the communities sense of place.
(f) Its importance in exhibiting particular aesthetic characteristics valued by any group or community.	-

4.9. STATEMENT OF SIGNIFICANCE

4.9.1. Current Statement of Significance

The current place record from the City of Stirling's 2007 MHI assigns the following significance to the place.

Dianella Child Health Centre is an example of a modest, well resolved public health facility.

The place reflects the importance of the provision of public health programmes in Western Australia.³⁵

4.9.2. Proposed Statement of Significance

Following the previous assessment of significance the following statement of significance is proposed for the *Dianella Child Health Centre*.

Dianella Child Health Centre is an example of a modest, well resolved public health facility constructed in the 1960s in the Post- War International style. With a modest application of cubiform shapes, curtain walls and coloured panelling.

The place reflects the importance placed on the provision of public accessible health services in Western Australia.

The *Dianella Child Health Centre* has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until its closure at the end of April 2025.

³⁵ City of Stirling, Municipal Heritage Inventory, Dianella Child Health Centre, 2007

5. MANAGING SIGNIFICANCE

5.1. GRADING SIGNIFICANCE

The grading of the cultural heritage significance of each element is based on its contribution to the heritage place.

The following heritage significance tiers have been determined by the HCWA. Definitions of these grading tiers are described below.

Where development is proposed, these serve as a guide only and the management guidance does not remove the responsibility of the proponent to engage with the relevant statutory authorities and receive the necessary approvals.

Table 4: Definitions of significance gradings

Heritage Significance	Management of Change
Exceptional Significance <i>Items of exceptional significance would warrant inclusion on any register of heritage places: conservation essential. This ranking is within a national context.</i>	Has a very high sensitivity to change and should be retained and preserved with minimal alteration.
Considerable Significance <i>Items of considerable significance would warrant inclusion on any register of places of significance: conservation highly recommended. This ranking is within a state context.</i>	Has a high sensitivity to change and should be retained and conserved. Careful alteration and adaption can be considered to facilitate future operations without detracting from the overall significance of the place.
Some Significance <i>This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places or a local governments Heritage List. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation recommended.</i>	Has a moderate sensitivity to change and can be retained, adapted or altered to facilitate future operations. If removed, it should be recorded.
Little/no Significance <i>This category can include additions and alterations made to accommodate changing requirements. They tend to be expedient and ephemeral, and their impact upon the place ranges from neutral to moderately intrusive. This ranking generally means that the zone or elements neither contributes nor detracts from the significance of the place.</i>	Has low sensitivity to change. Where necessary, they can be altered for adaptive or other conservation works; conservation is not essential.
Intrusive <i>This rank includes items, which in their present form have an adverse effect upon the significance of the place.</i>	These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.

Table 5: Level of significance of subject sites building and elements

Heritage Significance	Building or element
Exceptional Significance	nil
Considerable Significance	nil
Some Significance	Exterior rectangular form and remnant original Post War International style architectural features including curtain walls and coloured panelling. Remains of the original interior plan including internal original glazed partition/curtain walls.
Little/no Significance	Existing landscaping to the front and rear of the property. Facade curtain wall altered in 2019. Internal contemporary fitouts including ceilings, carpet tiles and built in furniture.
Intrusive	Metal awning over the south doorway. Enclosed former 'pram park' on the northwest façade. Chain wire fence.



Figure 22 Plan of the Dianella Child Health Centre, showing the relative hierarchy of significance of elements and buildings

Source: City of Stirling plan with Urbis Overlay

5.2. HERITAGE SIGNIFICANCE AND INCLUSION IN THE LHS AND HERITAGE LIST

5.2.1. Current Heritage List Classification

Dianella Child Health Centre has been assigned a classification of Category C in the City of Stirling Heritage List.

Table 5 described the various levels of significance attributed to places on the Heritage List by the City of Stirling. Note these classifications differ from those indicated in the HCWA *Guidelines for the Assessment of Local Heritage Places* (HCWA 2022) which is described later in Table 6.

Table 6: City of Stirling Heritage List Classification Systems.

Classification	Description
Category A	Places of Exceptional Cultural Heritage Significance
Category B	Places of Considerable Cultural Heritage Significance
Category C	Places of Some Cultural Heritage Significance

Source: City of Stirling

Category C is the lowest grading on the City's Heritage List and notes that the place is only of some cultural heritage significance to the City.

The following management objectives currently apply to the site in the City of Stirling LPS No. 3.

a) Objectives

Notwithstanding any other provision in the scheme, for all development of or on a place allocated to Management Category C, under Clause 7.2.1, the following objectives apply:

- *to retain and conserve the Place;*
- *to ensure that any building or works affecting the Place (in particular, the replacement of worn or damaged materials) match existing colours and materials of the Place;*
- *to ensure that development has no impact on the cultural heritage significance of the Place and is in accordance with Burra Charter principles; and*
- *in the case of a Place located within a Heritage Protection Area Special Control Area, to ensure that development conforms with the provisions of Local Planning Policy Character Retention Guidelines Mount Lawley, Menora and Inglewood.³⁶*

5.2.2. Recommended Amendments to Classification

The assessment of significance undertaken previously in this report has determined that while the *Dianella Child Health Centre* is of some aesthetic and social significance, this significance is of a moderate level and the heritage fabric is not intact and therefore more suited for a place included on the City's LHS. This level of listing and classification is also better in accordance with the HCWA's guidelines for the Assessment of Local Heritage Places. This categorisation would also be consistent with other places in the City designed in the Post War International Style of Architecture which are typically excluded from the City's Heritage List but included on the LHS instead.

It is recommended that the place be removed from the Heritage List as its listing on the LHS is sufficient to recognise the contribution of the place's cultural heritage significance to the City of Stirling.

³⁶ City of Stirling, LPS No. 3 7.2.2.3 Management Category C Objectives.

The places categorisation on the LHS may also then be updated to reflect the more applicable classification of Category 3, the description of which is defined by both the HCWA and the City of Stirling in table 7 and 8 below.

Table 7: Classifications from guidelines for the Assessment of Local Heritage Places (HCWA 2022)

Level of Significance	Classification	Description
Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example
Considerable	Category 2	Very important to the heritage of the locality
Some/moderate	Category 3	Contributes to the heritage of the locality
Little	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution

Source: HCWA

Table 8: City of Stirling LHS categories

Classification	Description
Category 1	Conservation Essential
Category 2A	Conservation Recommended
Category 2B	Conservation Desirable
Category 2C	Historic Site
Category 3	Contributes to Local Character

Source: City of Stirling

6. CONCLUSIONS

6.1. SUMMARY OF FINDINGS

This Heritage Assessment establishes the cultural heritage significance of the site based on an analysis of the documentary and physical evidence.

This assessment has identified the areas of greatest significance in relation to the overall heritage value of the *Dianella Child Health Centre* are limited to remaining original fabric contributing to its Post War International Style architecture and its social value as a longstanding child health centre for the local community. The building's heritage fabric is largely not original with substantial alteration and reconstruction of the facade reducing the overall authenticity.

The statutory listing and classification currently assigned by the City are incongruent to the relative significance of the place. The current classification is inconsistent with other buildings of a similar vernacular located in the City of Stirling and as such the heritage significance is better suited to Category 3 of the LHS.

6.2. RECOMMENDATIONS

- This heritage assessment has found that the place does not warrant inclusion on the Heritage List. It's recommended that the place be removed from the Heritage List but remain on the LHS.
- A recategorization to Category 3 is suggested which will adequately recognise the contribution of the place to the local character and social history of the City of Stirling.
- Conservation of the place is possible; however, it is noted that the current Heritage List categorisation of Category C does not prohibit demolition in accordance with the objectives of the City of Stirling LPS No. 3.
- Should demolition of the *Dianella Child Health Centre* be proposed by the City, under its current listing, a DA would be required and should include this heritage assessment and a Heritage Impact Statement.
- Buildings not heritage listed i.e. on the LHS do not typically require DA, this would need to be confirmed with the City's development officers.
- Impacts of the demolition of the place may be ameliorated by:
 1. Preparation of an archival record of the place in accordance with the HCWA Guide to preparing an Archival Record.
 2. Preparation and implementation of an interpretation plan so that the identified the social history and connections to the local community may be interpreted in future development of the site.

DISCLAIMER

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APPENDIX A

DIANELLA CHILD HEALTH CENTRE – PLACE RECORD FORM 2007

8.038

City of Stirling
Municipal Heritage Inventory

Dianella Child Health Centre



OTHER NAMES City of Stirling Infant Health Centre

LOCATION

Address 236 The Strand

Suburb Dianella

LAND TITLE INFORMATION

Lot/Location: Lot 14 Diagram/Plan: P0006478

OWNERSHIP

City of Stirling

DESCRIPTION

Place Type Individual building or group

Construction Date 1960s

Date Source Draft MHI 1997

Construction Materials Brick

Architectural Period Late Twentieth-Century

USE

Original Use HEALTH - Other

Present Use HEALTH - Other

Other Previous Use

DRAFT - February 2007

8.038City of Stirling
Municipal Heritage Inventory

DESCRIPTION NOTES

Condition	Good
Integrity	High
Authenticity	High

Dianella Child Health Centre comprises a single-storey building with its entrance off The Strand in Dianella. The building is set back from the street boundary, within a landscaped site which comprises large expanses of grass, paper barks and mature gum trees, evergreen trees, hibiscus shrubs, rosemary hedges, native frangipanis and agapanthus to front elevation (southwest). The building is oriented southwest with a concrete pedestrian access footpath from The Strand. Car parking is located adjacent to the building and along The Strand.

The building has a long rectilinear form, face brick and solid coloured panel walls and a metal clad, low-pitched skillion roof with overhanging eaves to the front elevation (southwest). The southern walls have white and blue coloured panels incorporating timber-framed fenestrations. The front elevation has a small recessed entry foyer and a bank of awning and fixed windows with generous height, providing natural lighting into the interior spaces. There is a side entry door and a fixed window to the south elevation.

HISTORICAL NOTES

Interest in mother and child health dates from the turn of the twentieth century over concerns about high mortality rates. The Public Health Department responded through the establishment of the Midwives Registration Board, the employment of visiting nurses and, from 1923, the establishment of statewide dedicated infant health clinics staffed by nurses. The number of such centres grew steadily over subsequent years and the construction of the Dianella Child Health Centre in the 1960s reflects the growth of Dianella at this time, and the growing need for family services.

SIGNIFICANCE

Aesthetic Value:	Dianella Child Health Centre is an example of a modest, well-resolved public health facility.
Historic Value:	The place reflects the importance of the provision of accessible public health programmes in Western Australia.
Social Value:	

MANAGEMENT

Management Category: C

ASSOCIATIONS

HERITAGE LISTINGS

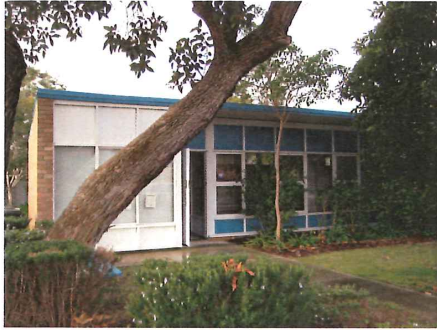
The place is not currently on any heritage lists.

DRAFT - February 2007

8.038

City of Stirling
Municipal Heritage Inventory





OTHER IMAGES







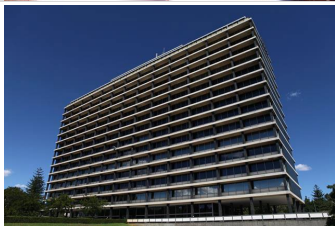

DRAFT - February 2007

APPENDIX B

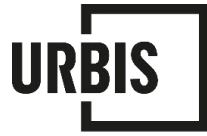
PHOTOGRAPHIC INDEX OF STATE HERITAGE LISTED PROPERTIES OF A POST WAR INTERNATIONAL STYLE ARCHITECTURE

Name and Address	Photo
P18404 Riverbank Detention Centre, Caversham (Pyrton, Riverbank Reformatory for Boys, Riverbank Secure Treatment Centre for Boys) 130 Hamersley Rd Caversham	
P14911 ABC Sound Broadcasting and Television Studios, Perth (Rosehill Studios, Rose Hill Studios) 187-193 Adelaide Tce East Perth	
P3363 Port of Fremantle Passenger Terminal (Victoria Quay Function & Exhibition Centre) Lot 2114 Beach St Fremantle	
P15744 John Curtin College of the Arts (Bushy Hill, John Curtin Senior High School) Ellen St Fremantle	

Name and Address	Photo
P16781 Round House, Mount Barker 31712 Albany Hwy Mt Barker	
P15426 Narrogin Regional Hospital (Narrogin Hospital) Williams Rd Narrogin	
P2992 Perth Oval (Loton Park, Members Equity Stadium, NIB Stadium) 27 Bulwer St Perth	
P2050 Perth Chest Clinic (Cathedral Hall, Hibernian Hall) 15-17 Murray St Perth	
P209 Council House, Perth 27-29 St Georges Tce Perth	
P2438 King Edward Memorial Hospital for Women (Agnes Walsh Nurses Home, Carson House, Harvey House, Industrial School, Main Entry Block) Cnr Barker Rd & Railway Pde Subiaco	

Name and Address	Photo
P4653 Subiaco Theatre Centre (Civic Hall, Rankin Gardens, Subiaco Arts Centre) 180 Hamersley Rd Subiaco	
P11923 Subiaco Oval 304 Roberts Rd Subiaco	
P2450 Perth Modern School 50 & 100 Roberts Rd Subiaco	
P9186 Wandana Apartment Block 93 Thomas St Subiaco	
P3849 Dumas House (Government Office Building, Public Offices Building) 2 Havelock St West Perth	
P4559 Graham Flats, 1217 Hay St West Perth	

Source: HCWA inherit database



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HERITAGE ASSESSMENT

236 The Strand, Dianella

 **City of Stirling** 
**DIANELLA CHILD HEALTH
CENTRE**
9276 1795

Prepared for
THE CITY OF STIRLING
08 August 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0059121
Report Number	01 – FINAL 08 August 2025



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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

Urbis has been engaged by the City of Stirling to prepare the following Heritage Assessment for the *Dianella Child Health Centre*, located at 236 The Strand Dianella (hereafter referred to as 'the site' or 'the subject site').

This Heritage Assessment has been prepared in accordance with the Heritage Council Guidelines for the Assessment of Local Heritage Places. It is intended to provide the City of Stirling with an understanding of the heritage significance of the site and inform the future management of change.

The subject site, known as *Dianella Child Health Centre* P25411, is included on the City of Stirling statutory Heritage List, where it has been allocated a grading as a 'Category C' place.



Figure 1 Location plan of Dianella Child Health Centre

Source: Urbis 2025

1.1. METHODOLOGY AND GUIDING DOCUMENTS

The following report has been prepared in accordance with the guiding document prepared by the Heritage Council of Western Australia (HCWA) Guidelines for the Assessment of Local Heritage Places 2022. The philosophy and process adopted is guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

Other documents that have informed the preparation of this heritage assessment include:

- City of Stirling Heritage List
- City of Stirling Local Heritage Survey (LHS)
- City of Stirling Place record for Dianella Child Health Centre, 2007

1.2. HERITAGE STATUS AND SIGNIFICANCE

236 The Strand, Dianella has the following heritage listings.

Table 1: *Dianella Child Health Centre* Heritage Listings

No.	Place or Item	Description	Notes
City of Stirling Heritage List			
25411	<i>Dianella Child Health Centre</i>	<i>Category C: Places of Some Cultural Heritage Significance</i>	-
City of Stirling Local Heritage Survey (LHS)			
25411	<i>Dianella Child Health Centre</i>	<i>Adopted 14 October 2024</i>	Note the place has not been allocated a category in the LHS.

Source: HCWA

1.3. TYPES OF HERITAGE LISTINGS

Western Australia has several statutory and non-statutory heritage lists that are required under different Acts. For ease of understanding, only those which are discussed in this report have been explained below.

Local Heritage Survey – A Local Heritage Survey (LHS) is a non-statutory database of places with historic interest that each Local Government is required to prepare under the powers of the *Heritage Act, 2018*. It is predominantly used to identify and record places that are, or may become, of cultural heritage significance which go on to be included on the statutory Heritage List. Prior to the Heritage Act, 2018 Local Heritage Surveys were known as a Municipal Heritage Inventory.

Local Heritage List – Part 3 of the Deemed Provisions for local planning schemes contained within the *Planning and Development (Local Planning Schemes) Regulations 2021* sets out that a local government must establish and maintain a Heritage List to identify places within the planning scheme area that are of cultural heritage significance and worthy of built heritage conservation. Inclusion of a place on a Local heritage List does not prohibit the development of the place. Rather, it seeks to ensure that any changes made to a place respect and are sympathetic to the heritage values of the place through the requirement for a Development Application, which enables the assessment and approval of all works and/or changes in use of the property.

State Register of Heritage Places – The State Register of Heritage Places (the Register) is a statutory list of places prepared by the Heritage Council of Western Australia (HCWA) under the powers of the *Heritage Act 2018*. The subject site is not included on the Register or affected by the Provisions of the Heritage Act, 2018

2. DOCUMENTARY EVIDENCE

2.1. PRE-COLONISATION HISTORY

- Before the arrival of European settlers, the area now known as the City of Stirling was called Mooro County and was traversed and inhabited for thousands of years by the Whadjuk Noongar¹ People.² The area continues to have significance to Aboriginal People.³
- When colonisation began in 1829, Yellagonga—an Elder of the Whadjuk People—inhabited Mooro Country. Yellagonga's people, like their ancestors before them, followed seasonal migrations: from the coastal wetland areas in Summer/Autumn (Bunuru/Djeran) to inland areas in Winter/Spring (Djilba/Kamberang).⁴
- Aboriginal People continued to camp in the area and particularly along the river during the mid-nineteenth century but were gradually displaced as settlers moved into the area.⁵
- The Swan River is a significant ethnographic site to Aboriginal People. In Noongar mythology the Waugal (creation serpent being) created the Swan River, known as the Derbarl Yerrigan. It carved waterways and valleys as it made its way to the mouth of the river at Fremantle.⁶
- A coastal wetlands trail for Noongar people extended from the Derbarl Yerrigan, connecting a chain of lakes through to Yanchep. The Noongar community regards this chain of lakes as “all the same water,” symbolising “one water, many lakes.”⁷ The Lakes were used as a water source, for hunting, camping and as meeting places.⁸
- Lake Gwelup and Herdsman Lake included in this chain within the City of Stirling, are protected registered Aboriginal Heritage Sites of cultural significance to the Noongar People.

2.2. DIANELLA

- Much of Dianella was subdivided in the 1880s by the Intercolonial Investment Company of Sydney.⁹ The areas now included within the City of Stirling local government area were sparsely settled by Europeans in the 19th century,¹⁰ and the sandy soil proved a major hindrance to development.
- Market garden subdivisions occurred in Yokine, Dianella and Balga in the period between 1901-1912.¹¹ By 1919, the only development in Dianella was along Walter Road, which was then a track leading to dairy farms in the Morley area.¹²
- Dianella consisted of four localities known as North Inglewood, East Yokine, Morley Park and Bedford Park, which were amalgamated to form Dianella in 1958.
- A 1953 map prepared by the Department of Lands and Surveys of the Swan District shows the Morley Park area (which includes the subject site of 236 The Strand) and reflects the sparse development of the area at the time.

¹ The term Noongar has alternative spellings that include Nyungar, Nyoongar, Nyoongah, Nyungah, Nyugah and Yunga and is inclusive of all Aboriginal People in the South West region of Western Australia. Source: <https://www.noongarculture.org.au/wp-content/uploads/2018/12/Noongar-Consultation-Protocol-Guidelines-South-West-Aboriginal-....pdf>. Whadjuk is one of the 14 languages spoken by Noongar people originating across the southwest of Western Australia.

² Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

³ South West Aboriginal Land and Sea Council: <http://www.noongar.org.au/>.

⁴ Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

⁵ Heritage and conservation professionals, (1998), *City of Stirling Heritage Areas Study*, Perth, p.11.

⁶ Source: [The Waugul: State Library of Western Australia](#)

⁷ Source: Aboriginal History, City of Stirling Website: [City of Stirling - Community history](#)

⁸ City of Stirling, (2013) *Mooro Nyoongar Katijin Bidi: Mooro People's Knowledge Trail*, Brochure.

⁹ <https://www.stirling.wa.gov.au/city-and-council/your-local-suburb/dianella>

¹⁰ Heritage and conservation professionals, (1998), *City of Stirling Heritage Areas Study*, Perth, p.15.

¹¹ Ibid.

¹² Ibid.

- A growth boom occurred in Dianella in the 1960s and development progressed rapidly as housing construction commenced north from Walter Road and Grand Promenade.¹³

2.3. 236 THE STRAND, DIANELLA

- On 15 July 1959 the Western Australian (WA) Government's Under Treasurer allowed for a provision of £20,000 in capital grants to assist in the construction of new Infant Health Centres.¹⁴
- The Dianella Infant Health Clinic, or *Dianella Child Health Centre* as it is known today, was built soon after this grant in the early 1960s and is located at 236 The Strand, Dianella (Lot 14 on Deposited Plan 6478). The exact date of construction is unknown.
- Lot 14 was created in 1954 and privately owned by Mr Kevin Appleton. The Lot was sold to the Shire of Perth in 1961.¹⁵
- Landgate aerial imagery dating from 1961 shows the lot undeveloped and covered in bushland.
- The building of the centre is referenced as complete in correspondence from the Director of Child Health Services to the Member for Mirrabooka on 7 April 1962.¹⁶
- It has not been confirmed who designed 236 The Strand. During this period, William G Bennett and Associates prepared 'Standard Suburban Infant Health Centre Plans' and specifications for the Public Health Department for Infant Health Centres. Described as "individual block plans" to be rolled out to metropolitan suburbs. However, it was noted in Government correspondence that The Perth Road Board "desired to engage its own Architect – Mr Hawkins."¹⁷ This aligns with Hargrave, Morgan, Hawkins and Associates Architects who prepared drawings for 236 The Strand when it was later altered in 1967.
- Plans for the Dianella Infant Health Clinic were first published in the West Australian on 6 April 1961. It was reported that the Perth Road Board would be considering a proposal at its next meeting for the clinic to be constructed on the corner of Walter Road and Grand Promenade in Dianella. The report, filed by the Board, said it was prepared to "provide these centres with the co-operation of the State Government and Lotteries Commission." The clinic would be a success if the regular attendance and interest of mothers is encouraged. The selected site was deemed suitable to most members of the district and was close to transport and shopping facilities.¹⁸
- It is also noted in the newspaper article that the Public Health Commission's grant for such centres was usually £500 and the rest of the cost of the building was usually shared by the board and the Government.¹⁹
- The construction of the *Dianella Child Health Centre* in the 1960s reflects the growth of Dianella at this time, and the growing need for family services.²⁰
- The objective of the infant centres was described by the Medical Supervisor of Infant Health, Ms Elizabeth Gibson, in 1960 as essentially a "teaching service", where mothers are taught "the best methods of caring for their children."²¹
- Heightened interest in infant health in WA dates from the 1920s when infant mortality was rising. Causes of death were often due to diarrhoea, diphtheria, whooping cough or measles.
- To solve the problem, nurses were appointed to visit homes, follow up children with 'detected abnormalities' and to direct new mothers in the care of their children and themselves. A more formal

¹³ Source: <https://www.stirling.wa.gov.au/city-and-council/your-local-suburb/dianella>

¹⁴ Correspondence from the Under Secretary to the Under Treasurer dated 15 July 1959, accessed at State Records Office (SRO) WA.

¹⁵ Email correspondence from Landgate to Davis Heritage Consulting, dated 27 March 2025.

¹⁶ Correspondence from R. Edmonds to Mr Arthur Ton (Member for Mirrabooka), dated 7 April 1962, accessed at SRO.

¹⁷ Letter from Medical Supervisor of Infant Health, Ms E.M. Gibson, to Mr W.G. Klenk of the Belmont Park Road Board, dated 11 November 1960, accessed at SRO.

¹⁸ The West Australian Article, *New Plans for Clinic*, published on 6 April 1961, accessed at SRO.

¹⁹ Ibid.

²⁰ City of Stirling, Municipal Heritage Inventory Record for Place 25441 Dianella Child Health Centre, dated February 2007.

²¹ Letter from Medical Supervisor of Infant Health, Ms E.M. Gibson, to Mr W.G. Klenk of the Belmont Park Road Board, dated 11 November 1960, accessed at SRO.

Infant Welfare Service was established in 1921-22, however, specialised Infant Health training for nurses was not available in WA until 1927/28.²²

- From 1925, infant health centres were mostly community funded across the State, providing advice, health checks and basic medical care. The centres were successful and credited with reducing infant deaths.²³
- Eventually, by 1945 infant health centres were government-funded,²⁴ and there were 31 infant health centres and 72 sub-centres across the state. At this point the State Government took on the responsibility for the clinics' salaries and expenses, with the Local Governments and community groups tasked mostly with building and maintenance.²⁵
- By the 1970s, infant mortality was low due to the expansion of infant health clinic numbers through the post-war decades.²⁶
- From the 1980s, many infant health centres closed, particularly in rural areas where it was difficult to fill staff vacancies, and services were centralised into larger health campuses.²⁷
- By 2014, the Child Health Department operated 310 Child Health Centres across Western Australia.²⁸
- 236 The Strand comprises of a single storey building with its entrance off The Strand. The building is set back from the street boundary, within a landscaped site which comprises large expanses of grass, paper barks and mature gum trees, evergreen trees, agapanthus and a hedge to the front elevation (southwest).
- The building is oriented southwest with a concrete pedestrian access footpath from The Strand. Car parking is located adjacent to the building and along The Strand.²⁹
- 236 The Strand has a utilitarian design with a long rectilinear form, face brick and solid coloured panel walls and a metal clad, low-pitched skillion roof with overhanging eaves to the front elevation (southwest).
- The southern walls have white and blue coloured panels incorporating timber-framed fenestrations. The front elevation has a small, recessed entry foyer and a bank of awning and fixed windows with generous height, providing natural lighting into the interior spaces. There is a side entry door and a fixed window to the south elevation.
- The front elevation has been altered over the years. Drawings dating from 1967 show the entrance via an open porch on the southwest side of the building, referred to as the 'pram park.' In April 1967 the Shire of Perth approved a Building Licence to have the front verandah enclosed that involved the extension of the floor slab, new timber framed windows and a new door. This is now the front white recessed entry foyer (as mentioned above). The remainder of the front façade in 1967 prior to this alteration was windows (no second entrance as currently extant).
- In January 2019 the building was refurbished, and existing windows and doors were replaced with commercial awning windows and a new central hinged entry door. Coloured panels were added to "brighten up the exterior".³⁰ The works were carried out by Walcott Industries Pty Ltd, Dianella. These works altered the original arrangement of windows of the front facade but are generally in keeping with the original intent of the curtain wall.

²² Inherit Online Place Record for P01926 Infant Health Centre, Carlisle, Source:

<https://inherit.dph.wa.gov.au/Public/Inventory/Details/c7bb9977-ab56-4c18-a705-e81763836512>

²³ Menck, C. (2022), *Thematic History of Western Australia*, prepared for the Heritage Council of WA, p. 146.

²⁴ Ibid, p.59.

²⁵ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre, Bunbury, p.7.

²⁶ Menck, C. (2022), *Thematic History of Western Australia*, prepared for the Heritage Council of WA, p.60.

²⁷ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre, Bunbury, p.9.

²⁸ Ibid.

²⁹ City of Stirling, Municipal Heritage Inventory Record for Place 25441 Dianella Child Health Centre, dated February 2007.

³⁰ Oceanside Glass and Aluminium, Dianella Child Health Centre Refurbishment, Facebook Post, dated 22 January 2019.

- The roof was replaced in March 2023 with white corrugated metal cladding.
- The internal space comprises of six rooms: two waiting rooms, an office, kitchen, water closet and powder room. The 1967 internal floor plan appears unaltered compared to a floor plan prepared in 2019.
- The Place was listed on the City of Stirling's Local Heritage List on 23 August 2005 and its Municipal Inventory (now LHS) as a Category C on 14 October 2014.³¹
- A site visit undertaken in March 2025 observed little fabric alteration and the building appeared intact except for the awning over the east doorway, new roof and ceilings and carpet tiles.
- The integrity of the Place is high as its current use, as per its original intent, is still a Child Health Centre that offers maternal, child and family health services to the local Dianella community.
- Currently the Department of Health's website notes it operates over 100 child health centres across the Perth metropolitan area.³²
- The Place remains part of a network of child health centres that provides preventative health care. Historically it contributed to the significant public health initiative that reduced infant mortality rates and improved children's quality of life through the twentieth century.³³
- The current tenant Child & Adolescent Health Service is relocating on 30 April 2025, to a larger more fit for purpose facility ending the long term original use of the place.

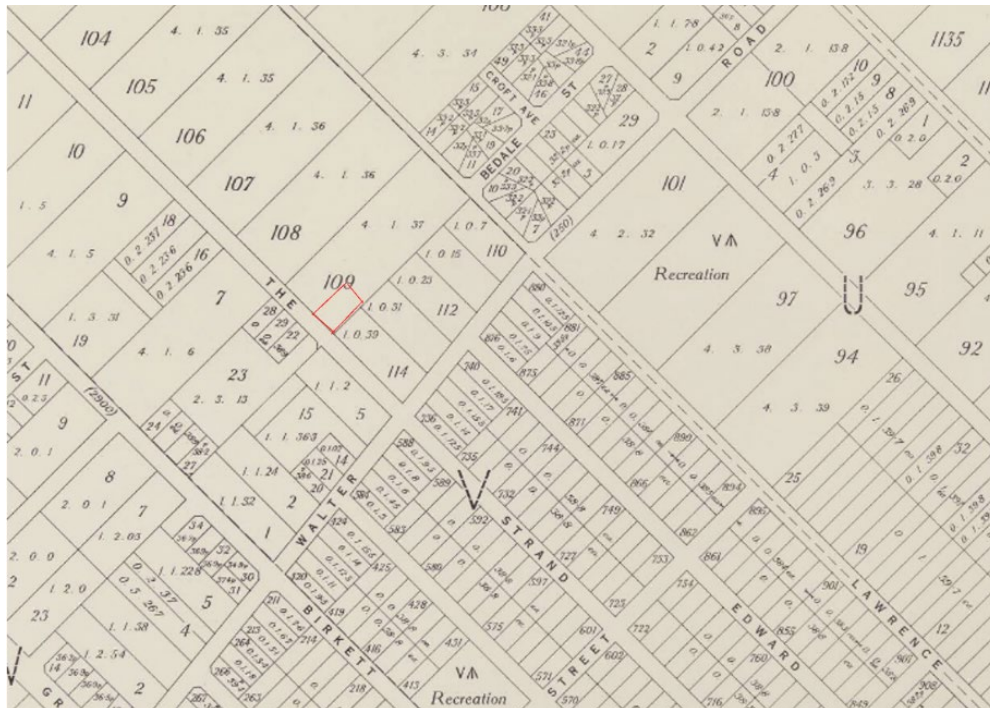


Figure 2 Excerpt of 'Perth Metropolitan Area. No. 80, Morley Park / Western Australia Department of Lands & Surveys, Chief Draughtsman's Branch,' c.1953

Source: Excerpt of 'Perth Metropolitan Area. No. 80, Morley Park / Western Australia Department of Lands & Surveys, Chief Draughtsman's Branch,' c.1953

³¹ Inherit Online Place Record for P25411 Dianella Child Health Centre. Source:

<https://inherit.dplh.wa.gov.au/Public/Inventory/Details/0ed144a3-df48-430a-820b-121e23cfe524>

³² Department of Health website, accessed 26 March 2025 at: [Child and Adolescent Health Service | CAHS - Centre locations.](#)

³³ Heritage Council of Western Australia, (2019), 'Register of Heritage Places Assessment Documentation for P5682 Lady Mitchell Memorial Child Health Centre, Bunbury. p.4.

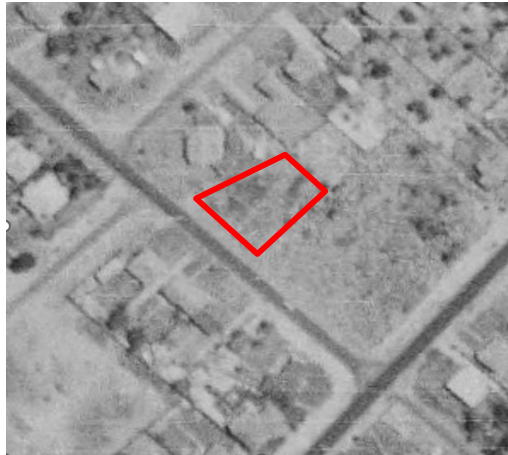


Figure 3 Subject site undeveloped c.1961

Source: Landgate



Figure 4 Subject site building complete c.1965

Source: Landgate

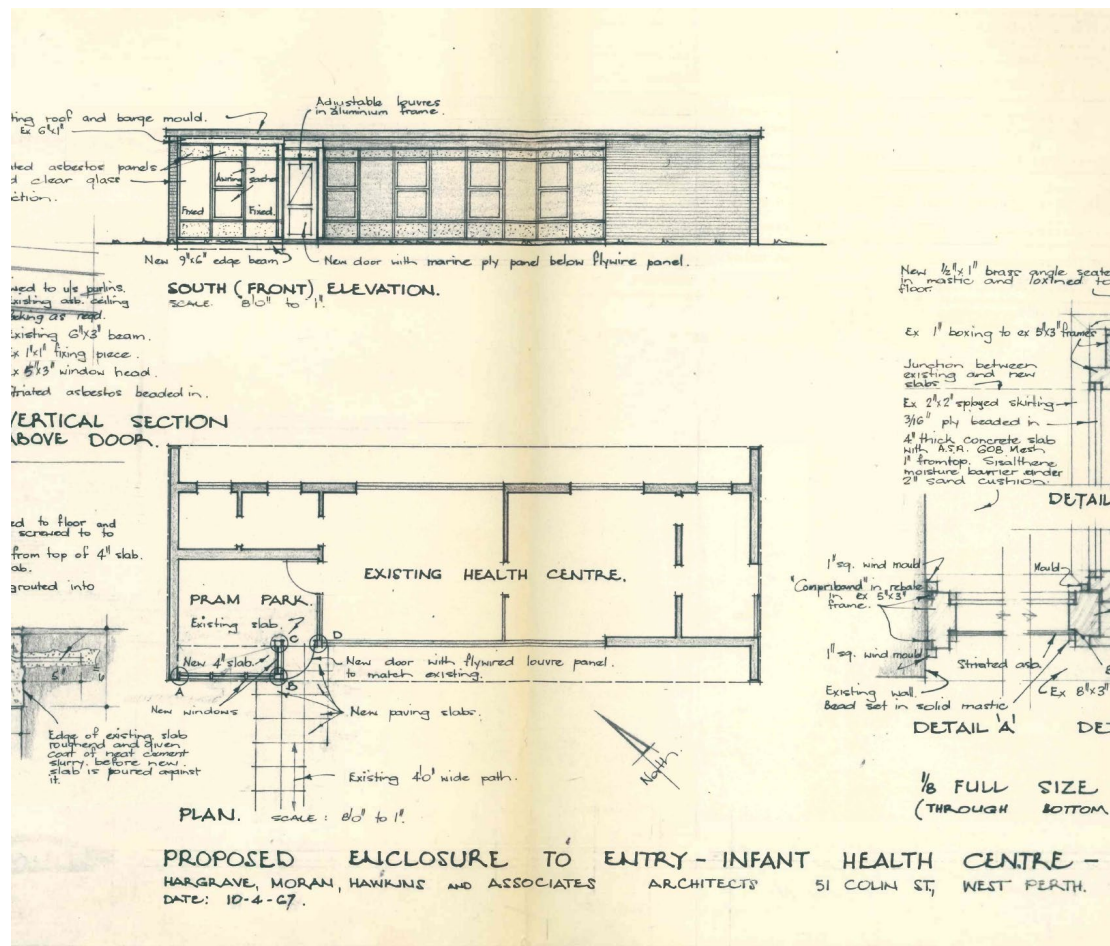


Figure 5 Excerpt from 'Proposed Enclosure to Entry - Infant Health Centre - The Strand, Dianella,' Drawing by Hargrave, Morgan, Hawkins & Associates (10 April 1967).

Source: City of Stirling 2025



Figure 6 Subject site original façade February 2014
Source: Google Streetview



Figure 7 Subject site following façade reconstruction in 2020
Source: Google Streetview

3. PHYSICAL EVIDENCE

3.1. GENERAL DESCRIPTION, SETTING AND CONTEXT

The *Dianella Child Health Centre* is a single storey building with its entrance on The Strand in Dianella. The site is located within a predominantly residential context but in proximity to the commercial precincts along Walter Road. Surrounding buildings are typically detached single storey private residences with some two storey or strata units adding to the residential context.

The building is set back from the street, surrounded by an informal landscaping including large expanses of grass, paper barks, mature gum trees, evergreen trees, hibiscus shrubs, rosemary hedges, native frangipanis, and agapanthus at the front (southwest).

The building faces southwest and is accessible via a concrete footpath from The Strand. Car parking is available next to the building accessed by a single vehicle crossover and along The Strand incorporated into the verge. A chain wire fence secures the rear of the property which is inaccessible to the public and can only be accessed by gates to the north.



Figure 8 Aerial photograph showing the location and surrounding context of the subject site.

Source: NearMaps with Urbis overlay

3.2. EXTERIOR CONDITION

236 The Strand, Dianella is constructed in a Post War International Style. The building boasts a long, rectangular design with face brick and solid coloured panel walls, complemented by a metal-clad, low-pitched skillion roof featuring overhanging eaves at the front (southwest) elevation. The southern walls are defined with white and blue panels that incorporate timber-framed windows. The front elevation is distinguished by a small, recessed entry foyer. Curtain walls feature an array of tall awning and fixed windows, which allows ample natural light into the interior.

The south elevation includes a side entry door with a fixed window ensemble with blue panel highlight window. A skillion roofed metal awning is located over the door.

The skillion roof is clad in corrugated metal roof sheeting. This was restored in c. March 2023.



Figure 9 Existing condition of the principal frontage of the subject site addressing The Strand.
Source: Urbis 2025



Figure 10 Existing condition of the subject site looking northwest. Vacant space hind the existing building is evident in the background.
Source: Urbis 2025



Figure 11 Existing condition of the subject site looking southeast.
Source: Urbis 2025

3.3. INTERIOR CONDITION

The building interior contains five (5) rooms in a rectangular plan. The main entrance leads into a large central waiting room (Rm 4). Brick and timber framed curtain walls divide the space from a clinic room (Rm 5) and Kitchen (rm 6) located to the east. To the south is another clinic (Rm 1) and a toilet (Rm 2 & 3). Interior walls are painted face brick or painted plaster, while concrete slab floor is covered in contemporary carpet tiles. The plaster ceilings appear new and are presumed to have been restored at the same time as the roof was replaced in c.March 2023.



Figure 12 Waiting room (Rm 4) existing condition
Source: Urbis 2025

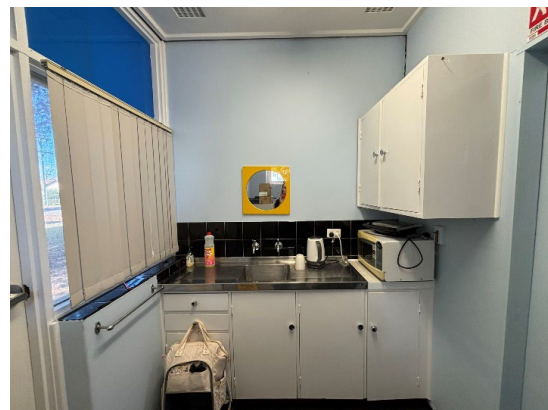


Figure 13 Kitchen (Room 6) existing condition
Source: Urbis 2025



Figure 14 Clinic (Rm 1)

Source: Urbis 2025



Figure 15 Clinic (Rm 2)

Source: Urbis 2025

4. ASSESSMENT OF SIGNIFICANCE

The following assessment of significance is informed by the documentary and physical evidence set out previously in this report. This assessment is based on the relative contribution of the site's building and elements and the contribution of its sequence of development to the overall cultural heritage significance of *Dianella Child Health Centre*.

4.1. COMPARATIVE ANALYSIS

4.1.1. Child & Infant Health Care Centres

The *Dianella Child Health Centre* is one of a series of child health care centres established post WW2 in residential suburbs to cater to growing populations and provide health checks and basic medical care. By the mid-1940s there were 31 infant health centres and 72 sub centres across the state. As of 2025 there are over 100 Child Health Care centres located across the Perth Metropolitan area³⁴.

There are 19 other 'child health care centres' listed on the HCWA's database inherit, with heritage listings. One (1) is included on the State Heritage Register being the *Lady Mitchell Memorial Child Health Centre*, Bunbury P05682. A search for 'infant health centre' reveals 22 places, 3 of which are on the State Heritage Register including the above place and the *Manjimup Infant Health Centre (fmr)* P11375 and *Garrick Theatre (Fmr Commissariat Store & Quarters, Infant Health Centre)* P2469

Other child and infant health centres included on local council heritage lists or LHS are typically of a similar mid-century construction, however, mostly appear to have been constructed earlier in the 1950s. Most share a residential scale of architecture in keeping with their surrounding context at the time.

Dianella Child Health Centre is one of only three (3) which appear in their continued historical use. Other examples include:

- Nedlands Infant Health Centre P13644
- Boulder Child Health Centre P07262
- Hilton Community and Child Health Centre P22825

There are no other child health centres included on the City of Stirling Heritage List or LHS.



Figure 16 Lady Mitchell Memorial Health Centre

Source: City of Bumbury,
<https://inherit.dph.wa.gov.au/Public/Inventory/Image/e9f250b3-1bc9-4490-a9e1-862efe89a64d>



Figure 17 Nedlands Infant Health Centre

Source: Google Street view 2025

³⁴ Government of Western Australia, CAHS <https://www.cahs.health.wa.gov.au/Our-services/Community-Health/Child-Health/Centre-locations>

4.1.2. Post War International Style Architecture

The *Dianella Child Health Centre* is built in the Post War International style of architecture popularised from the mid-1940s-1960s. This style of architecture is prevalent in Dianella and the City of Stirling following a population and growth boom in the 1960s. *Dianella Child Health Centre* is the only building built in the Post War International Style with statutory protection under the LPS No. 3. on the City's Heritage List.

The City's LHS contains four (4) properties built in the post war international style including:

- 49 Armadale Crescent, Coolbinia P06066
- 59 Armadale Crescent, Coolbinia P06067
- 7 South View, Road (formerly 47 Woodroyd Street) Mount Lawley (Golowin House) P10012
- 4 Woodroyd Street, Mount Lawley P10005

Of the above four (4) only P10005 4 Woodroyd Street, Mount Lawley has statutory protection under the City's Heritage List to prevent demolition. These are illustrated below.

This style is further prevalent throughout the Perth Metropolitan area with inherit listing 124 places, twenty-four (24) of which are on the State Heritage Register. A photographic index of these properties is included in appendix B.

Other examples appear more intact than the *Dianella Child Health Centre*, which while in keeping with the original design intent of the principal curtain wall, was reconstructed and altered from the original design in 2019.



Figure 18 49 Armadale Crescent, Coolbinia, note the building has had substantial alterations

Source: Google Street view 2025



Figure 19 59 Armadale Crescent, Coolbinia, note the building has had substantial alterations

Source: Google Street view 2025



Figure 20 7 South View, Road (formerly 47 Woodroyd Street) Mount Lawley (Golowin House) existing condition

Source: Google Street view 2025



Figure 21 4 Woodroyd Street, Mount Lawley, note the architecture is substantially different from the other Post War International style buildings

Source: Google Street view 2025

4.2. RARITY

The *Dianella Child Health Centre* is a rare example of a purpose-built child health centre built in the 1960s, which had until the end of April 2025 remained in use for its original purpose.

The subject site is not rare in terms of its post war international style architecture both in the City of Stirling and wider Perth Metropolitan area. Its rarity is further reduced given the lack of authenticity of heritage fabric given the facade was reconstructed in 2019 not to the exact original design.

Dianella Child Health Centre is the only building built in the Post War International Style with statutory protection under the LPS No. 3. on the City's Heritage List.

4.3. REPRESENTATIVENESS

The *Dianella Child Health Centre* is representative of purpose-built child health centres, reflecting the growth of Dianella and the increase of demand for these services.

4.4. CONDITION

The building appears in an overall good condition. The building has benefited from a regular maintenance routine in combination with its continued use. The roof was restored in early 2023.

4.5. INTEGRITY

The *Dianella Child Health Centre* has a high level of integrity given the building has functioned continuously since its construction in its intended purpose as a child health centre. Alterations to the interior and exterior have not impacted the original function of the building

4.6. AUTHENTICITY

The *Dianella Child Health Centre* has a low to moderate level of authenticity. Its original form and interior plan remains largely intact, but the principal facade has had significant alterations since its construction. Notable changes to original fabric include the enclosing of the northwest entry and 'pram park' in 1967 and the reconstruction of the front curtain wall in 2019.

4.7. BURRA CHARTER VALUES

The values in this section are based on the Burra Charter (ICOMOS 2013) values as described in the Heritage Council's Guidelines for Assessment of Local Heritage Places.

Table 2: Burra Charter Values for *Dianella Child Health Centre*,

Burra Charter Values	Assessment
Aesthetic	<i>Dianella Child Health Centre</i> is an example of a modest, well resolved public health facility constructed in the 1960s in the Post- War International style. With a modest application of cubiform shapes, curtain walls and coloured panelling.
Historic	The place reflects the importance placed on the provision of public accessible health services in Western Australia.
Scientific	-
Social	The <i>Dianella Child Health Centre</i> has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until present. This significantly contributes to the communities sense of place.
Spiritual	-

4.8. HERCON CRITERIA

In determining whether a place has cultural heritage significance to the State of Western Australia, the assessment must consider nine Heritage Convention (HERCON) factors set out in the *Heritage Act 2018* s. 38(1). This has been completed in Table 3 below.

Table 3: Assessment of, *Dianella Child Health Centre* against the HERCON criteria.

HERCON Criteria	Assessment
(a) Importance in demonstrating the evolution or pattern of Western Australia's history.	<p>The <i>Dianella Child Health Centre</i> is associated with purpose-built children's health care centres constructed post WW2 in response to a population boom.</p> <p>The place reflects the importance placed on the provision of public accessible health services in Western Australia.</p>
(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage.	-
(c) Potential to yield information that will contribute to an understanding of Western Australia's history.	-
(d) Its importance in demonstrating the characteristics of a broader class of places.	<i>Dianella Child Health Centre</i> demonstrates characteristics of Post War International style architecture through its application of cubiform shapes and curtain walls.
(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations.	The <i>Dianella Child Health Centre</i> has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until its closure at the end of April 2025. This significantly contributes to the communities sense of place.
(f) Its importance in exhibiting particular aesthetic characteristics valued by any group or community.	-

4.9. STATEMENT OF SIGNIFICANCE

4.9.1. Current Statement of Significance

The current place record from the City of Stirling's 2007 MHI assigns the following significance to the place.

Dianella Child Health Centre is an example of a modest, well resolved public health facility.

The place reflects the importance of the provision of public health programmes in Western Australia.³⁵

4.9.2. Proposed Statement of Significance

Following the previous assessment of significance the following statement of significance is proposed for the *Dianella Child Health Centre*.

Dianella Child Health Centre is an example of a modest, well resolved public health facility constructed in the 1960s in the Post- War International style. With a modest application of cubiform shapes, curtain walls and coloured panelling.

The place reflects the importance placed on the provision of public accessible health services in Western Australia.

The *Dianella Child Health Centre* has social value for serving as a health, educational, social, and community centre for local residents since its construction in 1961 until its closure at the end of April 2025.

³⁵ City of Stirling, Municipal Heritage Inventory, Dianella Child Health Centre, 2007

5. MANAGING SIGNIFICANCE

5.1. GRADING SIGNIFICANCE

The grading of the cultural heritage significance of each element is based on its contribution to the heritage place.

The following heritage significance tiers have been determined by the HCWA. Definitions of these grading tiers are described below.

Where development is proposed, these serve as a guide only and the management guidance does not remove the responsibility of the proponent to engage with the relevant statutory authorities and receive the necessary approvals.

Table 4: Definitions of significance gradings

Heritage Significance	Management of Change
Exceptional Significance <i>Items of exceptional significance would warrant inclusion on any register of heritage places: conservation essential. This ranking is within a national context.</i>	Has a very high sensitivity to change and should be retained and preserved with minimal alteration.
Considerable Significance <i>Items of considerable significance would warrant inclusion on any register of places of significance: conservation highly recommended. This ranking is within a state context.</i>	Has a high sensitivity to change and should be retained and conserved. Careful alteration and adaption can be considered to facilitate future operations without detracting from the overall significance of the place.
Some Significance <i>This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places or a local governments Heritage List. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation recommended.</i>	Has a moderate sensitivity to change and can be retained, adapted or altered to facilitate future operations. If removed, it should be recorded.
Little/no Significance <i>This category can include additions and alterations made to accommodate changing requirements. They tend to be expedient and ephemeral, and their impact upon the place ranges from neutral to moderately intrusive. This ranking generally means that the zone or elements neither contributes nor detracts from the significance of the place.</i>	Has low sensitivity to change. Where necessary, they can be altered for adaptive or other conservation works; conservation is not essential.
Intrusive <i>This rank includes items, which in their present form have an adverse effect upon the significance of the place.</i>	These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.

Table 5: Level of significance of subject sites building and elements

Heritage Significance	Building or element
Exceptional Significance	nil
Considerable Significance	nil
Some Significance	Exterior rectangular form and remnant original Post War International style architectural features including curtain walls and coloured panelling. Remains of the original interior plan including internal original glazed partition/curtain walls.
Little/no Significance	Existing landscaping to the front and rear of the property. Facade curtain wall altered in 2019. Internal contemporary fitouts including ceilings, carpet tiles and built in furniture.
Intrusive	Metal awning over the south doorway. Enclosed former 'pram park' on the northwest façade. Chain wire fence.



Figure 22 Plan of the Dianella Child Health Centre, showing the relative hierarchy of significance of elements and buildings

Source: City of Stirling plan with Urbis Overlay

5.2. HERITAGE SIGNIFICANCE AND INCLUSION IN THE LHS AND HERITAGE LIST

5.2.1. Current Heritage List Classification

Dianella Child Health Centre has been assigned a classification of Category C in the City of Stirling Heritage List.

Table 5 described the various levels of significance attributed to places on the Heritage List by the City of Stirling. Note these classifications differ from those indicated in the HCWA *Guidelines for the Assessment of Local Heritage Places* (HCWA 2022) which is described later in Table 6.

Table 6: City of Stirling Heritage List Classification Systems.

Classification	Description
Category A	Places of Exceptional Cultural Heritage Significance
Category B	Places of Considerable Cultural Heritage Significance
Category C	Places of Some Cultural Heritage Significance

Source: City of Stirling

Category C is the lowest grading on the City's Heritage List and notes that the place is only of some cultural heritage significance to the City.

The following management objectives currently apply to the site in the City of Stirling LPS No. 3.

a) Objectives

Notwithstanding any other provision in the scheme, for all development of or on a place allocated to Management Category C, under Clause 7.2.1, the following objectives apply:

- *to retain and conserve the Place;*
- *to ensure that any building or works affecting the Place (in particular, the replacement of worn or damaged materials) match existing colours and materials of the Place;*
- *to ensure that development has no impact on the cultural heritage significance of the Place and is in accordance with Burra Charter principles; and*
- *in the case of a Place located within a Heritage Protection Area Special Control Area, to ensure that development conforms with the provisions of Local Planning Policy Character Retention Guidelines Mount Lawley, Menora and Inglewood.³⁶*

5.2.2. Recommended Amendments to Classification

The assessment of significance undertaken previously in this report has determined that while the *Dianella Child Health Centre* is of some aesthetic and social significance, this significance is of a moderate level and the heritage fabric is not intact and therefore more suited for a place included on the City's LHS. This level of listing and classification is also better in accordance with the HCWA's guidelines for the Assessment of Local Heritage Places. This categorisation would also be consistent with other places in the City designed in the Post War International Style of Architecture which are typically excluded from the City's Heritage List but included on the LHS instead.

It is recommended that the place be removed from the Heritage List as its listing on the LHS is sufficient to recognise the contribution of the place's cultural heritage significance to the City of Stirling.

³⁶ City of Stirling, LPS No. 3 7.2.2.3 Management Category C Objectives.

The places categorisation on the LHS may also then be updated to reflect the more applicable classification of Category 3, the description of which is defined by both the HCWA and the City of Stirling in table 7 and 8 below.

Table 7: Classifications from guidelines for the Assessment of Local Heritage Places (HCWA 2022)

Level of Significance	Classification	Description
Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example
Considerable	Category 2	Very important to the heritage of the locality
Some/moderate	Category 3	Contributes to the heritage of the locality
Little	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution

Source: HCWA

Table 8: City of Stirling LHS categories

Classification	Description
Category 1	Conservation Essential
Category 2A	Conservation Recommended
Category 2B	Conservation Desirable
Category 2C	Historic Site
Category 3	Contributes to Local Character

Source: City of Stirling

6. CONCLUSIONS

6.1. SUMMARY OF FINDINGS

This Heritage Assessment establishes the cultural heritage significance of the site based on an analysis of the documentary and physical evidence.

This assessment has identified the areas of greatest significance in relation to the overall heritage value of the *Dianella Child Health Centre* are limited to remaining original fabric contributing to its Post War International Style architecture and its social value as a longstanding child health centre for the local community. The building's heritage fabric is largely not original with substantial alteration and reconstruction of the facade reducing the overall authenticity.

The statutory listing and classification currently assigned by the City are incongruent to the relative significance of the place. The current classification is inconsistent with other buildings of a similar vernacular located in the City of Stirling and as such the heritage significance is better suited to Category 3 of the LHS.

6.2. RECOMMENDATIONS

- This heritage assessment has found that the place does not warrant inclusion on the Heritage List. It's recommended that the place be removed from the Heritage List but remain on the LHS.
- A recategorization to Category 3 is suggested which will adequately recognise the contribution of the place to the local character and social history of the City of Stirling.
- Conservation of the place is possible; noting that a key objective of LPS No 3 as it relates to Management Category C is to retain and conserve the Place
- The merits of whether the Dianella Child Health Centre should remain on the City's Heritage List should be considered in the first instance, as demolition of the building would be inconsistent with the objective of LPS No 3 as it relates to properties that are Management Category C on the City's Heritage List.
- Buildings not heritage listed i.e. on the LHS do not typically require DA, this would need to be confirmed with the City's development officers.
- Impacts of the demolition of the place may be ameliorated by:
 1. Preparation of an archival record of the place in accordance with the HCWA Guide to preparing an Archival Record.
 2. Preparation and implementation of an interpretation plan so that the identified the social history and connections to the local community may be interpreted in future development of the site.

DISCLAIMER

This report is dated 08 August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of The City of Stirling (**Instructing Party**) for the purpose of Heritage Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

DIANELLA CHILD HEALTH CENTRE – PLACE RECORD FORM 2007

8.038

City of Stirling
Municipal Heritage Inventory

Dianella Child Health Centre



OTHER NAMES City of Stirling Infant Health Centre

LOCATION

Address 236 The Strand

Suburb Dianella

LAND TITLE INFORMATION

Lot/Location: Lot 14 **Diagram/Plan:** P0006478

OWNERSHIP

City of Stirling

DESCRIPTION

Place Type Individual building or group

Construction Date 1960s

Date Source Draft MHI 1997

Construction Materials Brick

Architectural Period Late Twentieth-Century

USE

Original Use HEALTH - Other

Present Use HEALTH - Other

Other Previous Use

DRAFT - February 2007

8.038City of Stirling
Municipal Heritage Inventory

DESCRIPTION NOTES

Condition	Good
Integrity	High
Authenticity	High

Dianella Child Health Centre comprises a single-storey building with its entrance off The Strand in Dianella. The building is set back from the street boundary, within a landscaped site which comprises large expanses of grass, paper barks and mature gum trees, evergreen trees, hibiscus shrubs, rosemary hedges, native frangipanis and agapanthus to front elevation (southwest). The building is oriented southwest with a concrete pedestrian access footpath from The Strand. Car parking is located adjacent to the building and along The Strand.

The building has a long rectilinear form, face brick and solid coloured panel walls and a metal clad, low-pitched skillion roof with overhanging eaves to the front elevation (southwest). The southern walls have white and blue coloured panels incorporating timber-framed fenestrations. The front elevation has a small recessed entry foyer and a bank of awning and fixed windows with generous height, providing natural lighting into the interior spaces. There is a side entry door and a fixed window to the south elevation.

HISTORICAL NOTES

Interest in mother and child health dates from the turn of the twentieth century over concerns about high mortality rates. The Public Health Department responded through the establishment of the Midwives Registration Board, the employment of visiting nurses and, from 1923, the establishment of statewide dedicated infant health clinics staffed by nurses. The number of such centres grew steadily over subsequent years and the construction of the Dianella Child Health Centre in the 1960s reflects the growth of Dianella at this time, and the growing need for family services.

SIGNIFICANCE

Aesthetic Value:	Dianella Child Health Centre is an example of a modest, well-resolved public health facility.
Historic Value:	The place reflects the importance of the provision of accessible public health programmes in Western Australia.
Social Value:	

MANAGEMENT

Management Category: C

ASSOCIATIONS

HERITAGE LISTINGS

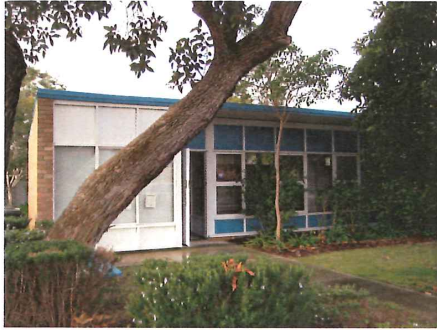
The place is not currently on any heritage lists.

DRAFT - February 2007

8.038

City of Stirling
Municipal Heritage Inventory





OTHER IMAGES







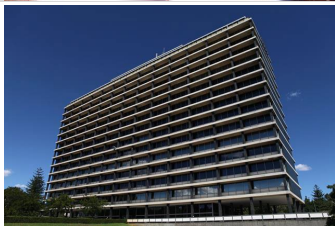

DRAFT - February 2007

APPENDIX B

PHOTOGRAPHIC INDEX OF STATE HERITAGE LISTED PROPERTIES OF A POST WAR INTERNATIONAL STYLE ARCHITECTURE

Name and Address	Photo
P18404 Riverbank Detention Centre, Caversham (Pyrton, Riverbank Reformatory for Boys, Riverbank Secure Treatment Centre for Boys) 130 Hamersley Rd Caversham	
P14911 ABC Sound Broadcasting and Television Studios, Perth (Rosehill Studios, Rose Hill Studios) 187-193 Adelaide Tce East Perth	
P3363 Port of Fremantle Passenger Terminal (Victoria Quay Function & Exhibition Centre) Lot 2114 Beach St Fremantle	
P15744 John Curtin College of the Arts (Bushy Hill, John Curtin Senior High School) Ellen St Fremantle	

Name and Address	Photo
P16781 Round House, Mount Barker 31712 Albany Hwy Mt Barker	
P15426 Narrogin Regional Hospital (Narrogin Hospital) Williams Rd Narrogin	
P2992 Perth Oval (Loton Park, Members Equity Stadium, NIB Stadium) 27 Bulwer St Perth	
P2050 Perth Chest Clinic (Cathedral Hall, Hibernian Hall) 15-17 Murray St Perth	
P209 Council House, Perth 27-29 St Georges Tce Perth	
P2438 King Edward Memorial Hospital for Women (Agnes Walsh Nurses Home, Carson House, Harvey House, Industrial School, Main Entry Block) Cnr Barker Rd & Railway Pde Subiaco	

Name and Address	Photo
P4653 Subiaco Theatre Centre (Civic Hall, Rankin Gardens, Subiaco Arts Centre) 180 Hamersley Rd Subiaco	
P11923 Subiaco Oval 304 Roberts Rd Subiaco	
P2450 Perth Modern School 50 & 100 Roberts Rd Subiaco	
P9186 Wandana Apartment Block 93 Thomas St Subiaco	
P3849 Dumas House (Government Office Building, Public Offices Building) 2 Havelock St West Perth	
P4559 Graham Flats, 1217 Hay St West Perth	

Source: HCWA inherit database



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Councillor Michael Dudek left the meeting at 7.37pm during consideration of Item 12.2/PCS2, and returned at 7.39pm.

12.2/PCS2 MAJOR LAND TRANSACTION FOR THE ACQUISITION OF INVESTMENT PROPERTIES - OUTCOMES OF ADVERTISING

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

Role

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

Council Resolution

0825/008

Moved Councillor Proud, seconded Councillor Migdale

1. That Council **NOTES** the submissions received for the Major Land Transaction for the Acquisition of Investment Properties Business Plan consultation.
2. That Council **APPROVES** the Major Land Transaction for the Acquisition of Investment Properties Business Plan for a period of four years, as shown in Attachment 1.
3. That Council **APPROVES** the Chief Executive Officer, with the prior approval of the Mayor, making an offer on one or more investment properties with a combined purchase price up to \$20 million, subject to due diligence, valuation and final Council approval of each property acquisition.

The motion was put and declared CARRIED (13/1) by an Absolute Majority.

For: Councillors Creado, Dudek, Ferrante, Giudici, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Thornton and Mayor Irwin.

Against: Councillor Re.

Committee Recommendation

1. That Council NOTES the submissions received for the Major Land Transaction for the Acquisition of Investment Properties Business Plan consultation.
2. That Council APPROVES the Major Land Transaction for the Acquisition of Investment Properties Business Plan for a period of four years, as shown in Attachment 1.
3. That Council APPROVES the Chief Executive Officer, with the prior approval of the Mayor, making an offer on one or more investment properties with a combined purchase price up to \$20 million, subject to due diligence, valuation and final Council approval of each property acquisition.

NB: ABSOLUTE MAJORITY VOTE REQUIRED AT COUNCIL

Officer's Recommendation

1. That Council NOTES the submissions received for the Major Land Transaction for the Acquisition of Investment Properties Business Plan consultation.
2. That Council APPROVES the Major Land Transaction for the Acquisition of Investment Properties Business Plan for a period of four years, as shown in Attachment 1.
3. That Council APPROVES the Chief Executive Officer, with the prior approval of the Mayor, making an offer on one or more investment properties with a combined purchase price up to \$20 million, subject to due diligence, valuation and final Council approval of each property acquisition.

NB: ABSOLUTE MAJORITY VOTE REQUIRED AT COUNCIL

Purpose

To report on the outcomes of advertising the Major Land Transaction for the Acquisition of Investment Properties Business Plan (Business Plan); and seek Council approval to make an offer to purchase one or more investment properties with a combined value up to \$20 million, subject to final Council approval of each property acquisition.

Details

The City of Stirling has a large portfolio of land and real property assets, the income from which is used to deliver key services. The City also intends to acquire additional real property assets for investment purposes to add to its property investment portfolio. Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City.

It continues to be a major strategic objective for the City to generate on-going intergenerational income to allow a dividend reinvestment into the City's annual budget. To achieve this, the City intends to acquire and retain a portfolio of properties that provide stable and secure returns. This diversification will contribute to the City's sustainable economic management by generating alternative revenue streams. \$1.1 million was reinvested through the 2025/26 approved budget.

The City's Land Asset Action Plan 2023-2028, endorsed by Council on 15 August 2023, provides a framework through which the City can make decisions with respect to the management, development, retention, disposal or acquisition of real property. Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth.

Council approved \$20 million (in total) for the purchase of one or more investment properties from the Capital Investment Reserve. The allocation of these funds is to deliver a diversified investment approach whereby the City aims to build a portfolio of investments across different asset classes and asset types to spread risk; this approach is like how an investment fund is developed. Asset performance will be regularly reviewed to ensure the portfolio is achieving the anticipated returns.

Under the *Local Government Act 1995*, a land transaction includes "several agreements for a common purpose" under which the City is to "acquire an interest in land". It is considered that these acquisitions may constitute a "major land transaction" as defined under Section 3.59 of the *Local Government Act 1995* and as such the City is required to comply with the requirements as set out in this provision.

The City prepared a Business Plan in accordance with the requirements of Section 3.59, outlining the parameters for the acquisition of one or more properties which the Council intends to purchase over the next four years, for the common purpose of growing and diversifying its property investment portfolio. Refer to Attachment 1 – Business Plan Major Land Transaction Acquisition of Investment Property.

The detailed target criteria for acquisitions as outlined in the Business Plan is as follows:

Location:	In order of preference, Perth Metropolitan area, within the boundaries of the City of Stirling, Regional Western Australia and Australia wide.
Use:	<p>In order of preference</p> <ol style="list-style-type: none"> 1. Medical 2. Office 3. Childcare 4. Showroom 5. Industrial 6. Shops & Retail <p>Preference will be given to buildings that are fully leased for the medium to long term.</p>
Buildings/Improvements:	Buildings and all improvements in good condition and suitable or readily adaptable for the relevant tenancy.
Lease Income:	The City will only consider acquiring properties that are currently tenanted to reliable and secure tenants.
Return:	<p>In order of preference at the current industry standard yields.</p> <ol style="list-style-type: none"> 1. Medium risk 6-8% per annum 2. Low risk 5-6% per annum 3. Medium to high risk 8-10% per annum 4. High risk 10% + per annum <p>From time to time Council, with the benefit of advice and having regard to market conditions, will reassess the risk level in order of preferences and the standard yields that apply to the different risk levels.</p>

The clear purpose of Section 3.59 is to also demonstrate that a proposed major land transaction will not compromise the ability of the local government to deliver its core functions. The requirements of a Business Plan ensure the impact of the transaction on the City's operations is considered and the City's ability to manage the transaction is assessed prior to proceeding with the transaction.

The Business Plan Assessment is addressed below:

a. What is the expected effect of the proposal on the provision of facilities and services by the City?

There are no direct effects upon existing services and facilities. If a decision is made to acquire one or more investment properties, the direct and indirect returns will enhance the City's ability to undertake other projects for the benefit of the community.

Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City.

b. What is the expected effect on other persons providing facilities and services in the district?

There are no direct effects expected on other persons providing facilities and services in the district as any property acquired under this Business Plan will be held for the principal purpose of revenue generation and classified as an Investment Property.

c. What is the expected financial effect on the City?

The major land transaction is not expected to have any impact on the normal operating revenues of the City. The purchase is intended to be funded from the Capital Investment Reserve and the income from the acquired investment property will be captured in the Investment Income Reserve.

In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property.

Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth. This will also contribute to the long-term financial sustainability of the City.

The investment portfolio is managed within a portfolio approach that ensures the City can take advantage of alternative investment opportunities, for example by ensuring that capital can be released from underperforming assets to acquire better-performing assets or to opportunistically trade or aggregate property holdings.

d. What is the expected effect on matters referred to in the local governments' current plan prepared under section 5.56?

The projected income returns will provide the City with additional revenue to contribute to finance activities set out in its Strategic Community Plan.

The intended transactions are consistent with the objectives of the City's Corporate Business Plan 2024-2028 which include to strive for operational efficiency, effectiveness and continuous improvement.

The addition of income producing properties to the property portfolio is a preferred investment option within the Land Asset Action Plan 2023-2028 which is also an informing strategy to the Strategic Community Plan.

The City will continue to provide responsible financial and asset management managing the City's commercial property portfolio to produce a sustainable income stream.

e. Has the City the ability to manage the undertaking or the performance of the transaction?

The City has qualified and experienced staff with the ability to manage the proposed transaction. This will be enhanced by the engagement of external agents such as professional property agents, valuers, lawyers and consultants as required.

Ongoing management of the leased property asset will either be managed internally by the City's qualified and experienced staff; or managed externally by professional property agents. This will be determined by the property asset class, size, number of leases and location.

As required under section 3.59 of the *Local Government Act 1995*, the Business Plan was advertised by statewide public notice with a six-week submission period allowing the community to provide comment on the Business Plan. During this period, the project page received 564 page views.

At the conclusion of the advertising period, three submissions were received, one submission received via the Community Consultation Submission Form on the City's website and two submissions received via email directly to Property & Commercial Services. Refer to Attachment 2 – Consultation Report – Major Land Transaction Business Plan – Acquisition of Investment Property.

The submissions are noted below:

Submission	Submission Details	Officer Comment
1	Questioned the City's skill and experience in property investment as well as the City's ability to compete with other property professionals. Commented that property investing is not core business and we could achieve a higher rate of return by investing in property investment funds.	<p>In accordance with Section 3.59(3) of the <i>Local Government Act 1995</i>, the Business Plan provides an overall assessment of the major land transaction including:</p> <ul style="list-style-type: none"> e. the ability of the local government to manage the undertaking or the performance of the transaction <p>The City has qualified and experienced staff with the ability to manage the proposed transaction. This will be enhanced by the engagement of external agents such as professional property agents, valuers, lawyers and consultants as required. Ongoing management of the leased property asset will either be managed internally by the City's qualified and experienced staff; or managed externally by professional property agents. This will be determined by the property asset class, size, number of leases and location.</p> <p>The City's Investments Policy provides guidelines on how the City's excess funds are to be invested while complying with legislation. The Investments Policy includes (but not limited to) Prohibited Investments which includes investment in derivative based instruments such as mortgage and asset back securities; and property investment funds would be classified as asset back securities. Refer to the Investments Policy.</p> <p>Under the <i>Local Government Act 1995</i>, Local Government has the ability to receive income from dealings in property. Refer to Section 6.15 (1)(b)(i) of the <i>Local Government Act 1995</i>.</p>

Submission	Submission Details	Officer Comment
2	<p>Commented on the Local Governments role in investment reserves when the City is also advertising a rate rise.</p> <p>Asked the value of the Reserve funds and the Capital Investment Reserve.</p>	<p>In accordance with Section 3.59(3) of the <i>Local Government Act 1995</i>, the Business Plan provides an overall assessment of the major land transaction including:</p> <ul style="list-style-type: none"> c. its expected financial effect on the local government <p>The major land transaction is not expected to have any impact on the normal operating revenues of the City. The purchase is intended to be funded from the Capital Investment Reserve and the income from the acquired investment property will be captured in the investment income reserve.</p> <p>In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property.</p> <p>Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth. This will also contribute to the long-term financial sustainability of the City.</p> <p>The investment portfolio is managed within a portfolio approach that ensures the City has the ability to take advantage of alternative investment opportunities, for example by ensuring that capital can be released from underperforming assets in order to acquire better-performing assets or to opportunistically trade or aggregate property holdings.</p> <p>The balance of the Reserve funds is available in the annual City Statutory Budget.</p>

Submission	Submission Details	Officer Comment
3	<p>Questioned which properties the City has targeted for investment and their specific location.</p> <p>Commented on the whether the \$20 million reserve fund could be deferred to much later and utilised now to offset the increase in utility costs and general cost of living for the ratepayers in financial hardship.</p>	<p>In accordance with Section 3.59(3) of the <i>Local Government Act 1995</i>, the Business Plan provides an overall assessment of the major land transaction including:</p> <ul style="list-style-type: none"> a. its expected effect on the provision of facilities and services by the local government <p>There are no direct effects upon existing services and facilities. If a decision is made to acquire one or more investment properties, the direct and indirect returns will enhance the City's ability to undertake other projects for the benefit of the community.</p> <p>Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City. Section 6 of the Business Plan details the Council endorsed target criteria.</p>

The table below provides a summary of the submissions.

Submission Received	Within the City of Stirling	Outside the City of Stirling
Support	0	0
Object	1 (33.33%)	0
Not specified	2 (66.67%)	0
TOTAL	3	0

Financial Assessment and Implications

Acquisition of Investment Properties up to a combined purchase price of \$20 million, will be funded from the Capital Investment Reserve. The Capital Investment Reserve holds funds allocated by Council for investment purposes, including for the acquisition of investment property.

The income from any acquired investment property will be captured in the Investment Income Reserve. The Investment Income Reserve holds rent from investment properties, dividends and distributions from other investments and interest earned on the Capital Investment Reserve.

In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property.

Stakeholder Engagement

Advertising of the Major Land Transaction Business Plan – Acquisition of Investment Properties was carried out in accordance with the City’s Community Engagement Policy. Refer to Attachment 1 – Business Plan Major Land Transaction Acquisition of Investment Property.

The public submission period commenced on 5 May 2025 and concluded on 16 June 2025 (both dates inclusive). Public Notices were advertised in the West Australian, placed on noticeboards in the City’s Administration Centre and Libraries, on the City’s website, and in posts on the City’s LinkedIn page. The public notices provided details on where the Business Plan could be found on the City’s website, and details on how to make a submission. Refer to Attachment 2 – Consultation Report – Major Land Transaction Business Plan – Acquisition of Investment Properties.

Options Summary

The following options were considered, presented in the order in which they are recommended.

OPTIONS	
1.	APPROVE the Business Plan. This supports the Land Asset Action Plan 2023 - 2028, an informing Strategy to the Strategic Community Plan. Acquisitions are funded from the Capital Investment Reserve and provide opportunity for an annual dividend payment to fund community projects, assisting with the financial sustainability of the City. \$1.1 million drawdown from the investment income reserve has been included in the approved 2025/26 budget.
2.	NOT APPROVE the Business Plan. The City will be required to advertise a Major Land Transaction Business Plan for each potential property acquisition over \$10 million, adding six weeks to each potential transaction. This will affect the City’s likelihood of success as other potential purchasers have quicker response times, particularly in a competitive acquisition market. Vendors are unlikely to accept the City’s transaction timeframes.

Recommended Action

The Major Land Transaction Business Plan - Acquisition of Investment Property has been prepared and advertised following a resolution of Council (Resolution 1223/013). The Business Plan satisfies the requirements of Section 3.59 of the *Local Government Act 1995*. The Business Plan sets the target criteria for the acquisition of property for the next four years, as well as the process for due diligence and final Council approvals. The target parameters may change within the four-year period, subject to the property market conditions. Officers will monitor the market, and should the target parameters substantially change, Council will reassess the risk level in order preferences; and the standard yields that apply to the different risk levels.

The Business Plan advertising received three submissions, one objecting submission and two submissions defined as not specified, as support or objection was not stated. The objection and comments raised potential risks of property investment. However, the Business Plan detailed a thorough acquisition target criteria and due diligence process to provide mitigation measures for the risks raised. Each property identified will undergo a thorough due diligence process led by the City's in-house expertise, which will inform a business case for consideration by Council. Council will make the final decision on whether a property meets the parameters specified in the Business Plan and any offer to purchase will be conditional upon Council resolving to proceed with that specific transaction.

It is recommended that Council approves the Major Land Transaction Business Plan - Acquisition of Investment Property for a period of four years.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
15 August 2023	0823/031	1. That Council ENDORSES the Land Asset Action Plan 2023 - 2028 and its recommendations. 2. That Council NOTES any proposal in respect to Council owned or controlled property will be considered by Council with reference to the Land Asset Action Plan 2023 – 2028.
5 December 2023	1223/013	See Confidential Council Resolutions Attachment
19 November 2024	1124/015	See Confidential Council Resolutions Attachment

Sustainable Stirling 2022-2032**Key Result Area:** Our leadership**Objective:** A capable and efficient City**Priority:** Provide responsible financial and asset management**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.
Funding	The City will take sufficient financial risk to enable it to achieve its strategic objectives, providing it does not significantly impact on the long term financial sustainability of the City.

Relevant Documents and Information

Attachments

Attachment 1 - Business Plan Major Land Transaction Acquisition of Investment Property [↓](#)

Attachment 2 - Consultation Report - Major Land Transaction Business Plan - Acquisition of Investment Property [↓](#)

Attachment 3 - Confidential Council Resolutions (previously circulated to Councillors under confidential separate cover)

Available for viewing at meeting

Nil

Linked Documents

[Investments Policy](#)

[Community Engagement Policy](#)



Business Plan Major Land Transaction Acquisition of Investment Property

5 May 2025



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1. Introduction

The City of Stirling (the **City**) has a large portfolio of land and real property assets the income from which is used to deliver key services, and the City intends to acquire additional real property assets for investment purposes to add to its property investment portfolio. Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City.

It continues to be a major strategic objective for the City to generate on-going intergenerational income to allow a dividend reinvestment in the City's annual budget. To achieve this, the City intends to acquire and retain a portfolio of properties that provide stable and secure returns. This diversification will contribute to the City's sustainable economic management by generating alternative revenue streams.

The City's Land Asset Action Plan 2023-2028, endorsed by Council on 15th August 2023, provides a framework through which the City can make decisions with respect to the management, development, retention, disposal or acquisition of real property. Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth.

Under the Local Government Act, a land transaction includes "*several agreements for a common purpose*" under which the City is to "*acquire an interest in land*". Over the next 4 years, the City intends to purchase one or more properties that meet the parameters specified in this business plan for the common purpose of growing and diversifying its property investment portfolio.

It is considered that these acquisitions may constitute a "major land transaction" as defined under Section 3.59 of the *Local Government Act 1995* and as such the City is required to comply with the requirements as set out in this provision. This Business Plan has been prepared and public submissions sought in order to comply with the City's obligations for major land transactions.

Any submissions received in response to this Business Plan will be considered as part of Council's decision as to whether or not the City should proceed with this Major Land Transaction, being the acquisition of properties that meet the parameters specified in this Business Plan.

2. Sustainable Stirling

Sustainable Stirling 2022-2032, the City's Strategic Community Plan, is a legislative requirement for all local governments in WA and the City's highest level planning document. It sets out a broad but ambitious and achievable vision to be a sustainable City with a local focus, and objectives across five key result areas:

- Our community
- Our economy
- Our built environment
- Our natural environment
- Our leadership.

The City's Land Asset Action Plan 2023-2028 is an informing strategy to the Strategic Community Plan. The Land Asset Action Plan 2023-2028 identified the acquisition of income-producing property assets as a key investment option to achieve income and capital growth.



This Business Plan outlines the intended transactions to implement an investment strategy in property that will deliver an income return. The projected income will provide the City with an opportunity to generate additional revenue to finance activities set out in Sustainable Stirling; as well as activities set out in the City's Corporate Business Plan and annual Service Plans.

3. Proposed Transactions

Target Criteria

Once Council has resolved to undertake acquisitions in accordance with this Business Plan, the City intends to purchase properties for the common purpose of growing and diversifying its property investment portfolio over the following 4 year period as endorsed by Council .

The City has Council approval of \$20 million (in total) for the purchase of one or more investment properties from the Capital Investment Reserve.

In identifying suitable acquisition targets, the City will be guided by its management practices in the management of its investment properties, which includes general criteria for the type of properties the City considers suitable for investment. Properties will be identified as potential targets for acquisition in accordance with the City's detailed target criteria as outlined in section 6 below.

Method of Acquisition

The City can utilise a number of mechanisms in order to acquire real property including participating in auctions, public tenders and expressions of interest, as well as dealing directly with the vendor to purchase the property by private treaty.

In addition to the City's in-house expertise, it is intended that the City will appoint professional consultants and advisors to assist in the acquisitions process and these may include real estate, legal, valuation and project feasibility professionals.

The City may also make use of a buyer's agent or agents to identify suitable properties and provide advice and assistance in the land acquisition process. Alternatively, the City may deal directly with a potential vendor, or its agents.

For each property identified, the City will carry out a comprehensive due diligence process including seeking property valuation; legal due diligence; tenant due diligence; planning/environmental/land contamination due diligence; building condition report; and services and mechanical due diligence. A Business Case (separate to this Business Plan and specific to the transaction) will then be prepared assessing the proposed acquisition against the criteria outlined in Section 6 below.

Council will make the final decision on whether a property that meets the parameters specified in this Business Plan is to be acquired. Accordingly, an offer made to purchase a property will be conditional on Council resolving to proceed with that specific transaction.

Transaction terms

The City will make conditional offers to purchase one or more investment properties subject to the following terms:

- The requirement of a specific resolution of Council to acquire the property. This is likely to be limited to a time period of 30 to 60 days.
- The City being satisfied with its legal, financial, planning, commercial and other due diligence within a time period of 30 to 60 days.
- The City will seek standard warranties and representations from the seller.
- Settlement period to be negotiated and agreed by both parties.

4. Legislative Provisions

Major Land Transaction – Section 3.59

In accordance with Section 3.59 of the Local Government Act 1995, before a local government enters into a major land transaction the local government is to prepare a Business Plan.

The clear purpose of Section 3.59 is to demonstrate that a proposed major transaction will not compromise the ability of the local government to deliver its core functions. The requirements of a Business Plan ensure the impact of the transaction on the City's operations is considered and the City's ability to manage the transaction is assessed prior to proceeding with the transaction.

The Business Plan is to include an overall assessment of the major land transaction and is to include details of:

- a. Its expected effect on the provision of facilities and services by the local government;
- b. Its expected effect on other persons providing facilities and services in the district;
- c. Its expected financial effect on the local government;
- d. Its expected effect on matters referred to in the local government's current plan prepared under section 5.56;
- e. The ability of the local government to manage the performance of the transaction; and
- f. Any other matter prescribed for the purpose of this subsection.

The *Local Government Act 1995* also requires the local government to:

1. Give Statewide public notice stating that –
 - i. The local government proposes to enter into the major land transaction described in the notice;
 - ii. A copy of the Business Plan may be inspected or obtained at any place specified in the notice; and
 - iii. Submissions about the proposed transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than six (6) weeks after the notice is given; and
2. Make a copy of the Business Plan available for public inspection in accordance with the notice; and
3. Publish a copy of the Business Plan on the local government's official website.

A major land transaction means the acquisition, disposal or development of land where the value of the transaction is more than the amount prescribed by Regulation. In the case of the City of Stirling, that amount is defined in the *Local Government (Functions and General) Regulations 1996* as the lesser of-

- i. \$10,000,000; or
- ii. 10% of the operating expenditure incurred by the City from its municipal fund in the last completed financial year.

In the case of the City the relevant threshold is \$10,000,000.

The proposed acquisition of several properties for the common purpose of growing and diversifying the City's property investment portfolio is expected to constitute a major land transaction for the purposes of the Local Government Act as it will involve several agreements for a common purpose. The City will be acquiring interests in land and the total value of the consideration paid under these transactions is likely to exceed \$10,000,000 within the 4 year period of this Business Plan.

Absolute Majority – Section 3.59 (5)

Once Council has considered any public submissions, it may then resolve to proceed with the major land transaction. In accordance with Section 3.59(5) of the Local Government Act the voting requirement for this decision is required to be by absolute majority.

5. Budget

Capital Investment Reserve

The City established a Capital Investment Reserve in 2015/16 to support the Council endorsed Property Strategy at that time. The reserve holds funds allocated by Council for investment purposes, including for the acquisition of investment property; proceeds of any sale of investment property or other investment assets; surplus revenue from investment income; and any other funds as determined by Council from time to time. This is in line with the current Land Asset Action Plan 2023-2028.

From the 2022/23 Financial Year, the Capital Investment Reserve also receives the proceeds from the sale of land developed at Catalina Estate

The income from the acquired investment property will be captured in the Investment Income Reserve. The Investment Income Reserve holds rent from investment properties, dividends and distributions from other investments and interest earned on the Capital Investment Reserve.

In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property.

6. Acquisition – Target Criteria

The City will utilise the following criteria, endorsed by Council, for selecting and acquiring properties for the common purpose of growing and diversifying the City's property investment portfolio.

Location

Investment in relation to this Business Plan considers properties, in order of preference, within the Perth metropolitan area, within the boundaries of the City of Stirling, Regional Western Australia and Australia wide.

Use

Council has endorsed acquisition of properties in following asset classes which best suit the City's investment targets in order of preference:

1. Medical
2. Office
3. Childcare
4. Showroom
5. Industrial
6. Shops & Retail

Preference will be given to buildings that are fully leased for the medium to long term.

Buildings / Improvements

Properties will only be purchased if the buildings and other improvements are in good condition and suitable or readily adaptable for commercial, retail or industrial use without requiring any significant capital investment to make them suitable for leasing.

Lease Income

The City will only consider acquiring properties that are currently tenanted to reliable and secure tenants and with a demonstrated history of delivering a steady income stream over the short to medium term.

Examples of tenants that the City considers to be reliable and secure include government departments or government agencies and publicly listed companies. Other entities can be considered where there is evidence that security has been provided for the performance of the tenant's obligations under the lease such as a bank guarantee, security deposit or personal guarantees.

Return

Real property represents an opportunity to begin to deliver considerable on-going financial return via an ongoing income stream and capital growth.

Each potential income producing property will be individually assessed to ensure an adequate return above the long-term bond rate having regard to the specific attributes of the property.

A commercial property yield consists of two main components: the risk-free rate and the risk premium.

The risk-free rate is typically represented by the long-term bond rate. This rate reflects the return on an investment with no risk of financial loss, serving as a baseline for evaluating other investments.

The risk premium accounts for various factors including supply/demand dynamics, rental outlook, strength of tenant covenant, locations, liquidity and any other asset specific factors.

The current Council endorsement is to acquire properties with risks levels in the following order of preference:

1. property acquisitions that present a medium risk;
2. property acquisitions that present a low risk;
3. property acquisitions that present a medium to high risk;
4. property acquisitions that present a high risk.

Properties for potential acquisition will, as part of the due diligence process, be categorised into one of four risk levels appearing below:

1. Low risk;
2. Medium risk;
3. Medium to high risk;
4. High risk.

The current industry standard yields (as endorsed by the Council) for properties that are categorised with the different risk levels are as follows:

- | | |
|-------------------------|------------|
| 1. Low risk: | 5 – 6% pa |
| 2. Medium risk: | 6 - 8% pa |
| 3. Medium to high risk: | 8 - 10% pa |
| 4. High risk: | 10% + pa |

From time to time the Council, with the benefit of advice and having regard to market conditions, will reassess both:

1. the risk level order of preference; and
2. the standard yields that apply to the different risk levels.

7. Business Plan Assessment

A Business Plan prepared under Section 3.59 of the LGA is required to address, at a minimum, the points listed below:

What is the expected effect of the proposal on the provision of facilities and services by the City?

There are no direct effects upon existing services and facilities. If a decision is made to acquire one or more investment properties, the direct and indirect returns will enhance the City's ability to undertake other projects for the benefit of the community.

Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City.

What is the expected effect on other persons providing facilities and services in the district?

There are no direct effects expected on other persons providing facilities and services in the district as any property acquired under this Business Plan will be held for the principal purpose of revenue generation and classified as an Investment Property.

What is the expected financial effect on the City?

The major land transaction is not expected to have any impact on the normal operating revenues of the City. The purchase is intended to be funded from the Capital Investment Reserve and the income from the acquired investment property will be captured in the investment income reserve.

In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property.

Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth. This will also contribute to the long-term financial sustainability of the City.

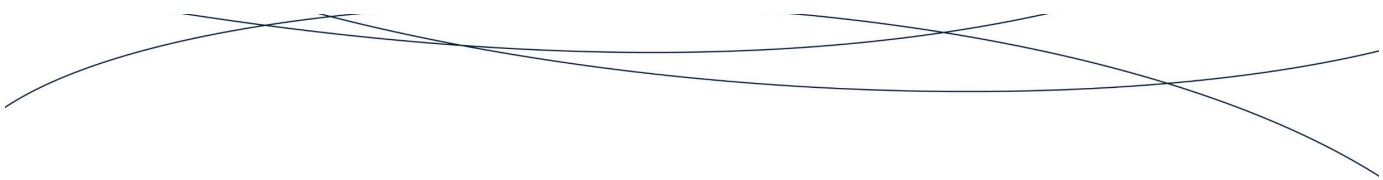
The investment portfolio is managed within a portfolio approach that ensures the City has the ability to take advantage of alternative investment opportunities, for example by ensuring that capital can be released from underperforming assets in order to acquire better-performing assets or to opportunistically trade or aggregate property holdings.

What is the expected effect on matters referred to in the local governments' current plan prepared under section 5.56?

The projected income returns will provide the City with additional revenue to contribute to finance activities set out in its Strategic Community Plan.

The intended transactions are consistent with the objectives of the City's Corporate Business Plan 2024-2028 which include to strive for operational efficiency, effectiveness and continuous improvement.

The addition of income producing properties to the property portfolio is a preferred investment option within the Land Asset Action Plan 2023-2028 which is also an informing strategy to the Strategic Community Plan.



The City will continue to provide responsible financial and asset management managing the City's commercial property portfolio to produce a sustainable income stream.

Has the City the ability to manage the undertaking or the performance of the transaction?

The City has qualified and experienced staff with the ability to manage the proposed transaction. This will be enhanced by the engagement of external agents such as professional property agents, valuers, lawyers and consultants as required.

Ongoing management of the leased property asset will either be managed internally by the City's qualified and experienced staff; or managed externally by professional property agents. This will be determined by the property asset class, size, number of leases and location.

8. Submissions

A six-week public notice period from Monday 5th May 2025 - Monday 16th June 2025 (both dates inclusive) allows the community to make a submission on the proposal.

As such, the community is invited to make submissions on this Business Plan.

Please send any submission in writing to the City's Chief Executive Officer via the following methods:

Mail: PO Box 1533, Osborne Park WA 6916

Email: propertyservices@stirling.wa.gov.au

In person: 25 Cedric Street, Stirling WA 6021

Website: www.stirling.wa.gov.au/businessplan

Council will consider all submissions received as an integral part of the decision-making process.

Submissions must be received by **4.00pm on Monday 16th June 2025**

Once the submission period is closed Council will consider the Major Land Transaction proposed within this Business Plan for the acquisition of one or more investment properties up to \$20,000,000 for a 4 year period.



Major Land Transaction Business Plan - Acquisition of Investment Property

Consultation Report June 2025

Project: The City intends to acquire additional real property assets for investment purposes to add to its property investment portfolio. Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City. It continues to be a major strategic objective for the City to generate on-going intergenerational income to allow a dividend reinvestment in the City's annual budget.

The City's Land Asset Action Plan 2023-2028, endorsed by Council on 15th August 2023, provides a framework through which the City can make decisions with respect to the management, development, retention, disposal or acquisition of real property. Real property represents an opportunity to begin to deliver considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth.

Under the Local Government Act, a land transaction includes "several agreements for a common purpose" under which the City is to "acquire an interest in land". Over the next 4 years, the City intends to purchase one or more properties that meet the parameters specified in this business plan for the common purpose of growing and diversifying its property investment portfolio.

It is considered that these acquisitions may constitute a "major land transaction" as defined under Section 3.59 of the Local Government Act 1995 and as such the City is required to comply with the requirements as set out in this provision. This Business Plan has been prepared and public submissions sought in order to comply with the City's obligations for major land transactions.

Outcome: To achieve this, the City intends to acquire and retain a portfolio of stable and secure returns. This diversification will contribute to the City's sustainable economic management by generating alternative revenue streams.

View plans: [Acquisitions Business Plan Major Land Transaction City of Stirling](#)

Consultation: A six-week public notice period allowed the community to make a submission on the proposal between Monday 5 May 2025 - Monday 16 June 2025 (both dates inclusive).

Telephone (08) 9205 8555 | Enquiries www.stirling.wa.gov.au/enquiries | Web www.stirling.wa.gov.au |
This information is available in alternative formats on request. Please contact the Customer Contact Centre on (08) 9205 8555





During this period The project page got 564 page views. The consultation saw one submission via the Community Consultation Submission Form and two submissions via email directly to Property and Commercial Services.

Table Summary: Submissions received – relative locations

Submissions received	Within 100m radius of proposed site	Within 200m radius of proposed site	Within the City of Stirling	Outside of the City of Stirling	Total Submissions received	Percentage
Support	N/A	N/A	0	0	0	0%
Object	N/A	N/A	1	0	1	33.33%
Not Specified	N/A	N/A	2	0	2	66.67%
Total responses					3	

Table Summary: Submission issues and comments

Issue Ref.	Number of responses to raise issue	Submission issue	Officer comments
1	1	Questioned the City's skill and experience in property investment as well as the City's ability to compete with other property professionals. Commented that property investing is not core business and we could achieve a higher rate of return by investing in property investment funds.	In accordance with Section 3.59 of the Local Government Act 1995, the Business Plan provides an overall assessment of the major land transaction including: e. the ability of the local government to manage the performance of the transaction The City has qualified and experienced staff with the ability to manage the proposed transaction. This will be enhanced by the engagement of external agents such as professional property agents, valuers, lawyers and consultants as required. Ongoing management of the leased property asset will either be managed internally by the City's qualified and experienced staff; or



			<p>managed externally by professional property agents. This will be determined by the property asset class, size, number of leases and location.</p> <p>The City's Investments Policy provides guidelines on how the City's excess funds are to be invested while complying with legislation. The Investments Policy includes (but not limited to) Prohibited Investments which includes investment in derivative based instruments such as mortgage and asset back securities; and property investment funds would be classified as asset back securities. Refer to the Investments Policy.</p> <p>Under the Local Government Act 1995, Local Government has the ability to receive income from dealings in property. Refer to Section 6.15 (1)(b)(i) of the Local Government Act 1995.</p>
2	1	<p>Commented on the Local Governments role in investment reserves when the City is also advertising a rate rise.</p> <p>Asked the value of the Reserve funds and the Capital Investment Reserve.</p>	<p>In accordance with Section 3.59 of the Local Government Act 1995, the Business Plan provides an overall assessment of the major land transaction including:</p> <p>c. its expected financial effect on the local government</p> <p>The major land transaction is not expected to have any impact on the normal operating revenues of the City. The purchase is intended to be funded from the Capital Investment Reserve and the income from the acquired investment property will be captured in the investment income reserve.</p> <p>In December 2023 Council approved \$6 million in the 2023/24 budget for property investment acquisition; and in November 2024 approved funding of an additional \$14 million from the Capital Investment Reserve, totalling \$20 million for the purchase of investment property. Real property represents an opportunity to begin to deliver</p>



			<p>considerable on-going financial return for the City's ratepayers via an ongoing income stream and capital growth. This will also contribute to the long-term financial sustainability of the City.</p> <p>The investment portfolio is managed within a portfolio approach that ensures the City has the ability to take advantage of alternative investment opportunities, for example by ensuring that capital can be released from underperforming assets in order to acquire better-performing assets or to opportunistically trade or aggregate property holdings.</p> <p>The balance of the Reserve funds is available in the annual City Statutory Budget.</p>
3	1	<p>Questioned which properties the City has targeted for investment and their specific location.</p> <p>Commented on the whether the \$20 million reserve fund could be deferred to much later and utilised now to offset the increase in utility costs and general cost of living for the ratepayers in financial hardship.</p>	<p>In accordance with Section 3.59 of the Local Government Act 1995, the Business Plan provides an overall assessment of the major land transaction including:</p> <ul style="list-style-type: none"> a. Its expected effect on the provision of facilities and services by the local government <p>There are no direct effects upon existing services and facilities. If a decision is made to acquire one or more investment properties, the direct and indirect returns will enhance the City's ability to undertake other projects for the benefit of the community.</p> <p>Investment properties are principally freehold properties, held for long-term rental yields and not occupied by the City.</p> <p>Section 6 of the Business Plan details the Council endorsed target criteria</p> <p>In identifying suitable acquisition targets, the City will be guided by its</p>



			<p>management practices in the management of its investment properties, which includes general criteria for the type of properties the City considers suitable for investment. Properties will be identified as potential targets for acquisition in accordance with the City's detailed target criteria as outlined in section 6 of the Major Land Transaction Business Plan – Acquisition of Investment Properties.</p> <p>The City will utilise the Council endorsed criteria for selecting and acquiring properties for the common purpose of growing and diversifying the City's property investment portfolio. Refer to Section 6 of the Business Plan.</p>
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Written responses

In addition to survey responses, the City received five written submissions summarised below. These submissions have been included in the above.

Submission no.	Summary	Support / object	Issue Ref.
1	Questioned the City's skill and experience in property investment as well as the City's ability to compete with other property professionals. Commented that property investing is not core business and we could achieve a higher rate of return by investing in property investment funds.	Object	1
2	Commented on the Local Governments role in investment reserves when the City is also advertising a rate rise. Asked the value of the Reserve funds and the Capital Investment Reserve.	Not specified	2
3	Questioned which properties the City has targeted for investment and their specific location. Commented on the whether the \$20 million reserve fund could be deferred to much later and utilised now to offset the increase in utility costs and general cost of living for the	Not specified	3



	ratepayers in financial hardship.		
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Councillor Suzanne Migdale left the meeting at 7.40pm during consideration of Item 12.2/PCS3, and returned at 7.45pm.

12.2/PCS3 13 DAVENPORT STREET, KARRINYUP - DEVELOPMENT OPPORTUNITY PLAN CONSULTANT BRIEF

Business Unit:	Property & Commercial Services	Service: Property Services
Ward:	Coastal	Location: 13 Davenport Street, Karrinyup
Applicant:	Not applicable	

Role

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

Council Resolution

0825/009

Moved Councillor Proud, seconded Councillor Krsticevic

That Council APPROVES the brief, as shown in Attachment 1, to engage a consultant to undertake a Development Opportunity Plan for the Karrinyup Library site at 13 Davenport Street, Karrinyup.

The motion was put and declared CARRIED (12/2).

For: Councillors Creado, Ferrante, Giudici, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Thornton and Mayor Irwin.

Against: Councillors Dudek and Re.

Committee Recommendation

That Council APPROVES the brief, as shown in Attachment 1, to engage a consultant to undertake a Development Opportunity Plan for the Karrinyup Library site at 13 Davenport Street, Karrinyup.

Officer's Recommendation

That Council APPROVES the brief, as shown in Attachment 1, to engage a consultant to undertake a Development Opportunity Plan for the Karrinyup Library site at 13 Davenport Street, Karrinyup.

Purpose

In accordance with the City's Delegated Authority Register, for Council to approve a brief to engage a consultant to undertake a Development Opportunity Plan for the Karrinyup Library Site at 13 Davenport Street, Karrinyup.

Background

The Karrinyup Shopping Centre has undergone significant redevelopment over the past 10 years since the approval of the major expansion of the Centre in 2015. The significant redevelopment of the Shopping Centre at the time prompted the City to put in place planning controls over the Shopping Centre site and the City's library site.

The expansion of the centre, and the approval and development of several high rise apartments surrounding the Shopping Centre, led to community concerns about a range of matters, including but not limited to, height, scale, traffic, amenity and land use compatibility. As a consequence, at the Electors' General Meeting held 24 February 2021, the community requested the City undertake engagement and investigate the planning framework of the Karrinyup Secondary Centre.

In September 2022 the Stirling Libraries Strategy was adopted by Council and includes:

- *Action 2.5 – undertake detailed service planning for existing or future libraries not currently co-located with community and/or commercial infrastructure – future service models to be developed for Dianella and Karrinyup Libraries, and identified new library locations.*

At its meeting held 21 March 2023, the results of the community engagement were received by Council (Council Resolution Number 0323/034) with the City strongly believing a Precinct Structure Plan was required to guide the planning of the Shopping Centre site and the City's library site. However, the Department of Planning, Lands and Heritage (DPLH) advised the outcomes needed to be implemented through Local Planning Scheme No.4.

At its meeting held 4 July 2023, Council requested that due to the interface of the adjoining sites, the City, through the Mayor, make contact with the owners of the Karrinyup Shopping Centre to discuss the library site and car park (Council Resolution Number 0723/016).

Following Council's direction, since November 2023, the City has been engaging with the GPT Group, on behalf of UniSuper as the owner of Karrinyup Shopping Centre. As a result, the GPT Group has now prepared a number of potential site redevelopment options. City Officers did not have input into the specific options prepared by the GPT Group, however a range of background documentation was provided upon request. An Elected Member Workshop was held on 25 November 2024 to discuss the future direction of the Karrinyup Library and Community Centre, and the associated City owned freehold land parcel.

Details

Karrinyup Library

Karrinyup 'Cultural Centre' was opened on 19 September 1974 and was, for an extended period, one of the most highly utilised local government public libraries within the Perth Metropolitan Area. While the library continues to attract more than 93,000 visitations and 193,000 loans per annum, the accessibility and parking accessibility pressures since redevelopment of the adjacent shopping centre have impacted utilisation with a consistent decline in visitations over the past few years.

Over many years the City has engaged with the Karrinyup Shopping Centre owner regarding opportunities for redevelopment of the library landholding, however an agreed direction has never been reached to enable formal consideration by Council. As such, the City has undertaken minimum asset maintenance over an extended period to keep the library safe and functional without over-investing, given this uncertain future direction.

Karrinyup Secondary Centre Planning Framework

The City's site is located in the Karrinyup Secondary Centre which is identified within State Planning Policy 4.2 - Activity Centres for Perth as a Secondary Centre, under the Activity Centres Hierarchy. Karrinyup Shopping Centre is the largest component of the Secondary Centre with an \$800 million redevelopment completed in October 2021. In addition to the shopping centre redevelopment, a \$100 million residential development has been completed with 94 apartments and there is approval for a further residential development including approximately 270 dwellings and commercial tenancies.

Following a Council resolution (Council Resolution Number 0821/048) in August 2021, community engagement was undertaken between October 2021 and March 2022 on the Karrinyup Secondary Centre Planning Framework. During this engagement there was significant interest in the City's landholding which indicated that the site should be reconfigured with new community facilities and other complementary buildings, connected to the overall site and shopping centre context. The planning framework is being contemplated within draft Local Planning Scheme No.4 with the zoning proposed as 'Centre R-AC0'.

Land Asset Action Plan

The City's Land Asset Action Plan provides a framework for Council to realise the full commercial and community potential of the City's freehold, vested reserve land and City controlled property land assets. The Plan identifies the landholding at 13 Davenport Street, Karrinyup as a medium priority for implementation noting the site as a high value strategic landholding capable of delivering multiple objectives and outcomes.

Considering the outcomes of the March 2022 community engagement, the 1.04 hectare site has the ability to deliver significant community benefit by incorporating a new library community facility that will replace the existing ageing facility, to service existing and new residences.

The site redevelopment options and concepts prepared by GPT Group did not have any specific input from City Officers other than background documentation. To inform Council and guide decision making of the options for redevelopment of the Karrinyup Library and the site, the City is recommending engaging a consultant to assess the current community needs and opportunities and constraints for the site. The scope includes a multi-disciplinary analysis of the site opportunities and constraints, including development options that provide the optimal community benefit and financial outcomes for the redevelopment of the Karrinyup Library. Refer to Attachment 1 – Karrinyup Library Development Opportunity Plan consultant brief.

Financial Assessment and Implications

A competitive procurement process will be undertaken to engage a consultant for the Karrinyup Library site Development Opportunity Plan. Property and Commercial Services has sufficient funding in the 2025/2026 budget for the anticipated value of the consultancy.

Stakeholder Engagement

Internal Stakeholders

- City Future
- Development Services
- Community Development
- Recreation and Leisure Services
- Finance Services

External Stakeholders

- Main Roads Western Australia
- The GPT Group

Recommended Action

It is recommended that Council approves the brief to engage a consultant to undertake a Development Opportunity Plan for the Karrinyup Library site. This will inform Council and guide decision making of the options for redevelopment of the Karrinyup Library and the site.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

[City of Stirling Delegated Authority Register](#)

Meeting Date	Council Resolution Number	Council Resolution
17 August 2021	0821/048	<ol style="list-style-type: none"> That Council SUPPORTS the preparation of a community engagement strategy for the Karrinyup Activity Centre that includes: <ol style="list-style-type: none"> Vision workshop; Design workshop; Open day; Formal advertising process; and Establishment of a Community Reference Group. That Council SUPPORTS in principle the need for the preparation of relevant planning instruments to ensure that stakeholders' expectations for the Karrinyup Activity Centre are fulfilled and there is a robust and responsive planning framework in place to guide future development.
21 March 2023	0323/034	<ol style="list-style-type: none"> That Council NOTES the outcomes of engagement for the Karrinyup Secondary Centre Planning Framework. That Council NOTES that the outcomes of the engagement for the Karrinyup Secondary Centre Planning Framework will be considered in the preparation of Local Planning Scheme No.4 and/or future Precinct Structure Plan.
4 July 2023	0723/016	That, as part of the City's early engagement on the future redevelopment of the Karrinyup Library site and car park, the City MAKES CONTACT through the Mayor with the owners of Karrinyup Shopping Centre to discuss their intentions for the Shopping Centre site.

Sustainable Stirling 2022-2032

Key Result Area: Our community

Objective: An inclusive and harmonious City

Priority: Facilitate social connections and access to services locally

Key Result Area: Our economy

Objective: A smart and prosperous City

Priority: Attract and promote investment and partnership opportunities

Objective: A vibrant City

Priority: Activate local centres to increase visitor and economic activity

Key Result Area: Our built environment

Objective: A liveable City

Priority: Prioritise growth in activity corridors and centres

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.
Governance	The City will act with integrity and implement appropriate processes and controls to avoid breach of legislation.
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.
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 - Karrinyup Library Development Opportunity Plan Project Scope [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil



Karrinyup Library Development Opportunity Plan

Project Overview

The City of Stirling (the City) library in Karrinyup is situated on a 1.04 hectare strategic landholding (the site) for the City, sharing a border with and being located directly north of the Karrinyup Shopping Centre.

The site accommodates the existing Karrinyup Library, community hall, a car park with 170 parking spaces, and a children's play area.

The Karrinyup Library site offers great redevelopment potential, and paired with any future expansion of the northern edge of the Karrinyup Shopping Centre provides an opportunity to potentially deliver a range of community and commercial outcomes in Karrinyup.

The City is seeking to appoint a suitably experienced and qualified consultant to coordinate a multi-disciplinary analysis of the development opportunities and constraints for the City's Karrinyup Library site; and identify development options that provide the optimal community benefit and financial outcomes for the redevelopment of the Karrinyup Library.

The final report will detail the findings and recommendations aligned to the City's strategic objectives; and will form the basis of the next phase of the project if supported by Council. The community needs assessment along with the report findings and recommendations will inform the City and guide decision-making of the options for redevelopment of the Karrinyup Library and the site.

Property Details

Address:	13 Davenport Street, Karrinyup
Owner:	City of Stirling
Land Description:	Lot 2 Plan 10178
Land Area:	10,471m ²

Refer to Attachment 1: Location Plan

Zoning

Metropolitan Region Scheme:	Urban
Local Planning Scheme No. 3:	Development Karrinyup Civic Centre Special Control Area Karrinyup Regional Centre Guidelines
Draft Local Planning Scheme No. 4:	Centre R-AC0
Planning Policies:	5-7-Karrinyup-Regional-Centre-Guidelines.pdf 6-7-Parking-and-Access.pdf



Scope of Works

STAGE 1: Preliminary Site Context Assessment and Analysis

Purpose

Assessment of the opportunities and constraints of the site including consultancy advice that includes the following:

- Community Needs Assessment
- Economic & Social Impact Assessment
- Environmental
- Engineering & Traffic Management
- Town Planning
- Urban Design
- Land & Property Economics

Scope

1. Community Needs Assessment: Determine the current and future needs of the surrounding community; including the need, size and best location for the Library and services
2. Economic & Social Impact: Assess the direct and indirect impact of a new library and redevelopment of the site
3. Surrounding Context and Benefits: Consider the relationship between the City owned land holding and the adjoining Shopping Centre
4. Environmental: Assessment of the vegetation on site, any suitable tree retention, bush fire considerations and future POS requirements
5. Engineering & Traffic Management: Assessment of the current services to the site and any anticipated service upgrade requirements for redevelopment, including order of magnitude costs for any service upgrades. Traffic and parking analysis of the site including future impacts from further development
6. Town Planning: Overview of the current planning framework, future planning framework and appropriate land uses and approval process
7. Urban Design: Visioning for the redevelopment of the site, informed by State and local planning policy design framework; as well as the adjoining sites and community engagement undertaken between October 2021 and March 2022 on the Karrinyup Secondary Centre Planning Framework to inform Stage 2
8. Land & Property Economics: Market demand assessment to identify the highest and best use for the site and a range of potential land uses, including but not limited to commercial, tourism related, residential and community uses
9. Land & Property Economics: Identify library industry trends and best practice service delivery. Provide examples of other local authorities (WA and Australia wide) new library facilities in shopping centre precincts

Deliverables

- Analysis report
- Indicative Draft deadline: 2 February 2026
- Indicative Final deadline: 27 February 2026



STAGE 2: Urban Design, Master Planning and Concept Plan

Purpose

Informed by the assessment of the opportunities and constraints of the site, high level urban design and master planning for the site including proposed staging.

Scope

1. Present the findings and recommendations from the community needs assessment and opportunities and constraints assessment and lead a Design Workshop with City staff to develop design and project objectives for the site
2. Develop Designs and Concept Plans based on the design objectives as follows:
 - a. 1 urban design subdivision concept for the site including proposed staging
 - b. 2 concept plans for the library, 1 library concept on the site and 1 library concept in a future shopping centre tenancy. The design concepts plans must include visual images of the streetscape, in particular the relationship between the development site and the adjoining Shopping Centre
3. The Design and Concept Plans must show the future use and indicative intensity having regard to the following:
 - footprint, size and location of any City facilities
 - existing and future planning framework
 - any significant tree retention
 - the public realm interface with adjoining sites
 - road networks including ingress and egress to each site
 - the site conditions including topography, soil, any views of significance and drainage
 - context of the adjoining development and any future expansion plans

Deliverables

- Design Workshop: April 2026
- 2 design concept plans and allow for 2 rounds of feedback on the draft concepts

STAGE 3: Feasibility testing

Purpose

Informed by the assessment of the opportunities and constraints of the site; advise on the development structure/options for the site. The analysis must include feasibility testing of the 2 library concepts.

Scope

1. Outline development structure options for a new library for the City to maximise the value capture potential whilst achieving the optimal community benefit
2. Feasibility testing of the 2 library concepts and the following scenarios:
 - City library built on the City land
 - City library incorporated into a mixed-use development on the City's site



- City library leased in a future stage of a development i.e. an expansion of the shopping centre or other development

Deliverables

- High level development feasibility analysis on the 2 library design concept plans and additional scenarios including proposed funding models: May 2026
- Reporting and co-presentation of the findings and concepts to Council at a workshop: May 2026

Additional Information

Additional information will be available upon appointment and subject to confidentiality agreements including (but not limited to):

- Previous community needs assessment
- Library building lifecycle and maintenance report
- Minutes from previous Council items

Qualitative Requirement

1. Demonstrated understanding and suitability of proposed approach and methodology (30%)

Provide an outline of the organisations proposed approach and methodology to the Scope of Works.

The methodology must demonstrate a planned approach and process to meet the deliverables for each stage.

2. Demonstrated experience of the organisation (30%)

Demonstrate competence and skills of the organisation, identifying and summarising similar projects and experience.

3. Specified Fee (40%)

The consultant must include an itemised quote and timeframe with a summary as per the table below. The quote must itemise the scope cost for each stage.

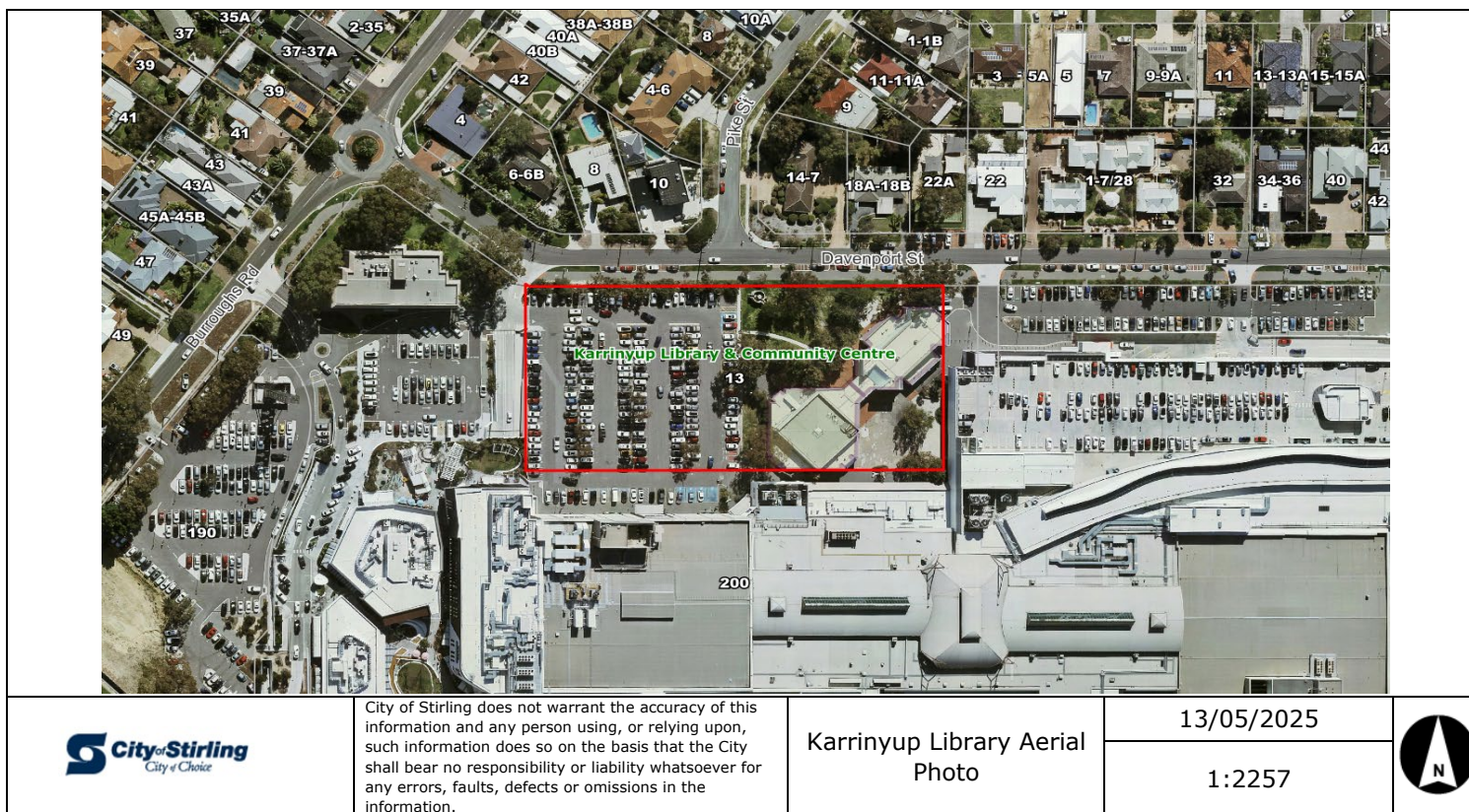
Consultant to Complete Itemised Quote

Stage	Quote	Timeframe
Stage 1: Site Context Analysis		
Stage 2: Urban Design and Master Planning		
Stage 3: Feasibility testing		
TOTAL		



ATTACHMENT 1: Location Plan

			
	<p>City of Stirling does not warrant the accuracy of this information and any person using, or relying upon, such information does so on the basis that the City shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p>	<p>Karrinyup Library Site Location</p>	13/05/2025
			1:9028
			



Council Resolution

0825/010

Moved Councillor Proud, seconded Councillor Perkov

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 (14/0).

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

Against: Nil.

12.2/CF3 LOCAL PLANNING POLICY 6.6 - TREES AND LANDSCAPING - OUTCOMES OF ADVERTISING

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

Role

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

Council Resolution**0825/011****Moved Councillor Proud, seconded Councillor Perkov**

- 1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS amended Local Planning Policy 6.6 ‘Trees and Landscaping’ (non-residential) in a modified form as shown in Attachment 1.**
- 2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESCINDS Local Planning Policy 6.11 ‘Trees and Development’ as shown in Attachment 2.**

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

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

Against: Nil.

Committee Recommendation

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS amended Local Planning Policy 6.6 'Trees and Landscaping' in a modified form as shown in Attachment 1.
2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESCINDS Local Planning Policy 6.11 'Trees and Development' as shown in Attachment 2.

Officer's Recommendation

1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS amended Local Planning Policy 6.6 'Trees and Landscaping' in a modified form as shown in Attachment 1.
2. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESCINDS Local Planning Policy 6.11 'Trees and Development' as shown in Attachment 2.

Referred

This item was REFERRED to the Planning and Development Committee meeting to be held 5 August 2025 at the Council meeting held 10 June 2025 to allow further consideration by Elected Members.

Additional Information - 5 August 2025

At its meeting held 10 June 2025, Council raised a number of queries in relation to the draft Local Planning Policy 6.6 - Trees and Development (LPP6.6). In response to these queries, the following additional information is provided.

The recommendation to adopt a modified LPP 6.6 and revoke Local Planning Policy 6.11 Trees and Development (LPP 6.11) ensures there are no longer any requirements in the City's local planning policies that apply to residential zoned land. The draft LPP6.6 included tree and landscaping requirements for non-residential zoned land only, however in stating that the City encouraged the retention of mature trees on residential zoned land and referencing the City's adopted City Tree Policy, it led to confusion about its intentions in respect to residential zoned land.

In response to the queries raised during debate, draft LPP6.6 has been amended (Attachment 5) to provide clarity that the provisions of the policy apply to non-residential (commercial and industrial) zoned land only. Specifically, the following changes have been made:

1. All references to residential land have now been removed from LPP6.6.
2. All references to 'City Trees' have now been removed from LPP6.6. To avoid confusion, the policy will not provide guidance on City owned land including verges, as this is covered in the separate City Tree Policy adopted by Council on 15 October 2024, which is administered by the City's Parks and Environment team.
3. Additional wording is included in 5.1 d) of LPP6.6 to clarify that trees required for car parking areas can be counted towards the overall tree planting requirements for the site.
4. The formatting has been modified which allows the heading 'Application of this Policy' to be read first, this format also aligns with recently approved Local Planning Policies.

The only new provisions to be introduced into LPP 6.6 (which are not already contained in either LPP 6.6 or LPP 6.11), and as advertised, are:

- i) Introduction of incentives to reduce the number of trees required to be planted where established trees are retained on-site.
- ii) Introduction of waterwise provisions to encourage waterwise designs.
- iii) Introduction of the ability to plant trees on structures.
- iv) Introduction of a minimum tree height and canopy width (at maturity) to maximise tree canopy coverage and for every fourth tree to be planted on site to be a large tree species.
- v) Increasing the deep soil area around newly planted trees to ensure that trees are given the best conditions to reach maturity and maximise tree canopy.

Additionally, due to the City's Gold Waterwise Council status, provisions relating to waterwise planting have been retained. Tracked changes of LPP6.6 incorporating Council feedback on 10 June 2025 is included in Attachment 4.

In light of the above, the following alternative recommendation is provided.

Suggested Alternative Recommendation

1. That pursuant to Schedule 2, Part 2, Clause 3 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015, Council **ADOPTS** amended Local Planning Policy 6.6 'Trees and Landscaping' in a modified form as shown in Attachment 5.
2. That pursuant to Schedule 2, Part 2, Clause 3 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015, Council **REVOKES** Local Planning Policy 6.11 'Trees and Development' as shown in Attachment 2.

Referred Report:

The original report presented to the Planning and Development Committee on 3 June 2025, and subsequently to Council on 10 June 2025, is provided below.

Purpose

To report on the outcomes of advertising of the amended Local Planning Policy 6.6 Landscaping and Trees (Policy), and to obtain a Council resolution to adopt the Policy in modified form (Attachment 1).

Additionally, a resolution of Council is required to rescind Local Planning Policy (LPP) 6.11 Trees and Development as shown in Attachment 2 as it is no longer required.

Background

Landscaping and Tree planting for developments within the City is currently controlled through various provisions within the Local Planning Scheme No.3 (LPS3), LPP 6.6 'Landscaping', LPP 6.11 'Trees and Development' and the Residential Design Codes.

Changes to the State and Local Planning Framework since the adoption of current LPP's 6.6 and 6.11 necessitated a review of these Policies with the intention being that the advertised LPP 6.6 becomes the sole local planning policy for the provision of trees and landscaping on private land associated with development.

LPP 6.11 was adopted by Council in 2017 (Council Resolution Number 1016/009) and includes tree planting provisions for development valued over \$100,000 on privately zoned land. The policy was introduced at a time when the Residential Design Codes had no tree planting requirements however as mentioned above changes to the State Planning Framework results in this policy being largely redundant. Some elements of LPP6.11, which is recommended to be rescinded, have been incorporated into the modified policy.

The purpose of LPP 6.6 is to outline the requirements for trees and landscaping for development in the City which supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City. These provisions apply to non-residential land only, with the exception of section 4 (City Trees) and subsections 6.1 and 6.2 (Retained Trees).

Details

At the conclusion of the advertising period, three submissions were received, of which two are in support and one provided a comment on the proposed modified Policy.

The submissions are detailed below:

Submission Number	Submission Details	Officer Comment
1.	<p>Any proposal that supports the retention, protection and addition of City Trees is positive.</p> <ul style="list-style-type: none"> A 1:4 tree planting ratio is preferred to ensure the tree reaches maturity. Who will inspect garden beds to ensure that they comply with the landscaping provisions? A bond should be applied (for up to two years after development) for any damage or removal of a significant tree. 	<p>Comments are noted.</p> <p>The number of trees planted will not impact on trees reaching maturity. The proposed increased deep soil area and tree maturity height requirements are intended to provide optimal conditions to ensure trees are able to reach maturity without the need to increase the ratio.</p> <p>Prior to occupation of the development, an inspection is undertaken to ensure that landscaping is in accordance with the approved landscape plan.</p>

Submission Number	Submission Details	Officer Comment
		Applying a bond is not considered appropriate or necessary as the relevant condition of development approval includes replacement provisions where a tree is damaged or removed.
2.	The Department of Water and Environmental Regulation has no objections and no specific comments.	Comment noted.
3.	DPLH sought advice on the City's intent for the draft policy as it relates to Residential development. These comments are discussed in more detail below.	The DPLH comments are noted see comments provided in the submission section below.

The Table below provides a breakdown of these submissions.

Submission received	Within the City of Stirling	Outside the City of Stirling
Support	1 (33.33%)	1 (33.33%)
Object	Nil.	Nil.
Changes Requested	Nil.	1 (33.33%)
Other (Not State / No Opinion)	Nil.	Nil.
Total	1 (33.33%)	2 (66.66%)

Comment from Department of Planning Lands and Heritage

During advertising, the Department of Planning Lands and Heritage (DPLH) queried the intent of the advertised Policy, and whether the City was proposing that the policy apply to trees on residential land. The Policy specifies that the City Trees and Tree Retention sections applies to all development, including Residential development, however, the intent only extends to encouraging tree retention where possible in the Residential zone and not to any tree planting requirements as listed in section 5 of the policy, as these are provided in the Residential Design Codes.

DPLH advised that whilst this may be the policy intention, this was not clear and could be interpreted as a modification to the Residential Design Codes. DPLH suggested the wording be amended to ensure the policy intention is clear and that subsections 6.1 and 6.2 do not apply to residential development.

Based on the intent of the policy and DPLH comments, the draft Policy as advertised and shown at Attachment 1, has been modified to ensure the extent of the provisions for Residential development are made clear, as shown in Attachment 1.

Financial Assessment and Implications

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

Stakeholder Engagement

Advertising of the amended Policy was carried out in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's current Policy. The advertised Policy is included in Attachment 3.

Advertising commenced on 7 April 2025 and concluded on 7 May 2025. 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 Libraries for the duration of the consultation period.

Recommended Action

LPP 6.6 has been reviewed and advertised for public comment following a resolution of Council. The Policy consolidates and simplifies the tree and landscaping requirements in a single local planning policy whilst introducing additional measures and incentives to improve landscaping and tree canopy coverage within the City.

It is recommended that Council adopts the modified LPP 6.6 as shown in Attachment 1.

Additionally, and as previously discussed LPP6.11 which relates to the tree planting requirements for Residential developments has been made redundant through revised versions of the R-Codes. Revoking of LPP6.11 is now recommended as any residual provisions such as reference to the City's tree assets within the verge areas and to the required crossover setbacks to the City Trees has been included in the modified LPP6.6.

Relevant Policies, Legislation and Council Resolutions

Planning and Development (Local Planning Scheme) Regulations 2015 Local Planning Scheme No 3
Local Planning Policy 6.6
Local Planning Policy 6.11

Meeting Date	Council Resolution Number	Council Resolution
18 March 2025	0325/035	That Council AMENDS 'Local Planning Policy 6.6 – Landscaping' for the purpose of public advertising, as shown in Attachment 1.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

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

Key Result Area: Our natural environment

Objective: A biodiverse City

Priority: Increase tree planting and retention of trees across the City

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.
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 - Draft LPP 6.6 - Trees and Landscaping [↓](#)

Attachment 2 - LPP 6.11 - Trees and Development [↓](#)

Attachment 3 - Draft LPP 6.6 - Trees and Landscaping (as advertised) [↓](#)

Attachment 4 - Draft LPP6.6 with track changes (5 August 2025) [↓](#)

Attachment 5 - Draft LPP6 Version to be adopted (5 August 2025) [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil

6.6 TREES AND LANDSCAPING

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. PURPOSE

This Policy outlines requirements for trees and landscaping for development in the City and supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City.

This Policy should be read in conjunction with State Planning Policy 7.0 - 'Design of the Built Environment', which recognises that landscape and buildings can operate as an integrated and sustainable system.

2. OBJECTIVES

The objectives of this Policy are:

- a) To improve the amenity of areas by providing suitable landscaping for development sites;
- b) To protect existing trees, and ensure new trees are planted to contribute to tree canopy coverage;
- c) To provide shade coverage to car parking areas;
- d) To ensure development provides optimal growing conditions to enable existing trees, new trees and landscape planting to reach maturity;
- e) To provide a diversity of plant and tree species that are resilient to climatic, soil and site conditions; and
- f) To encourage waterwise landscaping through appropriate species selection, reduced water demand, and improved stormwater utilisation.

3. APPLICATION OF THIS POLICY

- a) The sections of this Policy regarding City Trees and Tree Retention (excluding subsections 6.1 and 6.2) applies to all development;
- b) The Tree and Landscaping Requirements section of this Policy applies to non-residential development only that:
 - i) removes existing landscaping areas; or
 - ii) proposes new landscaping areas; or
 - iii) proposes development with costs over \$100,000, and which increases the building footprint;
- c) Where proposed development does not meet an applicable provision of this Policy, the proposal will be assessed against the Objectives of this Policy.
- d) Where this Policy is inconsistent with the provisions of Local Planning Scheme No. 3, an approved structure plan, local development plan or a local planning policy applying to a particular site or area, the provisions of that planning instrument shall prevail to the extent of the inconsistency.

4. CITY TREES

City trees (as defined in the City Trees Policy) are required to be retained and protected and works that impact City trees will only be approved where there is no design alternative. All new development proposals will be assessed for verge tree planting, in accordance with the City Trees Policy, meaning that where there is the ability to plant a City tree (or additional tree) the City will require this. The following shall apply in relation to City Trees:

- a) Crossovers should be designed to avoid a conflict with street trees by providing setbacks in accordance with the City's Crossover Policy and as referenced in the table below:

Diameter at Breast Height (DBH)	Minimum Setback Requirement
Up to 200mm	1m
Up to 400mm	2m
Up to 600mm	3m
601mm or greater	4m

- b) Developments should be designed so that a street tree is not required to be pruned or removed.
- c) Conditions of development approval may be imposed that require payments for planting new street trees, removal and where approved by the City, replacement of existing street trees, and other arboriculture works as deemed necessary by the City.

5. TREE AND LANDSCAPING REQUIREMENTS

5.1 QUANTITY OF TREES AND LANDSCAPING

Where this policy is applicable the following development standards apply:

Category	Quantify	Detail														
a) Landscape Area Requirement	A minimum 10% of the site area is to be provided as landscaping in deep soil area. Landscaping areas are to have a minimum dimension of 750mm.	Landscaping areas are to be provided in accordance with <i>Clause 5.2</i> of this policy.														
b) Trees and Deep Soil Area (DSA) Rate Requirement	1 tree per 500m ² of the site area (or part thereof) unless, existing trees are being retained and credited to the development (see policy section 6.1).	Trees required by this Policy are to be located centrally in the deep soil area and the trunk of a new tree is not to be planted within 10 metres of the trunk of an existing City Tree.														
c) Tree Size Requirements	The minimum tree size is to be 'Medium' with 1 in 4 trees to be 'Large'.	Trees that do not meet the Tree Size and Deep Soil Area requirements of Table 1 below will not count towards the tree planting requirements.														
	Table 1:															
	<table><tr><th>Size</th><th>Min Height at Maturity</th><th>Min Canopy Diameter at Maturity</th><th>Min Deep Soil Area</th><th>Min Dimension of DSA</th></tr><tr><td>Large</td><td>12m</td><td>9m</td><td>36m²</td><td>5m</td></tr><tr><td>Medium</td><td>8m</td><td>6m</td><td>16m²</td><td>3m</td></tr></table>		Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA	Large	12m	9m	36m ²	5m	Medium	8m	6m	16m ²
Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA												
Large	12m	9m	36m ²	5m												
Medium	8m	6m	16m ²	3m												
d) Car parking Area Requirements	1 tree is to be located between every 6 uncovered car parking bays (or part thereof).	Tree planting in car parking areas is not required where located under a built form structure. This excludes shade structures as these should be														

	The DSA is required to meet the minimum size and dimensions for the relevant tree size.	designed to allow for tree planting i.e. to be sectional.
e) Required Landscaping strips along lot boundary.	1.5m wide landscaping strips are to be provided along lot boundaries that are adjacent to a residential property, where the building is setback from the boundary.	

5.2 LANDSCAPING AREAS

All development applications subject to this Policy are to ensure that Landscaping and deep soil areas include the following:

- A diverse range of shrubs and ground cover, to the satisfaction of the City. Species of trees and undergrowth vegetation should be chosen to suit the climate, environment, location and required function, whilst taking into consideration surrounding landscapes.
- A sufficient quantity of shrubs and/or ground covers (subject to the species growth expectation) to fill landscaping areas.
- Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged. Planting of native species and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
- A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.
- The extent of permeable paving or decking within a deep soil area does not exceed 20% of its area and does not inhibit the planting and growth of trees;
- Shrubs and ground covers to a maximum height of 750mm, where located within vehicle and pedestrian sight lines.
- Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).

5.3 TREE SIZES AND DEEP SOIL AREA

- Tree planting should consist of species identified in the guidelines associated with this Policy (or other species accepted by the City), which under typical growing conditions will grow to both a minimum height and canopy width as indicated at section 5.1 c) Table 1.
- Deep soil areas are to be provided in accordance with Table 1 unless a retained tree is supported with a smaller Tree Protection Zone as referred to under clause 6.2 (not including kerbing/barriers).
- Where the required 10% deep soil areas cannot be provided due to site restrictions (e.g. bedrock), planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.
- Planting on structure shall provide minimum soil standards to align with the Residential Design Codes Volume 2 and as shown in *Table 2* below:

Tree Size	Minimum Soil Depth	Minimum Soil Area	Minimum Soil Dimension
Large	1.2m	64m ²	7m
Medium	1m	36m ²	5m

Table 2 – Planting on Structure Requirements

- e) Deep soil areas are to comprise of uncompacted, good quality soil, free of structures and material detrimental to the tree/plant health. Deep soil areas may include the use of alternative solutions (such as structural soil cells and permeable paving) that are justified by an Arborist Report and supported by the City.
- f) Trees required by this Policy are to be a minimum 2 years of age and with a root ball of 90 litres at the time of planting.
- g) Tree Protection Zones and deep soil areas are to be maintained to the satisfaction of the City. Should trees die or be removed, an equivalent replacement tree will be required to be planted (and conditioned as such).

6. TREE RETENTION

The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City.

6.1 INCENTIVE TO RETAIN TREES

To incentivise tree retention, where the City determines an established tree is worthy of retention:

- a) The City will reduce the number of trees required to be planted (as identified under Clause 5 of this Policy), as shown in the table below:

Retained Tree	Credited Number of Trees Required
Large Tree	• Two large trees; or Three medium trees.
Medium Tree	• Two medium trees.

Table 3 – Retained Tree Credits

The following criteria will be used to determine whether incentives to retain an established tree is appropriate:

- i) the species of the tree and the condition (shape, health, safety and structure) of the tree;
 - ii) the amount of auxiliary works required for retention and protection of the tree;
 - iii) the location of the tree on the development site; and
 - iv) the deep soil area afforded to the retained tree in relation to its size (i.e. Medium or Large).
- b) A condition of development approval will not be applied that requires a payment contribution towards the planting of new street trees.
 - c) The height and canopy width of a tree at the time of assessment will be used to determine whether a tree is a 'Medium' or 'Large' tree as shown at Clause 5.1 c) Table 1.

6.2 PROTECTING RETAINED TREES

Where an incentive has been provided, retained established trees shall be protected and cared for during and after development to prevent a decline in their health. A Tree Protection Zone as per Australian Standard AS4970 is to be provided to trees retained on site and on verges at the developer's cost.

A reduced Tree Protection Zone may be supported where justified by an Arborist Report (this report is to include a Tree Management Plan) and supported by the City. The area within the Tree Protection Zone is to be provided as deep soil area.

7. RELEVANT POLICIES AND DOCUMENTS

- a) City Trees Policy.
- b) Crossover Policy and Guidelines.
- c) Verge Treatment Policy and Guidelines.
- d) Local Planning Policy 6.7 Parking and Access.
- e) State Planning Policy 2.9 Planning for Water.

- f) State Planning Policy 7.0 Design of the Built Environment.
- g) Local Planning Scheme No. 3.

8. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes, Local Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

Arborist Report:	A report provided by a Qualified Arborist (a minimum of Australian Qualification Framework Level 5 Certification in Arboriculture or equivalent) that identifies the health, value, and general state of existing trees.
Deep Soil Area:	Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
Established Tree:	Means a woody perennial plant generally having a single stem or trunk which will grow to a height of a minimum of 4 metres. a) Not a species identified as a weed by the <i>Biosecurity and Agriculture Management Act 2007</i> . b) Be of good health and form with no obvious signs of decline. c) Is of a significant size for the species typically meeting one or more of the following: i. Diameter at Breast Height of at least 250mm, or; ii. Canopy diameter spread of at least 10m.
Landscape/Landscaping:	An area comprised of either a mulched area planted with shrubs, groundcovers and/or trees, or an area planted with natural lawn. Paved areas, decking, bare mulch (both organic and stone/gravel), and synthetic lawns are excluded.
Permeable Paving:	Paving that permits water permeability.
Structural Soil Cell:	Load-bearing modules that form a skeletal matrix that is filled with soil to provide uncompacted rooting volume for trees.
Tree Management Plan:	A plan accompanying an Arborist Report outlining actions necessary to protect existing trees.
Tree Protection Zone:	An area set aside (using the methodology contained in AS4970 or smaller where identified in an Arborist Report) for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained.

OFFICE USE ONLY: Local Planning Scheme No.3 - Local Planning Policy History:

Action	Council Date	Resolution No.	Effective Date
Adopted 6.6 Landscaping	17 June 2008	0608/070	06 Aug 2010
Adopted 6.11 Trees and Development	11 Oct 2016	1016/009	24 Oct 2017
Modified 6.6 Landscaping	19 Nov 2019	0119/004	19 Dec 2019
Modified 6.11 Trees and Development	19 Nov 2019	0119/004	19 Dec 2019
Revoked 6.11 Trees and Development	-	-	dd/mm/yyyy
Modified 6.6 Trees and Landscaping	-	-	dd/mm/yyyy

APPENDIX 1. PROPOSAL CHECKLIST

Proposals should consider if the following summarised Policy requirements have been met:

Landscaping Design	Requirement	Yes / No
1. Does the development avoid conflict with street trees?	cl. 4	
2. Are trees being retained on site or on verges?	cl. 4 & 6	
3. Does the development provide Tree Protection Zones for retained trees?	cl. 6.2	
4. Has an Arborist Report been provided where needed?	cl. 6.2	
5. Is 10% landscaping area provided in the development?	cl. 5.1	
6. Are enough trees provided in the development?	cl. 5.1	
7. Are sufficient deep soil areas provided for trees?	cl. 5.1	
8. Has a Landscaping Plan been provided where needed?	Appendix 2	
9. Do landscaping areas have enough plantings?	cl. 5.2	
10. Do planted landscaping areas have a diversity of species?	cl. 5.2	
11. Is the landscaping in the development waterwise?	cl. 5.2	

APPENDIX 2. LANDSCAPING CHECKLIST

All development applications subject to this Policy are required to submit a Landscaping Plan which includes:

Landscaping Information	Yes/No
1. Information related to trees, landscaping, soil areas and stormwater management, including the verge area abutting the site.	
2. A scale between 1:100 – 1:250 and a North Point.	
3. The proposed vegetation including: i) species and expected tree height and canopy width at maturity; ii) deep soil area and/or tree protection zone; and iii) quantity and spacings.	
4. All existing and proposed ground levels.	
5. All lot boundaries.	
6. All proposed ground treatments (such as mulch, permeable paving, paved areas, footpaths and driveways).	
7. The building layout, including windows and awnings.	
8. Any existing trees on, the site, the verge, and neighbouring properties (where affecting the site) including: i) species; ii) location of canopy cover and diameter at breast height; iii) Tree Protection Zone and deep soil area; and iv) Whether they are to be retained or removed.	

**Policy Manual****6.11 TREES AND DEVELOPMENT****1.0 Introduction**

There has been considerable depletion of tree canopy cover in the Scheme area due to development. The purpose of this Policy is to minimise this situation through the retention of significant trees or planting of new trees on privately-owned zoned land and abutting road verges as part of the development approval process under Local Planning Scheme No.3.

Where this Policy is inconsistent with the provisions of a specific Local Planning Policy, Local Development Plan, Activity Centre Plan or Structure Plan applying to a particular site or area, the provisions of that specific planning instrument shall prevail.

2.0 Objectives**2.1 Objectives for all Development**

- a) To promote and facilitate development that enables existing significant trees to be retained;
- b) To minimise the removal of significant trees on zoned land as a consequence of development;
- c) To protect significant trees which are to be retained on zoned land and existing street trees during the demolition and construction phase of development;
- d) To ensure appropriate advanced trees are planted which are suited to their environment and location where significant trees have been removed or do not exist on zoned land;
- e) To ensure suitable advanced trees are planted on verges forming part of the road reserves abutting a development site where street trees have been removed;
- f) To protect and increase the long term viability of City trees on verges adjacent to development sites; and
- g) To preserve the existing streetscapes within the City.

2.2 Additional Objectives for Multiple Dwellings

- a) Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees;
- b) Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition; and
- c) Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

3.0 Applications Subject of this Policy

This Policy applies to all development valued over \$100,000 on land zoned under the City's Local Planning Scheme No.3.

This Policy must also be read in conjunction with:

- Local Planning Policy 6.6 Landscaping;
- Street and Reserve Trees Policy; and
- Crossover Policy.



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4.0 Definitions

For the purpose of this Policy, the following definitions apply:

- ‘Advanced Tree’** - means a tree which requires planting in at least a 90 litre container or greater size and which is at least 2 metres in height and at least 2 years of age.
- ‘Significant Tree’** - means a woody plant at a height of at least four (4) metres above ground level and meets one of the following criteria:
- for a single trunk species, a trunk circumference of at least 500mm at a height of one (1.0) metre above ground level; or
 - for a multi trunk species, a trunk circumference of at least 250mm at a height of one (1.0) metre above ground level.
- ‘Street Tree’** - means a tree that is located within a road reserve.

5.0 Development Provisions

5.1 Trees on Development Sites

The following provisions apply to all development and are in addition (supplementary) to the requirements specified under State Planning Policy 7.3 Residential Design Codes (for Apartments).

- The retention of significant trees may be imposed as a condition of development approval in accordance with Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 10.3 of the Local Planning Scheme No.3 (refer to Appendix 1 for further information).
- Where the Council approves development on a site which, at the time of subdivision or demolition does not contain a significant tree or involves the removal of a significant tree from the land, the Council may, as a condition of development approval, require advanced trees approved by the Council to be planted by the applicant in particular locations on the site in accordance with:
 - In the case of Multiple Dwellings: Design Element 3.3 Table 3.3a of State Planning Policy 7.3 Residential Design Codes Volumes 2 – Apartments; or
 - For all other development: Table 1 below:

Table 1 – Maximum Ratio of Advanced Trees (excluding Multiple Dwellings)

SITE AREA	NUMBER OF ADVANCED TREES TO BE PLANTED
1m ² - 500m ²	1
501m ² - 1,000m ²	2
1,001m ² - 1,500m ²	3
1,501m ² - 2,000m ²	4
Over 2,000m ²	1 for every 500m ² (or part thereof)

- Where the maximum ratio specified in Table 1 is inconsistent with the maximum ratio specified by a Local Planning Policy, Structure Plan, Activity Centre Plan Local Development Plan or State Planning Policy 7.3 Residential Design Codes which applies to the particular site or the area in which the site is located, the maximum ratio of that specific planning instrument shall apply and the Council may as a condition of development approval, require advanced trees approved by the Council to be planted in particular locations on the site in accordance with that maximum ratio.

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- d) Where the Council approves development on a site with a condition of development approval requiring the retention of a significant tree or the planting of an advanced tree, the following minimum soil space (at ground level free of intrusions) is required around each tree:
- In the case of Multiple Dwellings: in accordance with Design Element 3.3 Table 3.3b of the Residential Design Codes – Volume 2; or
 - For all other development: 9m².

(Note: Details of the tree species, location and surrounding soil space are to be shown on the approved development plans).

- e) Significant trees being retained as part of a proposed development are to be protected during the demolition and construction phase of development.

5.2 Street Trees

- a) The Council may impose a condition of development approval to require the planting of an advanced tree, at the applicant's cost, on an abutting road reserve. All new developments that do not have a street tree on the verge will have a tree planted in the next available planting season, as deemed appropriate by the City, and included as a condition of development along with a contribution payment by the applicant towards the cost of the tree/s planted as per Council's Fees and Charges.
- b) Street and reserve trees need to be protected at development sites in order to preserve the amenity of streetscapes and neighbourhoods.
- c) A minimum setback of a crossover/driveway from any street tree on the verge is required. The setback distance will be in direct relation to the Diameter at Breast Height (DBH) of the street tree:
- DBH of up to 200mm requires a minimum setback of one metre;
 - DBH of 201mm to 400mm requires a minimum setback of two metres;
 - DBH of 401mm or greater requires a minimum setback of three metres.

Should the distances required need to be less than the above specifications, a site inspection will need to be conducted to determine if the distance can be reduced on a tree by tree basis. Council inspection fees and charges may apply.

- d) To keep retained trees in a sound condition and to reduce the impact on its root system, no setback requests less than 1.0 metre will be accepted.
- e) The City prioritises tree retention on City managed land adjacent to development sites, and will only consider removal when no other reasonable design alternative exists. Where a tree is to be removed/pruned, the landowner/applicant will be required to meet the contributory costs associated with the removal and replacement of the tree and will be required to compensate the City for the costs associated with the loss of the tree asset (as outlined in Section 5 'Bonds and Payments' of the City's Street and Reserve Trees Policy).
- f) Replacement street trees that are required as a result of being removed through the development process will be in line with the following:

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- A minimum of one replacement tree will be planted on the verge adjacent to the development;
- Where a number of frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage, space permitting;
- Where there is room for more than one tree on each frontage/lot, then multiple trees will be planted in relation to the available space;
- Any additional replacement trees that are not able to be planted on the verge adjacent to the development will be planted elsewhere in the City and at the City's discretion;
- All replacement trees will be of a species and size that is acceptable to the City; and
- The replacement cost will be met by the developer/applicant (as outlined in Section 5 'Bonds and Payments' in the City's Street and Reserve Trees Policy).

5.3 Council Discretion

Council will consider the exercise of discretion under Clause 5.5.5 of the Scheme in its application of the standards and requirements of the Scheme and adopted local planning policies where such a variation would allow for the retention of existing significant trees. (Note: Variations cannot apply to non-discretionary provisions, such as residential density).

6.0 Variations to Policy Requirements

Any variations to this Policy will be assessed by the City against the objectives of this Policy and the relevant objectives of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.

**Policy Manual****APPENDIX 1****Assessing Significant Trees for Retention**

When assessing whether an existing significant tree has high retention value, the following points will be considered by the City:

- a) the condition (shape, health and structure) and life expectancy of the tree;
- b) any community, cultural or heritage value;
- c) the amenity value of the tree;
- d) the proximity to conservation areas and its biodiversity value;
- e) the amount of auxiliary works required for retention and protection of the tree;
- f) the location of the tree on the development site;
- g) the possibility of safety risks;
- h) does the tree have any pests, diseases or is an undesirable or an invasive species; and
- i) the number of existing trees on site.

OFFICE USE ONLY:**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date
Adopted	1016/009	24 Oct 2017
Modified	119/004	19 Dec 2019

6.6 TREES AND LANDSCAPING

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. PURPOSE

This Policy outlines requirements for trees and landscaping for development in the City and supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City.

This Policy should be read in conjunction with State Planning Policy 7.0 - 'Design of the Built Environment', which recognises that landscape and buildings can operate as an integrated and sustainable system.

2. OBJECTIVES

The objectives of this Policy are:

- a) To improve the amenity of areas by providing suitable landscaping for development sites;
- b) To protect existing trees, and ensure new trees are planted to contribute to tree canopy coverage;
- c) To provide shade coverage to car parking areas;
- d) To ensure development provides optimal growing conditions to enable existing trees, new trees and landscape planting to reach maturity;
- e) To provide a diversity of plant and tree species that are resilient to climatic, soil and site conditions; and
- f) To encourage waterwise landscaping through appropriate species selection, reduced water demand, and improved stormwater utilisation.

3. APPLICATION OF THIS POLICY

- a) The sections of this Policy regarding City Trees and Tree Retention applies to all development;
- b) The Tree and Landscaping Requirements section of this Policy applies to non-residential development only that:
 - i) removes existing landscaping areas; or
 - ii) proposes new landscaping areas; or
 - ii) proposes development with costs over \$100,000, and which increases the building footprint;
- c) Where proposed development does not meet an applicable provision of this Policy, the proposal will be assessed against the Objectives of this Policy.
- d) Where this Policy is inconsistent with the provisions of Local Planning Scheme No. 3, an approved structure plan, local development plan or a local planning policy applying to a particular site or area, the provisions of that planning instrument shall prevail to the extent of the inconsistency.

4. CITY TREES

City trees (as defined in the City Trees Policy) are required to be retained and protected and works that impact City trees will only be approved where there is no design alternative. All new development proposals will be assessed for verge tree planting, in accordance with the City Trees Policy, meaning that where there is the ability to plant a City tree (or additional tree) the City will require this. The following shall apply in relation to City Trees:

- a) Crossovers should be designed to avoid a conflict with street trees by providing setbacks in accordance with the City's Crossover Policy and as referenced in the table below:

Diameter at Breast Height (DBH)	Minimum Setback Requirement
Up to 200mm	1m
Up to 400mm	2m
Up to 600mm	3m
601mm or greater	4m

- b) Developments should be designed so that a street tree is not required to be pruned or removed.
- c) Conditions of development approval may be imposed that require payments for planting new street trees, removal and where approved by the City, replacement of existing street trees, and other arboriculture works as deemed necessary by the City.

5. TREE AND LANDSCAPING REQUIREMENTS

5.1 QUANTITY OF TREES AND LANDSCAPING

Where this policy is applicable the following development standards apply:

Category	Quantify	Detail															
a) Landscape Area Requirement	A minimum 10% of the site area is to be provided as landscaping in deep soil area. Landscaping areas are to have a minimum dimension of 750mm.	Landscaping areas are to be provided in accordance with <i>Clause 5.2</i> of this policy.															
b) Trees and Deep Soil Area (DSA) Rate Requirement	1 tree per 500m ² of the site area (or part thereof) unless, existing trees are being retained and credited to the development (see policy section 6.1).	Trees required by this Policy are to be located centrally in the deep soil area and the trunk of a new tree is not to be planted within 10 metres of the trunk of an existing City Tree.															
c) Tree Size Requirements	The minimum tree size is to be 'Medium' with 1 in 4 trees to be 'Large'.	Trees that do not meet the Tree Size and Deep Soil Area requirements of Table 1 below will not count towards the tree planting requirements.															
Table 1:																	
<table><tr><th>Size</th><th>Min Height at Maturity</th><th>Min Canopy Diameter at Maturity</th><th>Min Deep Soil Area</th><th>Min Dimension of DSA</th></tr><tr><td>Large</td><td>12m</td><td>9m</td><td>36m²</td><td>5m</td></tr><tr><td>Medium</td><td>8m</td><td>6m</td><td>16m²</td><td>3m</td></tr></table>			Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA	Large	12m	9m	36m ²	5m	Medium	8m	6m	16m ²	3m
Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA													
Large	12m	9m	36m ²	5m													
Medium	8m	6m	16m ²	3m													
d) Car parking Area Requirements	1 tree is to be located between every 6 uncovered car parking bays (or part thereof). The DSA is required to meet the minimum size and dimensions for the relevant tree size.	Tree planting in car parking areas is not required where located under a built form structure. This excludes shade structures as these should be designed to allow for tree planting i.e. to be sectional.															

e) Required Landscaping strips along lot boundary.	1.5m wide landscaping strips are to be provided along lot boundaries that are adjacent to a residential property, where the building is setback from the boundary.	
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5.2 LANDSCAPING AREAS

All development applications subject to this Policy are to ensure that Landscaping and deep soil areas include the following:

- A diverse range of shrubs and ground cover, to the satisfaction of the City. Species of trees and undergrowth vegetation should be chosen to suit the climate, environment, location and required function, whilst taking into consideration surrounding landscapes.
- A sufficient quantity of shrubs and/or ground covers (subject to the species growth expectation) to fill landscaping areas.
- Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged. Planting of native species and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
- A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.
- The extent of permeable paving or decking within a deep soil area does not exceed 20% of its area and does not inhibit the planting and growth of trees;
- Shrubs and ground covers to a maximum height of 750mm, where located within vehicle and pedestrian sight lines.
- Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).

5.3 TREE SIZES AND DEEP SOIL AREA

- Tree planting should consist of species identified in the guidelines associated with this Policy (or other species accepted by the City), which under typical growing conditions will grow to both a minimum height and canopy width as indicated at section 5.1 c) Table 1.
- Deep soil areas are to be provided in accordance with Table 1 unless a retained tree is supported with a smaller Tree Protection Zone as referred to under clause 6.2 (not including kerbing/barriers).
- Where the required 10% deep soil areas cannot be provided due to site restrictions (e.g. bedrock), planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.
- Planting on structure shall provide minimum soil standards to align with the Residential Design Codes Volume 2 and as shown in *Table 2* below:

Tree Size	Minimum Soil Depth	Minimum Soil Area	Minimum Soil Dimension
Large	1.2m	64m ²	7m
Medium	1m	36m ²	5m

Table 2 – Planting on Structure Requirements

- Deep soil areas are to comprise of uncompacted, good quality soil, free of structures and material detrimental to the tree/plant health. Deep soil areas may include the use of alternative solutions (such as structural soil cells and permeable paving) that are justified by an Arborist Report and supported by the City.
- Trees required by this Policy are to be a minimum 2 years of age and with a root ball of 90 litres at the time of planting.


Policy Manual

- g) Tree Protection Zones and deep soil areas are to be maintained to the satisfaction of the City. Should trees die or be removed, an equivalent replacement tree will be required to be planted (and conditioned as such).

6. TREE RETENTION

The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City.

6.1 INCENTIVE TO RETAIN TREES

To incentivise tree retention, where the City determines an established tree is worthy of retention:

- a) The City will reduce the number of trees required to be planted (as identified under Clause 5 of this Policy), as shown in the table below:

Retained Tree	Credited Number of Trees Required
Large Tree	• Two large trees; or Three medium trees.
Medium Tree	• Two medium trees.

Table 3 – Retained Tree Credits

The following criteria will be used to determine whether incentives to retain an established tree is appropriate:

- i) the species of the tree and the condition (shape, health, safety and structure) of the tree;
 - ii) the amount of auxiliary works required for retention and protection of the tree;
 - iii) the location of the tree on the development site; and
 - iv) the deep soil area afforded to the retained tree in relation to its size (i.e. Medium or Large).
- b) A condition of development approval will not be applied that requires a payment contribution towards the planting of new street trees.
- c) The height and canopy width of a tree at the time of assessment will be used to determine whether a tree is a 'Medium' or 'Large' tree as shown at Clause 5.1 c) Table 1.

6.2 PROTECTING RETAINED TREES

Where an incentive has been provided, retained established trees shall be protected and cared for during and after development to prevent a decline in their health. A Tree Protection Zone as per Australian Standard AS4970 is to be provided to trees retained on site and on verges at the developer's cost.

A reduced Tree Protection Zone may be supported where justified by an Arborist Report (this report is to include a Tree Management Plan) and supported by the City. The area within the Tree Protection Zone is to be provided as deep soil area.

7. RELEVANT POLICIES AND DOCUMENTS

- a) City Trees Policy.
- b) Crossover Policy and Guidelines.
- c) Verge Treatment Policy and Guidelines.
- d) Local Planning Policy 6.7 Parking and Access.
- e) State Planning Policy 2.9 Planning for Water.
- f) State Planning Policy 7.0 Design of the Built Environment.
- g) Local Planning Scheme No. 3.

8. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes, Local Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

Arborist Report:	A report provided by a Qualified Arborist (a minimum of Australian Qualification Framework Level 5 Certification in Arboriculture or equivalent) that identifies the health, value, and general state of existing trees.
Deep Soil Area:	Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
Established Tree:	Means a woody perennial plant generally having a single stem or trunk which will grow to a height of a minimum of 4 metres. a) Not a species identified as a weed by the <i>Biosecurity and Agriculture Management Act 2007</i> . b) Be of good health and form with no obvious signs of decline. c) Is of a significant size for the species typically meeting one or more of the following: i. Diameter at Breast Height of at least 250mm, or; ii. Canopy diameter spread of at least 10m.
Landscape/Landscaping:	An area comprised of either a mulched area planted with shrubs, groundcovers and/or trees, or an area planted with natural lawn. Paved areas, decking, bare mulch (both organic and stone/gravel), and synthetic lawns are excluded.
Permeable Paving:	Paving that permits water permeability.
Structural Soil Cell:	Load-bearing modules that form a skeletal matrix that is filled with soil to provide uncompacted rooting volume for trees.
Tree Management Plan:	A plan accompanying an Arborist Report outlining actions necessary to protect existing trees.
Tree Protection Zone:	An area set aside (using the methodology contained in AS4970 or smaller where identified in an Arborist Report) for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained.

OFFICE USE ONLY: Local Planning Scheme No.3 - Local Planning Policy History:			
Action	Council Date	Resolution No.	Effective Date
Adopted 6.6 Landscaping	17 June 2008	0608/070	06 Aug 2010
Adopted 6.11 Trees and Development	11 Oct 2016	1016/009	24 Oct 2017
Modified 6.6 Landscaping	19 Nov 2019	0119/004	19 Dec 2019
Modified 6.11 Trees and Development	19 Nov 2019	0119/004	19 Dec 2019
Revoked 6.11 Trees and Development	-	-	dd/mm/yyyy
Modified 6.6 Trees and Landscaping	-	-	dd/mm/yyyy

APPENDIX 1. PROPOSAL CHECKLIST

Proposals should consider if the following summarised Policy requirements have been met:

Landscaping Design	Requirement	Yes / No
1. Does the development avoid conflict with street trees?	cl. 4	
2. Are trees being retained on site or on verges?	cl. 4 & 6	
3. Does the development provide Tree Protection Zones for retained trees?	cl. 6.2	
4. Has an Arborist Report been provided where needed?	cl. 6.2	
5. Is 10% landscaping area provided in the development?	cl. 5.1	
6. Are enough trees provided in the development?	cl. 5.1	
7. Are sufficient deep soil areas provided for trees?	cl. 5.1	
8. Has a Landscaping Plan been provided where needed?	Appendix 2	
9. Do landscaping areas have enough plantings?	cl. 5.2	
10. Do planted landscaping areas have a diversity of species?	cl. 5.2	
11. Is the landscaping in the development waterwise?	cl. 5.2	

APPENDIX 2. LANDSCAPING CHECKLIST

All development applications subject to this Policy are required to submit a Landscaping Plan which includes:

Landscaping Information	Yes/No
1. Information related to trees, landscaping, soil areas and stormwater management, including the verge area abutting the site.	
2. A scale between 1:100 – 1:250 and a North Point.	
3. The proposed vegetation including: i) species and expected tree height and canopy width at maturity; ii) deep soil area and/or tree protection zone; and iii) quantity and spacings.	
4. All existing and proposed ground levels.	
5. All lot boundaries.	
6. All proposed ground treatments (such as mulch, permeable paving, paved areas, footpaths and driveways).	
7. The building layout, including windows and awnings.	
8. Any existing trees on, the site, the verge, and neighbouring properties (where affecting the site) including: i) species; ii) location of canopy cover and diameter at breast height; iii) Tree Protection Zone and deep soil area; and iv) Whether they are to be retained or removed.	

6.6 TREES AND LANDSCAPING

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

42. PURPOSE

This Policy outlines requirements for trees and landscaping for development in the City and supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City.

This Policy should be read in conjunction with State Planning Policy 7.0 - 'Design of the Built Environment', which recognises that landscape and buildings can operate as an integrated and sustainable system.

23. OBJECTIVES

The objectives of this Policy are:

- a) To improve the amenity of areas by providing suitable landscaping for development sites;
- b) To protect existing trees, and ensure new trees are planted to contribute to tree canopy coverage;
- c) To provide shade coverage to car parking areas;
- d) To ensure development provides optimal growing conditions to enable existing trees, new trees and landscape planting to reach maturity;
- e) To provide a diversity of plant and tree species that are resilient to climatic, soil and site conditions; and
- f) To encourage waterwise landscaping through appropriate species selection, reduced water demand, and improved stormwater utilisation.

31. APPLICATION OF THIS POLICY

- a) ~~The sections of this Policy regarding City Trees and Tree Retention applies to all development;~~
- ba) ~~The Tree and Landscaping Requirements section of t~~This Policy applies to non-residential development only that:
 - i) removes existing landscaping areas; or
 - ii) proposes new landscaping areas; or
 - ii) proposes development with costs over \$100,000, and which increases the building footprint;
- eb) Where proposed development does not meet an applicable provision of this Policy, the proposal will be assessed against the Objectives of this Policy.
- dc) Where this Policy is inconsistent with the provisions of Local Planning Scheme No. 3, an approved structure plan, local development plan or a local planning policy applying to a particular site or area, the provisions of that planning instrument shall prevail to the extent of the inconsistency.

~~4. CITY TREES~~

~~City trees (as defined in the City Trees Policy) are required to be retained and protected and works that impact City trees will only be approved where there is no design alternative. All new development proposals will be assessed for verge tree planting, in accordance with the City Trees Policy, meaning that where there is the ability to plant a City tree (or additional tree) the City will require this. The following shall apply in relation to City Trees:~~

- a) ~~Crossovers should be designed to avoid a conflict with street trees by providing setbacks in accordance with the City's Crossover Policy and as referenced in the table below:~~

Diameter at Breast Height (DBH)	Minimum Setback Requirement
Up to 200mm	4m
Up to 400mm	2m
Up to 600mm	3m
601mm or greater	4m

- ~~b) Developments should be designed so that a street tree is not required to be pruned or removed.~~
- ~~c) Conditions of development approval may be imposed that require payments for planting new street trees, removal and where approved by the City, replacement of existing street trees, and other arboriculture works as deemed necessary by the City.~~

54. TREE AND LANDSCAPING REQUIREMENTS

54.1 QUANTITY OF TREES AND LANDSCAPING

Where this policy is applicable the following development standards apply:

Category	Quantify	Detail															
a) Landscape Area Requirement	A minimum 10% of the site area is to be provided as landscaping in deep soil area. Landscaping areas are to have a minimum dimension of 750mm.	Landscaping areas are to be provided in accordance with <i>Clause 54.2</i> of this policy.															
b) Trees and Deep Soil Area (DSA) Rate Requirement	1 tree per 500m ² of the site area (or part thereof) unless, existing trees are being retained and credited to the development (see policy section 6.1).	Trees required by this Policy are to be located centrally in the deep soil area and the trunk of a new tree is not to be planted within 10 metres of the trunk of an existing City Tree.															
c) Tree Size Requirements	The minimum tree size is to be 'Medium' with 1 in 4 trees to be 'Large'.	Trees that do not meet the Tree Size and Deep Soil Area requirements of Table 1 below will not count towards the tree planting requirements.															
Table 1:																	
<table><tr><th>Size</th><th>Min Height at Maturity</th><th>Min Canopy Diameter at Maturity</th><th>Min Deep Soil Area</th><th>Min Dimension of DSA</th></tr><tr><td>Large</td><td>12m</td><td>9m</td><td>36m²</td><td>5m</td></tr><tr><td>Medium</td><td>8m</td><td>6m</td><td>16m²</td><td>3m</td></tr></table>			Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA	Large	12m	9m	36m ²	5m	Medium	8m	6m	16m ²	3m
Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA													
Large	12m	9m	36m ²	5m													
Medium	8m	6m	16m ²	3m													
d) Car parking Area Requirements	1 tree is to be located between every 6 uncovered car parking bays (or part thereof) <u>and is included in the overall tree planting allocation as required under clause 4.1b).</u>	Tree planting in car parking areas is not required where located under a built form structure. This excludes shade structures as these should be designed to allow for tree planting i.e. to be sectional.															

	The DSA is required to meet the minimum size and dimensions for the relevant tree size.	
e) Required Landscaping strips along lot boundary.	1.5m wide landscaping strips are to be provided along lot boundaries that are adjacent to a residential property, where the building is setback from the boundary.	

54.2 LANDSCAPING AREAS

All development applications subject to this Policy are to ensure that Landscaping and deep soil areas include the following:

- A diverse range of shrubs and ground cover, to the satisfaction of the City. Species of trees and undergrowth vegetation should be chosen to suit the climate, environment, location and required function, whilst taking into consideration surrounding landscapes.
- A sufficient quantity of shrubs and/or ground covers (subject to the species growth expectation) to fill landscaping areas.
- Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged. Planting of native species and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
- A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.
- The extent of permeable paving or decking within a deep soil area does not exceed 20% of its area and does not inhibit the planting and growth of trees;
- Shrubs and ground covers to a maximum height of 750mm, where located within vehicle and pedestrian sight lines.
- Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).

54.3 TREE SIZES AND DEEP SOIL AREA

- Tree planting should consist of species identified in the guidelines associated with this Policy (or other species accepted by the City), which under typical growing conditions will grow to both a minimum height and canopy width as indicated at section 54.1 c) Table 1.
- Deep soil areas are to be provided in accordance with Table 1 unless a retained tree is supported with a smaller Tree Protection Zone as referred to under clause 65.2 (not including kerbing/barriers).
- Where the required 10% deep soil areas cannot be provided due to site restrictions (e.g. bedrock), planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.
- Planting on structure shall provide minimum soil standards to align with the Residential Design Codes Volume 2 and as shown in Table 2 below:

Tree Size	Minimum Soil Depth	Minimum Soil Area	Minimum Soil Dimension
Large	1.2m	64m ²	7m
Medium	1m	36m ²	5m

Table 2 – Planting on Structure Requirements



Policy Manual

- e) Deep soil areas are to comprise of uncompacted, good quality soil, free of structures and material detrimental to the tree/plant health. Deep soil areas may include the use of alternative solutions (such as structural soil cells and permeable paving) that are justified by an Arborist Report and supported by the City.
- f) Trees required by this Policy are to be a minimum 2 years of age and with a root ball of 90 litres at the time of planting.
- g) Tree Protection Zones and deep soil areas are to be maintained to the satisfaction of the City. Should trees die or be removed, an equivalent replacement tree will be required to be planted (and conditioned as such).

6.5. TREE RETENTION

The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City.

6.5.1 INCENTIVE TO RETAIN TREES

To incentivise tree retention, where the City determines an established tree is worthy of retention:

- a) The City will reduce the number of trees required to be planted (as identified under Clause 5.4 of this Policy), as shown in the table below:

Retained Tree	Credited Number of Trees Required
Large Tree	• Two large trees; or Three medium trees.
Medium Tree	• Two medium trees.

Table 3 – Retained Tree Credits

The following criteria will be used to determine whether incentives to retain an established tree is appropriate:

- i) the species of the tree and the condition (shape, health, safety and structure) of the tree;
- ii) the amount of auxiliary works required for retention and protection of the tree;
- iii) the location of the tree on the development site; and
- iv) the deep soil area afforded to the retained tree in relation to its size (i.e. Medium or Large).

~~b) A condition of development approval will not be applied that requires a payment contribution towards the planting of new street trees.~~

- eb) The height and canopy width of a tree at the time of assessment will be used to determine whether a tree is a 'Medium' or 'Large' tree as shown at Clause 5.4.1 c) Table 1.

6.5.2 PROTECTING RETAINED TREES

Where an incentive has been provided, retained established trees shall be protected and cared for during and after development to prevent a decline in their health. A Tree Protection Zone as per Australian Standard AS4970 is to be provided to trees retained on site and on verges at the developer's cost.

A reduced Tree Protection Zone may be supported where justified by an Arborist Report (this report is to include a Tree Management Plan) and supported by the City. The area within the Tree Protection Zone is to be provided as deep soil area.

7.6. RELEVANT POLICIES AND DOCUMENTS

- a) City Trees Policy.
- b) Crossover Policy and Guidelines.
- c) Verge Treatment Policy and Guidelines.
- d) Local Planning Policy 6.7 Parking and Access.
- e) State Planning Policy 2.9 Planning for Water.

- f) State Planning Policy 7.0 Design of the Built Environment.
- g) Local Planning Scheme No. 3.

8.7. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes, Local Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

Arborist Report:	A report provided by a Qualified Arborist (a minimum of Australian Qualification Framework Level 5 Certification in Arboriculture or equivalent) that identifies the health, value, and general state of existing trees.
Deep Soil Area:	Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
Established Tree:	Means a woody perennial plant generally having a single stem or trunk which will grow to a height of a minimum of 4 metres. <ul style="list-style-type: none"> a) Not a species identified as a weed by the <i>Biosecurity and Agriculture Management Act 2007</i>. b) Be of good health and form with no obvious signs of decline. c) Is of a significant size for the species typically meeting one or more of the following: <ul style="list-style-type: none"> i. Diameter at Breast Height of at least 250mm, or; ii. Canopy diameter spread of at least 10m.
Landscape/Landscaping:	An area comprised of either a mulched area planted with shrubs, groundcovers and/or trees, or an area planted with natural lawn. Paved areas, decking, bare mulch (both organic and stone/gravel), and synthetic lawns are excluded.
Permeable Paving:	Paving that permits water permeability.
Structural Soil Cell:	Load-bearing modules that form a skeletal matrix that is filled with soil to provide uncompacted rooting volume for trees.
Tree Management Plan:	A plan accompanying an Arborist Report outlining actions necessary to protect existing trees.
Tree Protection Zone:	An area set aside (using the methodology contained in AS4970 or smaller where identified in an Arborist Report) for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained.

OFFICE USE ONLY: Local Planning Scheme No.3 - Local Planning Policy History:

Action	Council Date	Resolution No.	Effective Date
Adopted 6.6 Landscaping	17 June 2008	0608/070	06 Aug 2010
Adopted 6.11 Trees and Development	11 Oct 2016	1016/009	24 Oct 2017
Modified 6.6 Landscaping	19 Nov 2019	0119/004	19 Dec 2019
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Revoked 6.11 Trees and Development	-	-	dd/mm/yyyy
Modified 6.6 Trees and Landscaping	-	-	dd/mm/yyyy

APPENDIX 1. PROPOSAL CHECKLIST

Proposals should consider if the following summarised Policy requirements have been met:

Landscaping Design	Requirement	Yes / No
1. Does the development avoid conflict with street trees?	cl. 4 <u>City Trees Policy</u>	
2. Are trees being retained on site or on verges?	cl. 4 & 6 <u>City Trees</u>	
3. Does the development provide Tree Protection Zones for retained trees?	cl. 56 <u>2</u>	
4. Has an Arborist Report been provided where needed?	cl. 65 <u>2</u>	
5. Is 10% landscaping area provided in the development?	cl. 54 <u>1</u>	
6. Are enough trees provided in the development?	cl. 54 <u>1</u>	
7. Are sufficient deep soil areas provided for trees?	cl. 54 <u>1</u>	
8. Has a Landscaping Plan been provided where needed?	Appendix 2	
9. Do landscaping areas have enough plantings?	cl. 54 <u>2</u>	
10. Do planted landscaping areas have a diversity of species?	cl. 54 <u>2</u>	
11. Is the landscaping in the development waterwise?	cl. 54 <u>2</u>	

APPENDIX 2. LANDSCAPING CHECKLIST

All development applications subject to this Policy are required to submit a Landscaping Plan which includes:

Landscaping Information	Yes/No
1. Information related to trees, landscaping, soil areas and stormwater management, including the verge area abutting the site.	
2. A scale between 1:100 – 1:250 and a North Point.	
3. The proposed vegetation including: i) species and expected tree height and canopy width at maturity; ii) deep soil area and/or tree protection zone; and iii) quantity and spacings.	
4. All existing and proposed ground levels.	
5. All lot boundaries.	
6. All proposed ground treatments (such as mulch, permeable paving, paved areas, footpaths and driveways).	
7. The building layout, including windows and awnings.	
8. Any existing trees on, the site, the verge, and neighbouring properties (where affecting the site) including: i) species; ii) location of canopy cover and diameter at breast height; iii) Tree Protection Zone and deep soil area; and iv) Whether they are to be retained or removed.	

6.6 TREES AND LANDSCAPING

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. APPLICATION OF THIS POLICY

- a) This Policy applies to non-residential development only that:
 - i) removes existing landscaping areas; or
 - ii) proposes new landscaping areas; or
 - iii) proposes development with costs over \$100,000, and which increases the building footprint;
- b) Where proposed development does not meet an applicable provision of this Policy, the proposal will be assessed against the Objectives of this Policy.
- c) Where this Policy is inconsistent with the provisions of Local Planning Scheme No. 3, an approved structure plan, local development plan or a local planning policy applying to a particular site or area, the provisions of that planning instrument shall prevail to the extent of the inconsistency.

2. PURPOSE

This Policy outlines requirements for trees and landscaping for development in the City and supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City.

This Policy should be read in conjunction with State Planning Policy 7.0 - 'Design of the Built Environment', which recognises that landscape and buildings can operate as an integrated and sustainable system.

3. OBJECTIVES

The objectives of this Policy are:

- a) To improve the amenity of areas by providing suitable landscaping for development sites;
- b) To protect existing trees, and ensure new trees are planted to contribute to tree canopy coverage;
- c) To provide shade coverage to car parking areas;
- d) To ensure development provides optimal growing conditions to enable existing trees, new trees and landscape planting to reach maturity;
- e) To provide a diversity of plant and tree species that are resilient to climatic, soil and site conditions; and
- f) To encourage waterwise landscaping through appropriate species selection, reduced water demand, and improved stormwater utilisation.

4. TREE AND LANDSCAPING REQUIREMENTS

4.1 QUANTITY OF TREES AND LANDSCAPING

Where this policy is applicable the following development standards apply:

Category	Quantify	Detail
----------	----------	--------

a) Landscape Area Requirement	A minimum 10% of the site area is to be provided as landscaping in deep soil area. Landscaping areas are to have a minimum dimension of 750mm.	Landscaping areas are to be provided in accordance with Clause 4.2 of this policy.														
b) Trees and Deep Soil Area (DSA) Rate Requirement	1 tree per 500m ² of the site area (or part thereof) unless, existing trees are being retained and credited to the development (see policy section 5.1).	Trees required by this Policy are to be located centrally in the deep soil area and the trunk of a new tree is not to be planted within 10 metres of the trunk of an existing City Tree.														
c) Tree Size Requirements	The minimum tree size is to be 'Medium' with 1 in 4 trees to be 'Large'.	Trees that do not meet the Tree Size and Deep Soil Area requirements of Table 1 below will not count towards the tree planting requirements.														
	Table 1:															
	<table><tr><th>Size</th><th>Min Height at Maturity</th><th>Min Canopy Diameter at Maturity</th><th>Min Deep Soil Area</th><th>Min Dimension of DSA</th></tr><tr><td>Large</td><td>12m</td><td>9m</td><td>36m²</td><td>5m</td></tr><tr><td>Medium</td><td>8m</td><td>6m</td><td>16m²</td><td>3m</td></tr></table>		Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA	Large	12m	9m	36m ²	5m	Medium	8m	6m	16m ²
Size	Min Height at Maturity	Min Canopy Diameter at Maturity	Min Deep Soil Area	Min Dimension of DSA												
Large	12m	9m	36m ²	5m												
Medium	8m	6m	16m ²	3m												
d) Car parking Area Requirements	1 tree is to be located between every 6 uncovered car parking bays (or part thereof) and is included in the overall tree planting allocation as required under clause 4.1.b). The DSA is required to meet the minimum size and dimensions for the relevant tree size.	Tree planting in car parking areas is not required where located under a built form structure. This excludes shade structures as these should be designed to allow for tree planting i.e. to be sectional.														
e) Required Landscaping strips along lot boundary.	1.5m wide landscaping strips are to be provided along lot boundaries that are adjacent to a residential property, where the building is setback from the boundary.															

4.2 LANDSCAPING AREAS

All development applications subject to this Policy are to ensure that Landscaping and deep soil areas include the following:

- A diverse range of shrubs and ground cover, to the satisfaction of the City. Species of trees and undergrowth vegetation should be chosen to suit the climate, environment, location and required function, whilst taking into consideration surrounding landscapes.
- A sufficient quantity of shrubs and/or ground covers (subject to the species growth expectation) to fill landscaping areas.
- Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged. Planting of native species and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
- A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.
- The extent of permeable paving or decking within a deep soil area does not exceed 20% of its area and does not inhibit the planting and growth of trees;

- f) Shrubs and ground covers to a maximum height of 750mm, where located within vehicle and pedestrian sight lines.
- g) Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).

4.3 TREE SIZES AND DEEP SOIL AREA

- a) Tree planting should consist of species identified in the guidelines associated with this Policy (or other species accepted by the City), which under typical growing conditions will grow to both a minimum height and canopy width as indicated at section 4.1 c) Table 1.
- b) Deep soil areas are to be provided in accordance with Table 1 unless a retained tree is supported with a smaller Tree Protection Zone as referred to under clause 5.2 (not including kerbing/barriers).
- c) Where the required 10% deep soil areas cannot be provided due to site restrictions (e.g. bedrock), planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.
- d) Planting on structure shall provide minimum soil standards to align with the Residential Design Codes Volume 2 and as shown in Table 2 below:

Tree Size	Minimum Soil Depth	Minimum Soil Area	Minimum Soil Dimension
Large	1.2m	64m ²	7m
Medium	1m	36m ²	5m

Table 2 – Planting on Structure Requirements

- e) Deep soil areas are to comprise of uncompacted, good quality soil, free of structures and material detrimental to the tree/plant health. Deep soil areas may include the use of alternative solutions (such as structural soil cells and permeable paving) that are justified by an Arborist Report and supported by the City.
- f) Trees required by this Policy are to be a minimum 2 years of age and with a root ball of 90 litres at the time of planting.
- g) Tree Protection Zones and deep soil areas are to be maintained to the satisfaction of the City. Should trees die or be removed, an equivalent replacement tree will be required to be planted (and conditioned as such).

5. TREE RETENTION

The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City.

5.1 INCENTIVE TO RETAIN TREES

To incentivise tree retention, where the City determines an established tree is worthy of retention:

- a) The City will reduce the number of trees required to be planted (as identified under Clause 4 of this Policy), as shown in the table below:

Retained Tree	Credited Number of Trees Required
Large Tree	• Two large trees; or Three medium trees.
Medium Tree	• Two medium trees.

Table 3 – Retained Tree Credits

The following criteria will be used to determine whether incentives to retain an established tree is appropriate:

- i) the species of the tree and the condition (shape, health, safety and structure) of the tree;
- ii) the amount of auxiliary works required for retention and protection of the tree;

- iii) the location of the tree on the development site; and
 - iv) the deep soil area afforded to the retained tree in relation to its size (i.e. Medium or Large).
- b) The height and canopy width of a tree at the time of assessment will be used to determine whether a tree is a 'Medium' or 'Large' tree as shown at Clause 4.1 c) Table 1.

5.2 PROTECTING RETAINED TREES

Where an incentive has been provided, retained established trees shall be protected and cared for during and after development to prevent a decline in their health. A Tree Protection Zone as per Australian Standard AS4970 is to be provided to trees retained on site and on verges at the developer's cost.

A reduced Tree Protection Zone may be supported where justified by an Arborist Report (this report is to include a Tree Management Plan) and supported by the City. The area within the Tree Protection Zone is to be provided as deep soil area.

6. RELEVANT POLICIES AND DOCUMENTS

- a) City Trees Policy.
- b) Crossover Policy and Guidelines.
- c) Verge Treatment Policy and Guidelines.
- d) Local Planning Policy 6.7 Parking and Access.
- e) State Planning Policy 2.9 Planning for Water.
- f) State Planning Policy 7.0 Design of the Built Environment.
- g) Local Planning Scheme No. 3.

7. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes, Local Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

Arborist Report:	A report provided by a Qualified Arborist (a minimum of Australian Qualification Framework Level 5 Certification in Arboriculture or equivalent) that identifies the health, value, and general state of existing trees.
Deep Soil Area:	Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
Established Tree:	Means a woody perennial plant generally having a single stem or trunk which will grow to a height of a minimum of 4 metres. a) Not a species identified as a weed by the <i>Biosecurity and Agriculture Management Act 2007</i> . b) Be of good health and form with no obvious signs of decline. c) Is of a significant size for the species typically meeting one or more of the following: i. Diameter at Breast Height of at least 250mm, or; ii. Canopy diameter spread of at least 10m.
Landscape/Landscaping:	An area comprised of either a mulched area planted with shrubs, groundcovers and/or trees, or an area planted with natural lawn. Paved areas, decking, bare mulch (both organic and stone/gravel), and synthetic lawns are excluded.
Permeable Paving:	Paving that permits water permeability.
Structural Soil Cell:	Load-bearing modules that form a skeletal matrix that is filled with soil to provide uncompacted rooting volume for trees.
Tree Management Plan:	A plan accompanying an Arborist Report outlining actions necessary to protect existing trees.
Tree Protection Zone:	An area set aside (using the methodology contained in AS4970 or smaller where identified in an Arborist Report) for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained.

OFFICE USE ONLY: Local Planning Scheme No.3 - Local Planning Policy History:			
Action	Council Date	Resolution No.	Effective Date
Adopted 6.6 Landscaping	17 June 2008	0608/070	06 Aug 2010
Adopted 6.11 Trees and Development	11 Oct 2016	1016/009	24 Oct 2017
Modified 6.6 Landscaping	19 Nov 2019	0119/004	19 Dec 2019
Modified 6.11 Trees and Development	19 Nov 2019	0119/004	19 Dec 2019
Revoked 6.11 Trees and Development	-	-	dd/mm/yyyy
Modified 6.6 Trees and Landscaping	-	-	dd/mm/yyyy

APPENDIX 1. PROPOSAL CHECKLIST

Proposals should consider if the following summarised Policy requirements have been met:

Landscaping Design	Requirement	Yes / No
1. Does the development avoid conflict with street trees?	City Trees Policy	
2. Are trees being retained on site or on verges?	City Trees Policy	
3. Does the development provide Tree Protection Zones for retained trees?	cl. 5.2	
4. Has an Arborist Report been provided where needed?	cl. 5.2	
5. Is 10% landscaping area provided in the development?	cl. 4.1	
6. Are enough trees provided in the development?	cl. 4.1	
7. Are sufficient deep soil areas provided for trees?	cl. 4.1	
8. Has a Landscaping Plan been provided where needed?	Appendix 2	
9. Do landscaping areas have enough plantings?	cl. 4.2	
10. Do planted landscaping areas have a diversity of species?	cl. 4.2	
11. Is the landscaping in the development waterwise?	cl. 4.2	

APPENDIX 2. LANDSCAPING CHECKLIST

All development applications subject to this Policy are required to submit a Landscaping Plan which includes:

Landscaping Information	Yes/No
1. Information related to trees, landscaping, soil areas and stormwater management, including the verge area abutting the site.	
2. A scale between 1:100 – 1:250 and a North Point.	
3. The proposed vegetation including: i) species and expected tree height and canopy width at maturity; ii) deep soil area and/or tree protection zone; and iii) quantity and spacings.	
4. All existing and proposed ground levels.	
5. All lot boundaries.	
6. All proposed ground treatments (such as mulch, permeable paving, paved areas, footpaths and driveways).	
7. The building layout, including windows and awnings.	
8. Any existing trees on, the site, the verge, and neighbouring properties (where affecting the site) including: i) species; ii) location of canopy cover and diameter at breast height; iii) Tree Protection Zone and deep soil area; and iv) Whether they are to be retained or removed.	

12.2/CF4 LPS3 SCHEME AMENDMENT NO.131 AND PROPOSED LOCAL PLANNING POLICY 6.19 - SHORT-TERM RENTAL ACCOMMODATION - OUTCOMES OF ADVERTISING

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

Role

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

Council Resolution

0825/012

Moved Councillor Proud, seconded Councillor Perkov

1. That pursuant to Section 75 of the *Planning and Development Act 2005*, Council **SUPPORTS** Local Planning Scheme No.3 Amendment No.131 – ‘Short-Term Rental Accommodation’ in a modified form, as shown in Attachment 1.
2. That authority be **GIVEN** to the Mayor and Chief Executive Officer to sign and affix the Common Seal to the Local Planning Scheme No.3 Amendment No.131 documents, and that the Amendment be **REFERRED** to the Western Australian Planning Commission and the Minister for Planning for determination.
3. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council **ADOPTS** Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ in a modified form as advertised and with the further additional modifications, following gazettal of Scheme Amendment No.131 – ‘Short-Term Rental Accommodation’:

Clause 4.3 b) – Signage is reworded to read:

Signage is to include the phone number of the property owner/manager *which may be removed when the property is not being used for Unhosted STRA.*

Clause 4.4 b) – Dwelling Occupancy is amended to read:

Notwithstanding (a), Unhosted STRA within grouped and multiple dwelling developments shall have a maximum occupancy of six persons. *Unhosted STRA within a Single Dwelling shall have a maximum occupancy of 12 persons**.

(As the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 limit Unhosted STRA to a maximum occupancy of 12 people per night, this cannot be varied by this policy)*

4. That Council REVOKES Local Planning Policy 2.3 – Bed and Breakfast Accommodation once Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ comes into effect.

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

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

Against: Nil.

Committee Recommendation

1. That pursuant to Section 75 of the *Planning and Development Act 2005*, Council SUPPORTS Local Planning Scheme No.3 Amendment No.131 – ‘Short-Term Rental Accommodation’ in a modified form, as shown in Attachment 1.
2. That authority be GIVEN to the Mayor and Chief Executive Officer to sign and affix the Common Seal to the Local Planning Scheme No.3 Amendment No.131 documents, and that the Amendment be REFERRED to the Western Australian Planning Commission and the Minister for Planning for determination.
3. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ in a modified form as advertised and with the further additional modifications, following gazettal of Scheme Amendment No.131 – ‘Short-Term Rental Accommodation’:

Clause 4.3 b) – Signage is reworded to read:

Signage is to include the phone number of the property owner/manager *which may be removed when the property is not being used for Unhosted STRA*.

Clause 4.4 b) – Dwelling Occupancy is amended to read:

Notwithstanding (a), Unhosted STRA within grouped and multiple dwelling developments shall have a maximum occupancy of six persons. *Unhosted STRA within a Single Dwelling shall have a maximum occupancy of 12 persons*.*

(As the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 limit Unhosted STRA to a maximum occupancy of 12 people per night, this cannot be varied by this policy)*

4. That Council REVOKES Local Planning Policy 2.3 – Bed and Breakfast Accommodation once Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ comes into effect.

Officer's Recommendation

1. That pursuant to Section 75 of the *Planning and Development Act 2005*, Council SUPPORTS Local Planning Scheme No.3 Amendment No.131 – ‘Short-Term Rental Accommodation’ in a modified form, as shown in Attachment 1.
2. That authority be GIVEN to the Mayor and Chief Executive Officer to sign and affix the Common Seal to the Local Planning Scheme No.3 Amendment No.131 documents, and that the Amendment be REFERRED to the Western Australian Planning Commission and the Minister for Planning for determination.
3. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ in a modified form as shown in Attachment 2, following gazettal of Scheme Amendment No.131 – ‘Short-Term Rental Accommodation’.
4. That Council REVOKES Local Planning Policy 2.3 – Bed and Breakfast Accommodation once Local Planning Policy 6.19 – ‘Short-Term Rental Accommodation’ comes into effect.

Purpose

To report on the outcomes of advertising of Scheme Amendment No.131 – Short-Term Rental Accommodation, and Local Planning Policy 6.19 – Short-Term Rental Accommodation. Additionally, resolutions of Council are required to proceed with Scheme Amendment No.131 as shown in Attachment 1, adopt Local Planning Policy 6.19 as shown in Attachment 2, and revoke Local Planning Policy 2.3 – Bed and Breakfast Accommodation.

Background

Following a 2018 Parliamentary Enquiry into Short-Term Rental Accommodation (STRA) in Western Australia, State Government introduced legislation in September 2024 to create a consistent statewide planning approach to the regulation of STRA.

Measures implemented include the introduction of consistent land use definitions and STRA exemptions through the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 (STRA Regs) and mandatory registration of STRA properties.

The changes require local governments to amend their local planning schemes to align with the STRA Regs. The key changes to the City's local planning scheme are the introduction of 'Unhosted' and 'Hosted STRA' land use classes and definitions into Local Planning Scheme No.3 (LPS3). Additionally, a new local planning policy to guide assessment of development proposals for 'Unhosted STRA' has been developed.

On 19 November 2024, Council considered Scheme Amendment No.131 to align LPS3 with the STRA Regs. On 18 March 2025, Council considered draft Local Planning Policy 6.19 - Short-Term Rental Accommodation (STRA Policy) and resolved it be advertised for public comment. Scheme Amendment No.131 and the STRA Policy were advertised concurrently, with the outcome being the subject of this report.

The Department of Planning, Lands and Heritage (DPLH) required minor modifications to the Scheme Amendment to be made prior to the Scheme Amendment being advertised. These related to land use permissibility for single dwellings only to align with the STRA Regs and do not alter the intent of the Scheme Amendment that was initiated. As the Scheme Amendment was modified at the DPLH's request prior to advertising and does not reflect the Scheme Amendment previously considered by Council, it is recommended Council support Scheme Amendment No.131 in this modified form.

Details

To align with the STRA regs, the City has prepared Scheme Amendment No.131 and the STRA Policy with key elements provided below.

Scheme Amendment No.131

- Deletion of Bed and Breakfast, Motel and Short Stay Accommodation land uses.
- Introduction of Hosted STRA, Unhosted STRA and Tourist and visitor accommodation land uses with their respective permissibilities.

STRA Policy

- Identifying preferred locations for Unhosted STRA - The STRA Policy encourages Unhosted STRA within 400m of a Metropolitan Region Scheme (MRS) Coastal Reserve, Activity Centre, or 200m of an Activity Corridor identified in the Local Planning Strategy. The STRA Policy does not prohibit STRA outside of these areas, but requires evidence that the potential impact of the development on the amenity of the area has been considered against the objectives of the STRA Policy.
- Parking - Car parking standards to be introduced to ensure adequate onsite parking is provided. These requirements will be aligned with the Residential Design Codes of Western Australian (R-Codes) but will require additional car bays when the number of guests exceeds eight. The STRA Policy does not allow the use of Visitor bays or the verge area to count towards onsite car parking requirements.
- Dwelling Occupancy - No more than two persons per bedroom (does not include persons under 16 years of age). Grouped and multiple dwellings to have a maximum occupancy of six persons.

Outcomes of advertising

Scheme Amendment No.131 and the STRA Policy were advertised concurrently as they address the same planning matter. A total of eight submissions were received for the Scheme Amendment. A total of 10 submissions were received for the STRA Policy. Matters raised were the same for both the scheme amendment as the STRA Policy. Submissions received and the officer's comment are contained in Attachment 5. These submissions are summarised in the tables below.

Scheme Amendment No.131

SUBMISSION RECEIVED	WITHIN 100M RADIUS OF PROPOSED SITE	WITHIN 200M RADIUS OF PROPOSED SITE	WITHIN THE CITY OF STIRLING	OUTSIDE THE CITY OF STIRLING
SUPPORT	*	*	0% (0)	50% (4)
OBJECT	*	*	37.5% (3)	0% (0)
CHANGES REQUESTED	*	*	0% (0)	12.5% (1)
OTHER (COMMENT)	*	*	0% (0)	0% (0)

** not applicable as the Scheme Amendment applies City wide. Outside the City includes both individuals and Government Agencies.*

Local Planning Policy 6.19 – Short-Term Rental Accommodation

SUBMISSION RECEIVED	WITHIN 100M RADIUS OF PROPOSED SITE	WITHIN 200M RADIUS OF PROPOSED SITE	WITHIN THE CITY OF STIRLING	OUTSIDE THE CITY OF STIRLING
SUPPORT	*	*	20% (2)	40% (4)
OBJECT	*	*	30% (3)	0% (0)
CHANGES REQUESTED	*	*	0% (0)	10% (1)
OTHER (COMMENT)	*	*	0% (0)	0% (0)

** not applicable as the Policy applies City wide. Outside the City includes both individuals and Government Agencies.*

Key themes contained in the submissions include the following comments:

- Car parking requirement is too high.
- STRA should be located within 400m of an activity centre or activity corridor, compared to the 200m distance proposed in the STRA Policy.
- Do not agree that signage with owners' details should need to be displayed.

Each of these items are discussed below.

Car Parking Requirement

In developing car parking requirements for Unhosted STRA, City officers considered the importance of ensuring that adequate car parking is provided so that excessive off-site parking does not impact the amenity of an area. Consequently, the draft STRA policy includes the following car parking requirements:

Ancillary Dwelling	1 car bay (in addition to existing dwelling requirement)
Studio or one bedroom unit	1 car bay
Two bedroom (or greater) dwellings	2 car bay

Additionally, where the Unhosted STRA accommodates eight to 10 persons, one car bay in addition to the requirement above is required, or two additional car bays where 11-12 persons are accommodated.

Five submissions stated this requirement is excessive.

While based on R-Codes requirements for on-site car parking, officers consider that STRA users are likely to generate greater, not lesser car parking need due to the temporary use of the property as a STRA. Long term residents are more likely to adapt lifestyles to rely on alternative modes of transport.

The parking requirements contained in the draft STRA Policy are a 'starting point' for determining how many car parking bays a development requires and is a requirement that can be varied. For example, where Unhosted STRA is located along a high frequency bus route and is close to Scarborough Beach, it may be appropriate to vary the parking requirement, and the draft STRA Policy allows for this situation. In other situations, for example if an entire dwelling being used to accommodate 12 guests in a suburban location, it may not be appropriate to vary the requirement. Officers will assess these aspects of a proposal against the objectives of the STRA Policy as part of the development application process.

For these reasons, the City's officers do not support lowering the car parking requirements contained in the draft STRA Policy.

Establishing 'Preferred Locations'

The draft STRA Policy aims to ensure the location, scale and operation of Unhosted STRA is suitable, preserves the amenity of the area for existing residents, and is in proximity to public transport and activity. To achieve this, the STRA Policy states that Unhosted STRA should be located within:

- a) 400m of a Centre identified in the City of Stirling's Local Planning Strategy; or
- b) 200m of a Corridor Class 1, Class 2 and Class 3 road as identified in the Local Planning Strategy; or
- c) 400m of the coastal MRS Parks & Recreation Reserve.

Eight submissions received did not support this requirement, with comments received stating proposals should be encouraged in these locations, that high tourism value areas may not be an appropriate location, and that the requirements may preclude viable locations.

This requirement was introduced to ensure the STRA Policy aligns with the City's Local Planning Strategy (the Strategy), a key objective of which is to focus population and employment growth along activity corridors and within activity centres. Since the Strategy was adopted, successive local planning policies have been aligned with the Strategy to focus non-residential development around activity corridors and centres.

The draft STRA Policy does not preclude permitting approval of STRA outside of preferred locations, but does require the applicant to demonstrate that, in a suburban location, the STRA will not have an undue adverse impact on the amenity of the area. State Government guidance indicates that high tourism value areas are an appropriate location for this use.

For these reasons, the City's officers do not support removing or altering the preferred locations provision contained in the draft STRA Policy.

Signage Requirements

The STRA Policy requires Unhosted STRA to provide signage that does not exceed an area of 0.5m², and that signage is to include the phone number of the property owner/manager.

Five submissions stated this requirement is excessive.

Concerns have been raised regarding the requirement that Unhosted STRA provide signage containing the phone number of the property owner. The concern is that this presents privacy and security issues, as anyone walking past the property can see the contact details and establish the property is a short-term rental. An alternative to this requirement would be to provide contact details to surrounding adjacent neighbours as they may be the most likely to be impacted by guest behaviour.

This requirement was introduced as the consistent theme from local residents when advertising this type of development proposal is the potential impact of Unhosted STRA on existing residential amenity. However, the submitters' comments are noted, particularly in relation to security and safety.

The preferred approach recommended by the submitter may work in the short term, however, as surrounding properties could change ownership, the STRA property owners contact details may not be passed along to new owners, and this approach may fail in the long term. Notwithstanding, all Unhosted STRA development applications require the submission and approval of a Management Plan demonstrating how the impacts of the development can be mitigated, and these are proving successful in managing the impact of STRA.

The majority of STRA proposals in the City operate without causing off site amenity impacts, and in the limited situations where amenity impacts have been brought to the City's attention, these have been able to be addressed through intervention by the City.

In light of this submission, the City's officers recommend the signage requirement of the draft STRA Policy be removed (Attachment 2). This may be reviewed during a future review of the STRA Policy if necessary.

Implementation of Scheme Amendment No.131 and STRA Policy

The submissions received during advertising of the Scheme Amendment and STRA Policy have been considered, and the officer's recommended action is detailed at the end of this report. Due to the Local Government elections that will take place later this year consideration of the STRA Policy is being progressed differently as discussed below. Additionally, the relationship between this Scheme Amendment and draft Local Planning Scheme No.4 is detailed below.

Timing of STRA Policy coming into effect

Ordinarily, where scheme amendments and related local planning policies are proposed concurrently, officers will not recommend Council consider the outcomes of advertising of a local planning policy until the City has an indication of when the Minister for Planning and Lands is likely to approve an amendment. In this instance, as the Scheme Amendment aligns with the STRA Regulations, has been modified at the DPLH's request and due to Local Government Elections, which limit decision making powers of local government during Council caretaker period, officers recommend Council adopt the STRA Policy at the same time as Scheme Amendment No.131 is gazetted.

The likelihood of the Minister for Planning and Lands not approving the Scheme Amendment is low given that it aligns with STRA Regs. Local planning policies only come into effect when a local government publishes it on their website after Council resolves to approve it. Should Council not approve the STRA Policy now, there is a possibility the Scheme Amendment could come into effect without a corresponding policy should the Minister approve Scheme Amendment No.131 before 11 November 2025, which is the next meeting of Council after the October Local Government Elections.

Draft Local Planning Scheme No.4.

At its meeting held 10 June 2025, Council resolved to support Draft Local Planning Scheme No.4 (LPS4) which has now been sent to the DPLH for assessment, prior to determination by the Minister for Planning and Lands.

The DPLH is aware of this Scheme Amendment, and, depending on progression of the assessment of LPS4, may incorporate this Scheme Amendment into the finalised LPS4.

Financial Assessment and Implications

Costs in relation to advertising the STRA Policy and Scheme Amendment have been covered by the City Future Business Unit budget for the 2024/2025 financial year.

Stakeholder Engagement

Advertising of both Scheme Amendment No.131 and the STRA Policy was carried out in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Local Planning Policy 6.18 – Public Consultation. Advertising commenced on 4 April 2025 and concluded on 6 May 2025.

An advertisement was placed on the City's website and noticeboards, as well as through social media. Targeted engagement with all applicants who had applied for approval for this form of development in the last two years was also undertaken to ensure those who may use the STRA Policy have had input into its development.

The submissions received and officers' comment is contained in Attachment 5.

Recommended Action

The City is required to amend LPS3 to reflect the Planning and Development (Local Planning Schemes) Regulations 2015 – Short Term Rental Accommodation to ensure a consistent approach to STRA. Consequently, some land use definitions need to be deleted, and new land uses incorporated into LPS3. The STRA Policy has been prepared to correspond with these changes, and to guide assessment of these proposals in the City.

During advertising of these documents, submissions were received to both the Scheme Amendment and the STRA Policy. These submissions have been considered, and it is recommended that Council supports Scheme Amendment No.131, as shown in Attachment 1, and that it be forwarded to the DPLH for assessment and determination.

It is also recommended that Council adopts the STRA Policy in a modified form following consideration of submissions received, and officers' consideration as detailed above.

It is further recommended that Council notes that officers will take the necessary steps to bring the STRA Policy into effect once Scheme Amendment No.131 comes into effect.

In the report previously considered by Council when it resolved to advertise the STRA Policy, officers advised Council that Local Planning Policy 2.3 – Bed and Breakfast Accommodation will need to be revoked, and officers recommend this occur when the STRA Policy comes into effect.

Relevant Policies, Legislation and Council Resolutions

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

[Planning and Development \(Local Planning Schemes\) Amendment \(Short-Term Rental Accommodation\) Regulations 2024](#)

[Planning and Development Act 2005](#)

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

[City of Stirling Local Planning Policy 2.3 – Bed and Breakfast Accommodation](#)

Meeting Date	Council Resolution Number	Council Resolution
19 November 2024	1124/012	<ol style="list-style-type: none"> 1. That pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015, Council ADOPTS (for the purpose of advertising) Scheme Amendment No.131 to Local Planning Scheme No.3 to incorporate land use definitions and permissibility for Short Term Rental Accommodation contained in the Planning and Development (Local Planning Schemes) Amendment (Short Term Rental Accommodation) Regulations 2024 as shown in Attachment 1. 2. That pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, Council RESOLVES that, in its opinion, Local Planning Scheme No.3 Amendment No.131 is a Standard Amendment as it is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.
18 March 2025	0325/031	That Council PREPARES Local Planning Policy 6.19 – Short-Term Rental Accommodation (as shown in Attachment 1) for the purpose of public advertising.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

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

Strategic Risk

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

Relevant Documents and Information

Attachments

Attachment 1 - Local Planning Scheme No.131 - For Support by Council [↓](#)

Attachment 2 - LPP 6.19 - STRA Policy - Version to be adopted [↓](#)

Attachment 3 - Scheme Amendment No.131 - As advertised with tracked changes [↓](#)

Attachment 4 - LPP 6.19 - STRA Policy - As advertised with tracked changes [↓](#)

Attachment 5 - Schedule of submissions [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

Resolution to prepare Amendment to Local Planning Scheme No.3

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;

Dated this day of .

CHIEF EXECUTIVE OFFICER

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

Resolution to adopt Amendment to Local Planning Scheme No.3

The City of Stirling Council, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

- a) Deleting the following land uses from Table 1: Zoning Table; Table 6.8.6 Mirrabooka Town Centre Land Use Permissibility Table, Table 6.11.9 - Stirling City Centre Land Use Permissibility Table and Schedule 13, Appendix 3 – Defined Land Uses:
 - a) 'Bed and Breakfast';
 - b) 'Motel'; and
 - c) 'Short Stay Accommodation';
- b) Inserting 'Hosted STRA', 'Unhosted STRA' and 'Tourist and Visitor Accommodation' land uses in Table 1: Zoning Table as follows:

	Zone														
	Land Use	Business	Civic	District Centre	Hotel	Industry	Local Centre	Mixed Business	Mixed Use	Neighbourhood Centre	Private Institution	Regional Centre	Residential	Service Station	Special Use
Land Use	Hosted STRA	P	X	P	P	X	P	X	P	P	X	P	P	X	Refer Schedule 4
	Unhosted STRA	A	X	A	A	X	D	X	D	D	X	D	A	X	
	Tourist and Visitor Accommodation	X	X	D	X	X	X	X	X	X	X	D	X	X	

- c) Inserting 'Hosted STRA', 'Unhosted STRA' and 'Tourist and Visitor Accommodation' land uses in Table 6.8.6 - Table 6.8.6 - Mirrabooka Town Centre Land Use Permissibility Table as follows:

	Land Use	Business	Mixed Business	Mixed Use	Regional Centre	Residential	Civic
Land Use	Hosted STRA	P	P	P	P	P	X
	Unhosted STRA	A	A	D	D	A	X
	Tourist and Visitor Accommodation	X	X	X	D	X	X

- d) Inserting 'Hosted STRA', 'Unhosted STRA' and 'Tourist and Visitor Accommodation' land uses in Table 6.11.9 - Stirling City Centre Land Use Permissibility Table as follows:

	Land Use	Mixed Use	Business	Restricted Business	City Residential	Suburban Residential	Civic
Land Use	Hosted STRA	P	X	X	P	P	X
	Unhosted STRA	D	X	X	A	A	X
	Tourist and Visitor Accommodation	D	X	X	X	X	X

- e) In Schedule 1 – Land Use Definitions, delete the following definitions:

- 'Bed and Breakfast';
- 'Motel' ; and
- 'Short Stay Accommodation'

- f) Inserting the following definitions into Schedule 1 – Land Use Definitions and Schedule 13, Appendix 3 – Defined Land Uses

tourist and visitor accommodation —

- (a) means a building, or a group of buildings forming a complex, that —
- (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;
- and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
- (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation;

hosted short-term rental accommodation means any of the following —

- a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;
- b) short-term rental accommodation that is an ancillary dwelling here the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;
- c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement;

short-term rental accommodation —

- (a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but
- (b) does not include a dwelling that is, or is part of, any of the following —
 - (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - (ii) a caravan park;
 - (iii) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (iv) a park home park;
 - (v) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);

(vi) workforce accommodation;

short-term rental arrangement means an arrangement under which —

- (a) a dwelling, or part of a dwelling, is provided for occupation by a person; and
- (b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

unhosted short-term rental accommodation means short-term rental accommodation that —

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night;

g) delete reference in Table 13.1 – Land Use Categories of Schedule 13 to the following land use types:

- a) Bed and Breakfast;
- b) Motel;
- c) Short Stay Accommodation; and
- d) Serviced Apartments

h) Insert in Table 13.1 – Land Use Categories of Schedule 13 the following land use types in Land Use Type 5A Permanent Residential:

- a) unhosted short-term rental accommodation; and
- b) 'hosted short-term rental accommodation

i) Delete the reference to Hotel, Motel and Short Stay accommodation from section 6.8.8, & 6.8.14 add in and 'hosted short-term rental accommodation' its place to this section

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

Adopted by resolution of the Council of the City of Stirling at the meeting of the Council held on the _____ day of _____ 20__.

MAYOR

CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Stirling at the Meeting of the Council held on the _____ day of _____ 20__ and the Common Seal of the City of Stirling was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for
Final Approval

Delegated under S.16 of PD Act 2005

Date _____

Final Approval granted

MINISTER FOR PLANNING

Date _____

6.19 SHORT-TERM RENTAL ACCOMMODATION

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. APPLICATION OF THIS POLICY

- a) This Policy applies to all proposals for Unhosted STRA developments that operate for more than 90-nights in a calendar year.
- b) Where this local planning policy is inconsistent with the provisions of a specific local development plan, structure plan or other local planning policy that applies to a specific site area, the provisions of that document shall prevail.

2. PURPOSE

This Policy provides a framework to manage the use of residential properties for short-term rental purposes. The policy seeks to balance the economic and tourism benefits of STRA with the need to protect residential amenity, maintain neighborhood character aligning with the City's strategic framework.

3. OBJECTIVES

- a) To ensure the location, scale and operation of Unhosted STRA is suitable, preserving the amenity of the area for the existing residents.
- b) To encourage and support tourism growth at coastal nodes and areas of high tourism value.
- c) To encourage Unhosted STRA along high frequency transport corridors.
- d) To ensure Unhosted STRA operates in a manner that does not negatively impact amenity of adjoining residents regarding intensity of use, hours of operation, noise, parking, light spill, waste management and the provision of facilities.
- e) The number of occupants is to be appropriately scaled to the size of the dwelling to ensure an acceptable amenity and living space is provided.

4. PROVISIONS

4.1 MANAGEMENT PLAN

Development applications for Unhosted STRA should be accompanied by a Management Plan which details how potential amenity impacts will be proactively managed (refer to Appendix 1).

Policy Manual



4.2 PURPOSE BUILT

- a) Proposals for Unhosted STRA must comply with the provisions of the applicable Residential Code (R-Code), Local Planning Scheme, Local Planning Policy, Local Development Plan and Structure Plan.
- b) In the absence of built form controls, the proposal is to align with State Planning Policy 7.0 – Design of the Built Environment.

4.3 DWELLING OCCUPANCY

- a) Unhosted STRA should have a maximum occupancy of no more than two persons per bedroom. Persons under 16 years of age are exempt from this restriction. Rooms not designed as bedrooms (e.g. lounge/dining/living/theatre rooms) will not be supported for use as bedrooms for the purpose of calculating maximum occupancy.
- b) Notwithstanding (a), Unhosted STRA within grouped and multiple dwelling developments shall have a maximum occupancy of six persons.

4.4 PARKING

		Parking Bay Requirements
Bedroom Requirements	Ancillary Dwelling	1
	Studio / 1 Bedroom	1
	2-bedroom (or greater) dwellings	2
Person Requirements	8-10 persons	1 additional
	11-12 persons	2 additional
<i>The relevant 'Person Requirements' are to be added to the 'Bedroom Requirements'.</i>		

Visitor car bays and verge parking are not to be included as parking for Unhosted STRA.

4.5 PREFERRED LOCATIONS

In order to protect low density areas and provide a strategic planning approach in accordance with proximity to public transport and activity, Unhosted STRA should be located within:

- a) 400m of a Centre identified in the City of Stirling's Local Planning Strategy; or
- b) 200m of a Corridor Class 1, Class 2 and Class 3 road as identified in the Local Planning Strategy; or
- c) 400m of the coastal MRS Parks & Recreation Reserve.

These preferred locations are illustrated in Appendix 3

Policy Manual



Where proposed outside of the areas identified above, in order to prevent conflicts with residential amenity, development applications will need to demonstrate, through an Amenity Impact Statement how the impacts of the STRA can be mitigated.

4.6 AMENITY IMPACT STATEMENT

Proposals for Unhosted STRA outside of preferred locations must include a written amenity impact statement which demonstrates how the proposal preserves the existing and future amenity of the area. The requirements of the amenity impact statement are provided in Appendix 2.

4.7 BUSHFIRE PRONE AREAS

Proposals for Unhosted STRA in bushfire prone areas are to provide evacuation guidance and communicate this to accommodation guests.

5. CONSULTATION

All Unhosted STRA applications will be advertised in accordance with clause 64 of the Deemed Provisions and the City's Local Planning 6.18 – Public Consultation.

6. VARIATIONS

Where an Unhosted STRA proposal does not meet the provisions of this Policy, the proposal will be assessed against the Objectives of this Policy.

7. DEFINITIONS

Amenity:

As defined in the Planning and Development (*Local Planning Schemes*) Regulations 2015.

Note: This includes the 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, outlook, privacy and quiet. It also includes protection from pollution and odours.

Hosted Short-Term Rental Accommodation:

As defined in the Planning and Development (*Local Planning Schemes*) Amendment (*Short-Term Rental Accommodation*) Regulations 2024.

Policy Manual



Streetscape:	Means the visible components in a street between the facing buildings, including the form of the buildings, garages, setbacks, fencing, driveways, utilities, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.
Short-Term Rental Accommodation:	As defined in the Planning and Development (<i>Local Planning Schemes</i>) Amendment (<i>Short-Term Rental Accommodation</i>) Regulations 2024.
Unhosted Short-Term Rental Accommodation:	As defined in the Planning and Development (<i>Local Planning Schemes</i>) Amendment (<i>Short-Term Rental Accommodation</i>) Regulations 2024.

8. RELATED DOCUMENTS

- City of Stirling Local Planning Scheme No.3
- Planning and Development Act 2005
- Short-Term Rental Accommodation Act 2024
- Planning and Development (Local Planning Schemes) Regulations 2015
- State Planning Policy 7.0 – Design of the Built Environment
- State Planning Policy 7.3 Residential Design Codes
- Department of Planning, Lands and Heritage - Position Statement: Planning for Tourism and Short-term Accommodation
- Department of Planning, Lands and Heritage - Planning for Tourism and Short-term Rental Accommodation Guidelines
- Planning Bulletin 115/2024: Short-Term Rental Accommodation (STRA) – Guidance for Local Government
- Health Local Law 2009
- Local Planning Policy 6.1 Advertising Signs
- Local Planning Policy 6.7 Parking and Access

Appendix 1 – Model Management Plan for Short Stay Accommodation

MANAGEMENT PLAN FOR SHORT STAY ACCOMMODATION AT

ADDRESS

PREPARED FOR THE CITY OF STIRLING

The property at **ADDRESS AND DESCRIPTION.**

We believe making this property available for short term accommodation will positively contribute to the surrounding locality by providing diversity of accommodation types in the city.

It will be managed in a way that protects the amenity of the surrounding community.

MANAGEMENT PLAN

Managers

NAMES

CONTACT

ADDRESS

Bookings

All bookings will be made through the Air BNB platform with settings in place which only allow people with previous positive reviews to book instantly. Anyone else must request to book, giving us the time to do background checks before allowing them to book.

Occupancy

Bookings will be made to a maximum of six persons. Visitors may visit but not stay overnight.

Check In

At the time of booking online, guests are to read and agree to the House Rules which specifically state:

No parties or events

Quiet house after 9pm

Check in time is 3pm to 9pm daily. Guests will be provided with a code for lockbox containing a key for entry into the property. Guests to check in by 9pm. Check ins are not permitted between 9pm to 7am.

Check Out

Checkout time is between 7am and 10am on the day of departure, unless former arrangements have been made with the Manager.

In the event that the Manager grants approval for check out before 7am, guests are to ensure that noise is kept to a minimum, so it does not create a nuisance to the neighbours.

Complaints Management

Complaints can be resolved at the neighbour level or via the Manager. If neighbours believe that residents are not being respectful of the Code of Conduct, they are to contact the

Manager., who lives in the same group of apartments, and will respond promptly. If neighbours are having issues with the operation of the property or any other general issues, they are encouraged to contact the Manager to further discuss such issues.

Before occupation of the proposal, the Manager will arrange to introduce himself to the adjoining neighbours and provide his name and contact details. The Manager will record and keep a record of all complaints which will be available for inspection by an authorised City Stirling Officer, during normal working hours.

The Manager will maintain the Complaint Register, which will contain the following information:

1. a) The date and time of the complaint
2. b) The name and address of the complainant
3. c) The nature of the complaint
4. d) Investigations carried out
5. e) Actions taken
6. f) Response provided to complainant

A copy of this Management Plan will be made available to neighbours. Neighbours will be provided with the contact details the Manager. The Manager is to maintain a Register of all occupants referred to in the Management Plan.

Neighbours are to be provided with the following in regard to Short Stay Accommodation at Unit 2/36 Weaponess Road.

1. a) A copy of the Code of Conduct
2. b) A copy of the Complaints Management Procedure
3. c) Contact details which allows neighbours to engage with the Manager in the event of antisocial behaviour, particularly after hours, if not addressed directly with the guests.

Neighbours are encouraged to contact the police if they have concerns that any illegal activity is taking place at ADDRESS.

Complaints can be divided into categories. The process for each is detailed as follows:

Level 1 Complaint (Minor Noise Disturbance / or Complaint)

In the event of Level One Complaint, the following procedures to be adopted.

- I. The neighbour is encouraged to contact the guest to advise of the concern.
- II. Alternately, or in the event that the concern is not resolved, the neighbour is to contact the Manager.
- III. The Manager will contact the guest to advise the nature of the complaint and remind the guests of the obligations under the Code of Conduct, and / or explain the nature of the concern raised.
- IV. If the issue is not resolved and a further complaint is received, the Manager will attend the site and guests will be required to leave.

Level 2 Complaint (Major Noise Disturbance or Party)

Guests are encouraged to enjoy their time on the property, but as outlined in the Code of Conduct, parties are not permitted, and noise should be minimised after 9pm and before 7am.

If a Level 2 complaint is received, the following procedure is to be adopted:

The Manager will attend the premises within one hour of the complaint to verify if this is a major noise disturbance or party.

If the complaint and the issue is deemed to be a Level 1 Complaint, then procedure for Level 1 should be followed.

If the complaint is verified as a Level 2 Complaint, the guests will be evicted in accordance with the Code of Conduct.

Car Parking

There are **PARKING DETAILS**. Guest vehicles are to be parked within the allocated parking bays. Guests are not permitted to park on the access driveway, or on the **ROAD** verge area.

Private Outdoor Spaces

The property has a balcony area as well as a ground level outdoor living space which is for the private use of the guest/ guests. Guests should be mindful of the proximity to the residences to the east & west, and to the common shared access driveway, to keep noise to an acceptable level and ensure lighting does not impact upon the neighbour's amenity. No smoking is allowed on the property.

Length of Stay

Premises are available for a minimum stay of 2 nights for a maximum 30-day continuous stay. The property will be cleaned prior to check in. Guests will be provided with a vacuum cleaner, washing machine and all necessary cleaning products to use as they wish.

Individual bedrooms shall not be leased or sublet separately.

The Manager is to be made aware of any changes to the booking in terms of the number of guests being accommodated.

Register

A Register of all guest bookings will be kept by the Manager, available for inspection by the Authorised Officer of the City of Stirling and shall contain the names and contact details of guests.

Maintenance

Maintenance refers to both building maintenance and care of the gardens. Maintenance will be carried out by properly skilled tradespeople and under the direction of the Managers. Maintenance will preferably be performed at a time between occupancy unless it is urgent and requires attendance at the time of occupancy.

The Manager will be responsible for the maintenance of all plants and reticulation.

Other than in the case of an emergency, any maintenance contractors or staff will be engaged to attend during normal business hours, as already confirmed minimising disruption to guests and the neighbours.

All linen will be changed between guests. Laundering will be carried out off site. There will be provision of a washing machine and clothesline for guest's private use.

Guest Guide

The Manager shall produce and provide a folder setting out the following information for the guests upon arrival. Information contained therein:

1. The Manager and contact details.
2. Code of Conduct
3. Procedure in the event of an alarm going off.
4. Wi Fi device name and password
5. Key lockbox code
6. Tv information
7. Air conditioning operation
8. Location of first aid kit
9. Rubbish bin location and procedure for collection of rubbish bins.
10. Check in time.
11. Check out time.
12. Local restaurants and shopping guide
13. Activities managed by the City of Stirling
Local parks and recreation
14. Other major attractions
15. Important contact numbers
16. Other information of interest

Manager's Responsibilities

- general hosting including liaisons with guests, Cleaning/laundry providers, and representatives from the City of Stirling
- Cleaning organisation, supervision and inspection
- Procedure for bin collection and return to the bin store by Manager.
- Laundry requirements off site
- Garden preventive maintenance.
- Building preventative maintenance

The Manager shall maintain:

- The Register of Complaints
- A register of all guests

Appendix 2 - AMENITY IMPACT STATEMENT Requirements

The Amenity Impact Statement is to demonstrate how the proposal engages with and responds to its location and surrounding context. Example below:

APPLICANT DETAILS

Name:

Contact Number:

Property Address:

DESCRIPTION OF UNHOSTED STRA

Accommodation Type (*single dwelling, apartment, grouped dwelling*):

Maximum Number of Guests:

Number of Bedrooms:

Duration of Stay (Min/Max Nights):

Facilities Provided:

RESPOND

Explain how the proposal suits the site and surrounding area (*identify any nearby sensitive land uses*)

IMPACT ON LOCAL AMENITY

Expected noise levels during operation and relevant measures in place

Expected increase in vehicle traffic, availability of parking and measures proposed to manage this.

Provision of security lighting, controlled access on site, etc.)

Waste management plan and cleaning procedure

ENGAGEMENT

Summary of consultation with neighbours and residents (*if any*)

Summary of feedback received from community (*if any*)

Appendix 3 -STIRLING ACTIVITY CENTRE AND CORRIDOR MAP

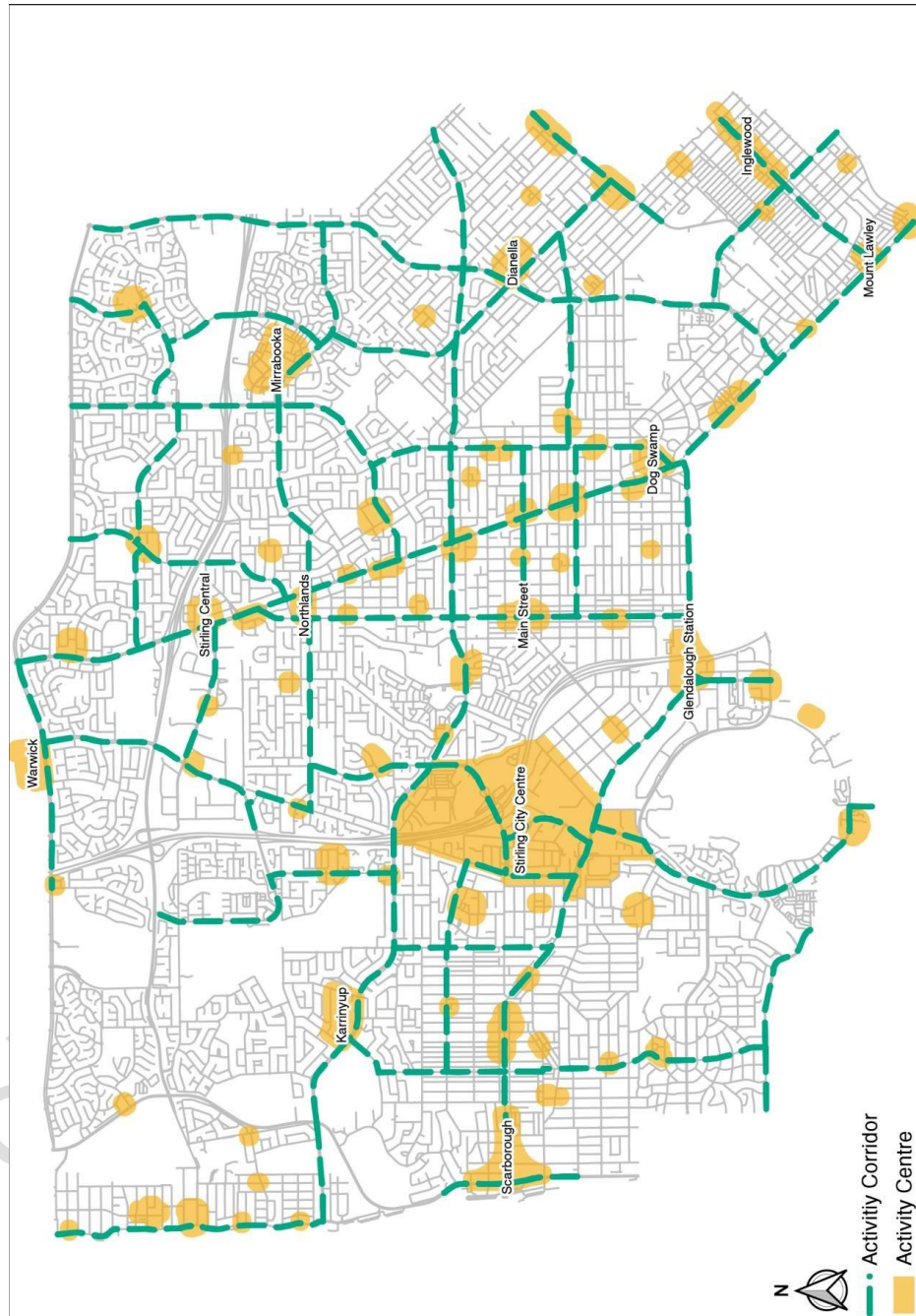


Figure 1: Location of Activity Centres and Urban Corridors

Note: Refer to 'StirlingMaps' on the City's website for the exact locations.

OFFICE USE ONLY:**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date
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Modified		
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PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

Resolution to prepare Amendment to Local Planning Scheme No.3

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;

Dated this day of .

CHIEF EXECUTIVE OFFICER

Local Planning Scheme No.3
Amendment No.131

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

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 - c) 'Short Stay Accommodation';
- b) Inserting 'Hosted STRA', 'Unhosted STRA' and 'Tourist and Visitor Accommodation' land uses in Table 1: Zoning Table as follows:

	Zone														
	Land Use	Business	Civic	District Centre	Hotel	Industry	Local Centre	Mixed Business	Mixed Use	Neighbourhood Centre	Private Institution	Regional Centre	Residential	Service Station	Special Use
Land Use	Hosted STRA	<u>PD</u>	X	<u>PD</u>	<u>PX</u>	X	<u>PD</u>	X	<u>PX</u>	<u>PD</u>	X	<u>PX</u>	P	X	Refer Schedule 4
	Unhosted STRA	<u>AX</u>	<u>XX</u>	<u>AD</u>	A	X	D	X	D	D	X	D	A	X	
	Tourist and Visitor Accommodation	X	X	D	X	X	X	X	X	X	X	D	X	X	

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- c) Inserting 'Hosted [STRA](#)', 'Unhosted [STRA](#)' and 'Tourist and Visitor Accommodation' land uses in Table 6.8.6 - Table 6.8.6 - Mirrabooka Town Centre Land Use Permissibility Table as follows:

	Land Use	Business	Mixed Business	Mixed Use	Regional Centre	Residential	Civic
Land Use	Hosted STRA	PD	PX	PX	PX	P	X
	Unhosted STRA	AX	AX	D	D	A	X
	Tourist and Visitor Accommodation	X	X	X	D	X	X

- d) Inserting 'Hosted [STRA](#)', 'Unhosted [STRA](#)' and 'Tourist and Visitor Accommodation' land uses in Table 6.11.9 - Stirling City Centre Land Use Permissibility Table as follows:

	Land Use	Mixed Use	Business	Restricted Business	City Residential	Suburban Residential	Civic
Land Use	Hosted STRA	PX	X	X	P	P	X
	Unhosted STRA	D	X	X	A	A	X
	Tourist and Visitor Accommodation	D	X	X	X	X	X

- e) In Schedule 1 – Land Use Definitions, delete the following definitions:

- 'Bed and Breakfast';
- 'Motel'; and
- 'Short Stay Accommodation'

- f) Inserting the following definitions into Schedule 1 – Land Use Definitions and Schedule 13, Appendix 3 – Defined Land Uses

tourist and visitor accommodation —

- (a) means a building, or a group of buildings forming a complex, that —
- (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;
- and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
- (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation;

hosted short-term rental accommodation means any of the following —

- a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;
- b) short-term rental accommodation that is an ancillary dwelling here the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;
- c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement;

short-term rental accommodation —

- (a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but
- (b) does not include a dwelling that is, or is part of, any of the following —
 - (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - (ii) a caravan park;
 - (iii) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (iv) a park home park;
 - (v) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);

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(vi) workforce accommodation;

short-term rental arrangement means an arrangement under which —

- (a) a dwelling, or part of a dwelling, is provided for occupation by a person; and
- (b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

unhosted short-term rental accommodation means short-term rental accommodation that —

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night;

g) delete reference in Table 13.1 – Land Use Categories of Schedule 13 to the following land use types:

- a) Bed and Breakfast;
- b) Motel;
- c) Short Stay Accommodation; and
- d) Serviced Apartments

h) Insert in Table 13.1 – Land Use Categories of Schedule 13 the following land use types in Land Use Type 5A Permanent Residential:

- a) unhosted short-term rental accommodation; and
- b) 'hosted short-term rental accommodation'

i) Delete the reference to Hotel, Motel and Short Stay accommodation from section 6.8.8, & 6.8.14 add in and 'hosted short-term rental accommodation' its place to this section

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

LOCAL PLANNING SCHEME NO 3 - AMENDMENT NO. 131

Adopted by resolution of the Council of the City of Stirling at the meeting of the
Council held on the day of 20 .

MAYOR

CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Stirling at the Meeting of the
Council held on the day of 20 and the Common Seal of the City of
Stirling was hereunto affixed by the authority of a resolution of the Council in the
presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for
Final Approval

Delegated under S.16 of PD Act 2005

Date _____

Final Approval granted

MINISTER FOR PLANNING

Date _____

Local Planning Scheme No.3
Amendment No.131

Local Planning Scheme No 3 definitions to be deleted under STRA RegulationsBed and Breakfast

means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

Motel

means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Control Act 1988;

Short Stay Accommodation

means premises used for accommodation that may be occupied by the same person/s for a maximum period of three months within any twelve month period, and are not subject to residential tenancy agreements (residential leases).

6.19 SHORT-TERM RENTAL ACCOMMODATION

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. APPLICATION OF THIS POLICY

- a) This Policy applies to all proposals for Unhosted STRA developments that operate for more than 90-nights in a calendar year.
- b) Where this local planning policy is inconsistent with the provisions of a specific local development plan, structure plan or other local planning policy that applies to a specific site area, the provisions of that document shall prevail.

2. PURPOSE

This Policy provides a framework to manage the use of residential properties for short-term rental purposes. The policy seeks to balance the economic and tourism benefits of STRA with the need to protect residential amenity, maintain neighborhood character aligning with the City's strategic framework.

3. OBJECTIVES

- a) To ensure the location, scale and operation of Unhosted STRA is suitable, preserving the amenity of the area for the existing residents.
- b) To encourage and support tourism growth at coastal nodes and areas of high tourism value.
- c) To encourage Unhosted STRA along high frequency transport corridors.
- d) To ensure Unhosted STRA operates in a manner that does not negatively impact amenity of adjoining residents regarding intensity of use, hours of operation, noise, parking, light spill, waste management and the provision of facilities.
- e) The number of occupants is to be appropriately scaled to the size of the dwelling to ensure an acceptable amenity and living space is provided.

4. PROVISIONS

4.1 MANAGEMENT PLAN

Development applications for Unhosted STRA should be accompanied by a Management Plan which details how potential amenity impacts will be proactively managed (refer to Appendix 1).

Policy Manual



4.2 PURPOSE BUILT

- a) Proposals for Unhosted STRA must comply with the provisions of the applicable Residential Code (R-Code), Local Planning Scheme, Local Planning Policy, Local Development Plan and Structure Plan.
- b) In the absence of built form controls, the proposal is to align with State Planning Policy 7.0 – Design of the Built Environment.

4.3 SIGNAGE

- a) ~~Unhosted STRA is required to provide signage that does not exceed an area of 0.5m² and one sign per dwelling. Where a site contains multiple Unhosted STRA's, the signage shall be consolidated.~~
- b) Signage is to include the phone number of the property owner/manager.

4.34 DWELLING OCCUPANCY

- a) Unhosted STRA should have a maximum occupancy of no more than two persons per bedroom. Persons under 16 years of age are exempt from this restriction. Rooms not designed as bedrooms (e.g. lounge/dining/living/theatre rooms) will not be supported for use as bedrooms for the purpose of calculating maximum occupancy.
- b) Notwithstanding (a), Unhosted STRA within grouped and multiple dwelling developments shall have a maximum occupancy of six persons.

4.45 PARKING

		Parking Bay Requirements
Bedroom Requirements	Ancillary Dwelling	1
	Studio / 1 Bedroom	1
	2-bedroom (or greater) dwellings	2
Person Requirements	8-10 persons	1 additional
	11-12 persons	2 additional
<i>The relevant 'Person Requirements' are to be added to the 'Bedroom Requirements'.</i>		

Visitor car bays and verge parking are not to be included as parking for Unhosted STRA.

4.56 PREFERRED LOCATIONS

In order to protect low density areas and provide a strategic planning approach in accordance with proximity to public transport and activity, Unhosted STRA should be located within:

Policy Manual



- a) 400m of a Centre identified in the City of Stirling's Local Planning Strategy; or
- b) 200m of a Corridor Class 1, Class 2 and Class 3 road as identified in the Local Planning Strategy; or
- c) 400m of the coastal MRS Parks & Recreation Reserve.

These preferred locations are illustrated in Appendix 3

Where proposed outside of the areas identified above, in order to prevent conflicts with residential amenity, development applications will need to demonstrate, through an Amenity Impact Statement how the impacts of the STRA can be mitigated.

4.67 AMENITY IMPACT STATEMENT

Proposals for Unhosted STRA outside of preferred locations must include a written amenity impact statement which demonstrates how the proposal preserves the existing and future amenity of the area. The requirements of the amenity impact statement are provided in Appendix 2.

4.78 BUSHFIRE PRONE AREAS

Proposals for Unhosted STRA in bushfire prone areas are to provide evacuation guidance and communicate this to accommodation guests.

5. CONSULTATION

All Unhosted STRA applications will be advertised in accordance with clause 64 of the Deemed Provisions and the City's Local Planning 6.18 – Public Consultation.

6. VARIATIONS

Where an Unhosted STRA proposal does not meet the provisions of this Policy, the proposal will be assessed against the Objectives of this Policy.

7. DEFINITIONS

Amenity:

As defined in the Planning and Development (*Local Planning Schemes*) Regulations 2015.

Note: This includes the 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in

Policy Manual



the public, communal and private domains and includes the enjoyment of sunlight, outlook, privacy and quiet. It also includes protection from pollution and odours.

Hosted Short-Term Rental Accommodation:

As defined in the Planning and Development (*Local Planning Schemes*) Amendment (*Short-Term Rental Accommodation*) Regulations 2024.

Streetscape:

Means the visible components in a street between the facing buildings, including the form of the buildings, garages, setbacks, fencing, driveways, utilities, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.

Short-Term Rental Accommodation:

As defined in the Planning and Development (*Local Planning Schemes*) Amendment (*Short-Term Rental Accommodation*) Regulations 2024.

Unhosted Short-Term Rental Accommodation:

As defined in the Planning and Development (*Local Planning Schemes*) Amendment (*Short-Term Rental Accommodation*) Regulations 2024.

8. RELATED DOCUMENTS

- City of Stirling Local Planning Scheme No.3
- Planning and Development Act 2005
- Short-Term Rental Accommodation Act 2024
- Planning and Development (Local Planning Schemes) Regulations 2015
- State Planning Policy 7.0 – Design of the Built Environment
- State Planning Policy 7.3 Residential Design Codes
- Department of Planning, Lands and Heritage - Position Statement: Planning for Tourism and Short-term Accommodation
- Department of Planning, Lands and Heritage - Planning for Tourism and Short-term Rental Accommodation Guidelines
- Planning Bulletin 115/2024: Short-Term Rental Accommodation (STRA) – Guidance for Local Government
- Health Local Law 2009
- Local Planning Policy 6.1 Advertising Signs
- Local Planning Policy 6.7 Parking and Access

Appendix 1 – Model Management Plan for Short Stay Accommodation

MANAGEMENT PLAN FOR SHORT STAY ACCOMMODATION AT

ADDRESS

PREPARED FOR THE CITY OF STIRLING

The property at **ADDRESS AND DESCRIPTION.**

We believe making this property available for short term accommodation will positively contribute to the surrounding locality by providing diversity of accommodation types in the city.

It will be managed in a way that protects the amenity of the surrounding community.

MANAGEMENT PLAN

Managers

NAMES

CONTACT

ADDRESS

Bookings

All bookings will be made through the Air BNB platform with settings in place which only allow people with previous positive reviews to book instantly. Anyone else must request to book, giving us the time to do background checks before allowing them to book.

Occupancy

Bookings will be made to a maximum of six persons. Visitors may visit but not stay overnight.

Check In

At the time of booking online, guests are to read and agree to the House Rules which specifically state:

No parties or events

Quiet house after 9pm

Check in time is 3pm to 9pm daily. Guests will be provided with a code for lockbox containing a key for entry into the property. Guests to check in by 9pm. Check ins are not permitted between 9pm to 7am.

Check Out

Checkout time is between 7am and 10am on the day of departure, unless former arrangements have been made with the Manager.

In the event that the Manager grants approval for check out before 7am, guests are to ensure that noise is kept to a minimum, so it does not create a nuisance to the neighbours.

Complaints Management

Complaints can be resolved at the neighbour level or via the Manager. If neighbours believe that residents are not being respectful of the Code of Conduct, they are to contact the

Manager., who lives in the same group of apartments, and will respond promptly. If neighbours are having issues with the operation of the property or any other general issues, they are encouraged to contact the Manager to further discuss such issues.

Before occupation of the proposal, the Manager will arrange to introduce himself to the adjoining neighbours and provide his name and contact details. The Manager will record and keep a record of all complaints which will be available for inspection by an authorised City Stirling Officer, during normal working hours.

The Manager will maintain the Complaint Register, which will contain the following information:

1. a) The date and time of the complaint
2. b) The name and address of the complainant
3. c) The nature of the complaint
4. d) Investigations carried out
5. e) Actions taken
6. f) Response provided to complainant

A copy of this Management Plan will be made available to neighbours. Neighbours will be provided with the contact details the Manager. The Manager is to maintain a Register of all occupants referred to in the Management Plan.

Neighbours are to be provided with the following in regard to Short Stay Accommodation at Unit 2/36 Weaponess Road.

1. a) A copy of the Code of Conduct
2. b) A copy of the Complaints Management Procedure
3. c) Contact details which allows neighbours to engage with the Manager in the event of antisocial behaviour, particularly after hours, if not addressed directly with the guests.

Neighbours are encouraged to contact the police if they have concerns that any illegal activity is taking place at **ADDRESS**.

Complaints can be divided into categories. The process for each is detailed as follows:

Level 1 Complaint (Minor Noise Disturbance / or Complaint)

In the event of Level One Complaint, the following procedures to be adopted.

- I. The neighbour is encouraged to contact the guest to advise of the concern.
- II. Alternately, or in the event that the concern is not resolved, the neighbour is to contact the Manager.
- III. The Manager will contact the guest to advise the nature of the complaint and remind the guests of the obligations under the Code of Conduct, and / or explain the nature of the concern raised.
- IV. If the issue is not resolved and a further complaint is received, the Manager will attend the site and guests will be required to leave.

Level 2 Complaint (Major Noise Disturbance or Party)

Guests are encouraged to enjoy their time on the property, but as outlined in the Code of Conduct, parties are not permitted, and noise should be minimised after 9pm and before 7am.

If a Level 2 complaint is received, the following procedure is to be adopted:

The Manager will attend the premises within one hour of the complaint to verify if this is a major noise disturbance or party.

If the complaint and the issue is deemed to be a Level 1 Complaint, then procedure for Level 1 should be followed.

If the complaint is verified as a Level 2 Complaint, the guests will be evicted in accordance with the Code of Conduct.

Car Parking

There are **PARKING DETAILS**. Guest vehicles are to be parked within the allocated parking bays. Guests are not permitted to park on the access driveway, or on the **ROAD** verge area.

Private Outdoor Spaces

The property has a balcony area as well as a ground level outdoor living space which is for the private use of the guest/ guests. Guests should be mindful of the proximity to the residences to the east & west, and to the common shared access driveway, to keep noise to an acceptable level and ensure lighting does not impact upon the neighbour's amenity. No smoking is allowed on the property.

Length of Stay

Premises are available for a minimum stay of 2 nights for a maximum 30-day continuous stay. The property will be cleaned prior to check in. Guests will be provided with a vacuum cleaner, washing machine and all necessary cleaning products to use as they wish.

Individual bedrooms shall not be leased or sublet separately.

The Manager is to be made aware of any changes to the booking in terms of the number of guests being accommodated.

Register

A Register of all guest bookings will be kept by the Manager, available for inspection by the Authorised Officer of the City of Stirling and shall contain the names and contact details of guests.

Maintenance

Maintenance refers to both building maintenance and care of the gardens. Maintenance will be carried out by properly skilled tradespeople and under the direction of the Managers. Maintenance will preferably be performed at a time between occupancy unless it is urgent and requires attendance at the time of occupancy.

The Manager will be responsible for the maintenance of all plants and reticulation.

Other than in the case of an emergency, any maintenance contractors or staff will be engaged to attend during normal business hours, as already confirmed minimising disruption to guests and the neighbours.

All linen will be changed between guests. Laundering will be carried out off site. There will be provision of a washing machine and clothesline for guest's private use.

Guest Guide

The Manager shall produce and provide a folder setting out the following information for the guests upon arrival. Information contained therein:

1. The Manager and contact details.
2. Code of Conduct
3. Procedure in the event of an alarm going off.
4. Wi Fi device name and password
5. Key lockbox code
6. Tv information
7. Air conditioning operation
8. Location of first aid kit
9. Rubbish bin location and procedure for collection of rubbish bins.
10. Check in time.
11. Check out time.
12. Local restaurants and shopping guide
13. Activities managed by the City of Stirling
Local parks and recreation
14. Other major attractions
15. Important contact numbers
16. Other information of interest

Manager's Responsibilities

- general hosting including liaisons with guests, Cleaning/laundry providers, and representatives from the City of Stirling
- Cleaning organisation, supervision and inspection
- Procedure for bin collection and return to the bin store by Manager.
- Laundry requirements off site
- Garden preventive maintenance.
- Building preventative maintenance

The Manager shall maintain:

- The Register of Complaints
- A register of all guests

Appendix 2 - AMENITY IMPACT STATEMENT Requirements

The Amenity Impact Statement is to demonstrate how the proposal engages with and responds to its location and surrounding context. Example below:

APPLICANT DETAILS

Name:

Contact Number:

Property Address:

DESCRIPTION OF UNHOSTED STRA

Accommodation Type (*single dwelling, apartment, grouped dwelling*):

Maximum Number of Guests:

Number of Bedrooms:

Duration of Stay (Min/Max Nights):

Facilities Provided:

RESPOND

Explain how the proposal suits the site and surrounding area (*identify any nearby sensitive land uses*)

IMPACT ON LOCAL AMENITY

Expected noise levels during operation and relevant measures in place

Expected increase in vehicle traffic, availability of parking and measures proposed to manage this.

Provision of security lighting, controlled access on site, etc.)

Waste management plan and cleaning procedure

ENGAGEMENT

Summary of consultation with neighbours and residents (*if any*)

Summary of feedback received from community (*if any*)

Appendix 3 -STIRLING ACTIVITY CENTRE AND CORRIDOR MAP

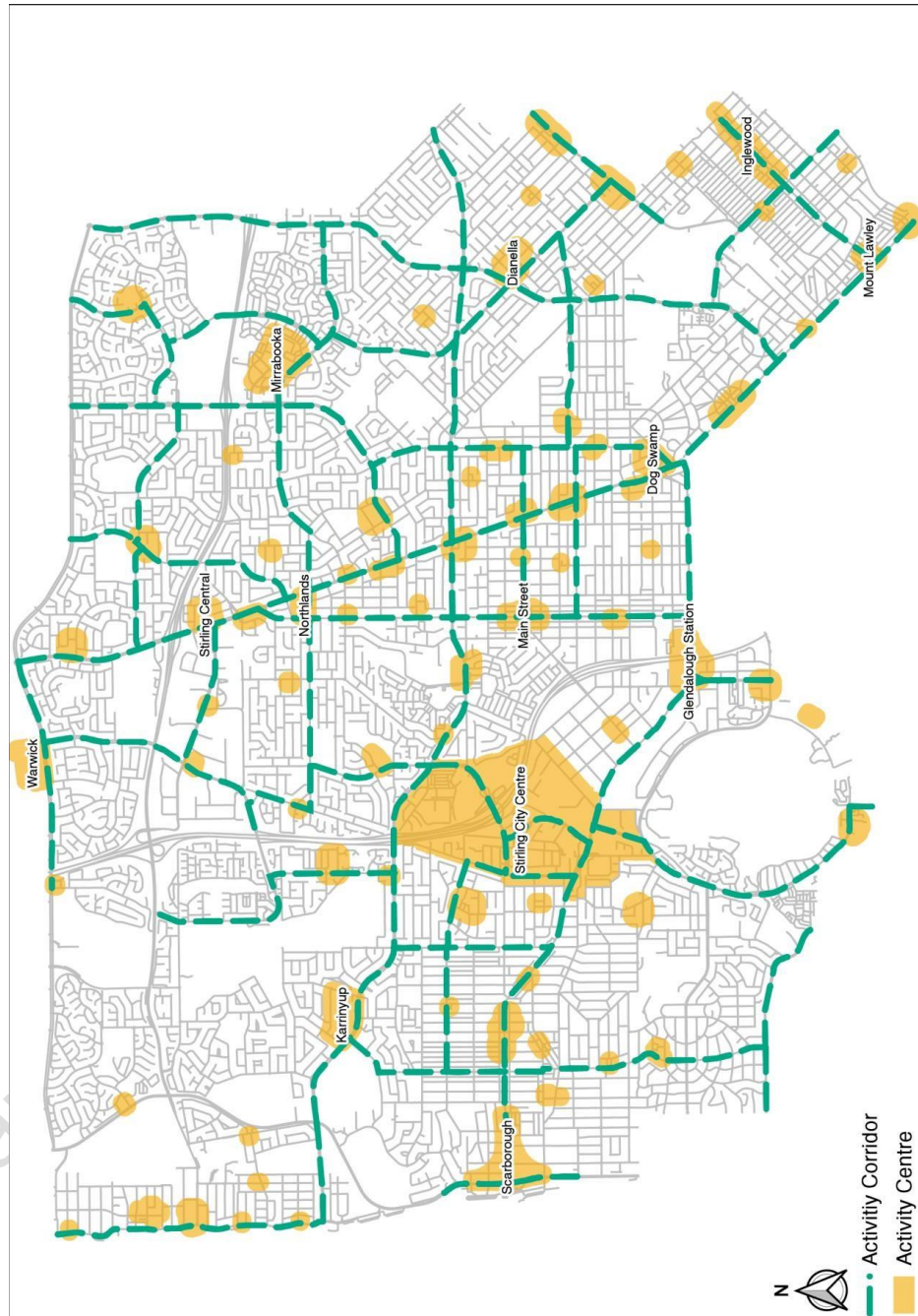


Figure 1: Location of Activity Centres and Urban Corridors

Note: Refer to 'StirlingMaps' on the City's website for the exact locations.

OFFICE USE ONLY:**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date
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Modified		
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Submissions and officers' comment – Local Planning Scheme No.3 - Amendment No.131

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
1	Signage on unoccupied short-term properties will promote burglary.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
2	Parking required is excessive for two-bedroom properties. Majority of two-bedroom dwellings within the City only have one parking bay currently.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
	Does not support inclusion of preferred locations. This in turn creates non preferred locations. This could affect local businesses.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
	Signage requirement can make it easier for people to decipher that a property is used for short term rental accommodation and that it may be vacant. This could increase the risk of crime to the property.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
3	Parking required is excessive for two-bedroom properties. Majority of two-bedroom dwellings within the City only have one parking bay currently.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
	Does not support inclusion of preferred locations. This in turn creates non preferred locations. This could affect local businesses.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Signage requirement can make it easier for people to decipher that a property is used for short term rental accommodation and that it may be vacant. This could increase the risk of crime to the property.	This comment is in relation to Local Planning Policy 6.19 Short Term Rental Accommodation not Scheme Amendment No.131. The Scheme Amendment does not specify management requirements but rather alters the permissibility within the zoning table to align with Regulation changes.
4	Department of Fire and Emergency Services (DFES) note that the State Planning Policy 3.7 is not applicable to changes of use to Short Term Rental Accommodation, however DFES can still provide advice on any proposals requiring planning approval for other reasons.	Noted.
5	<p>The Urban Mobility (UM) division of Department of Transport (DoT) has reviewed the submitted documents and advises that DoT has no comment to provide.</p> <p>DoT has not liaised with Main Roads WA (MRWA) or the Public Transport Authority (PTA) with regards to this response. It is recommended the City contact MRWA and PTA directly if their comments are required.</p>	Noted.
6	The Department of Education understands the City proposes to amend its planning documentation to align with the state government changes on hosted and un-hosted STRA proposals. The Department has reviewed the STRA information and notes the City has prepared policy objectives to preserve the local amenity and that advertising will be conducted should there potentially be any adverse impacts to surrounding residents/occupants.	Noted.

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	In view of the above, DoE has no objections to the proposals and is aware it conforms to the state government's objectives.	
7	In regard to the draft Local Planning Policy 6.19, MRWA recommends the wording of <i>Section 5 - Consultation</i> be amended to include Clauses 66 and 67 of the Deemed Provisions for Local Planning Schemes as per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , in order to capture referral of applications to other relevant agencies.	Noted. No changes are proposed as the referral requirements are already covered in <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
8	As this Scheme amendment & change of use does not cause increased demand to water and wastewater services, Water Corporation has no objections to both proposed LPP 6.19 or the proposed STRA Scheme Amendment No.131.	Noted.

Submissions and officers' comment – Local Planning Scheme No.3 – Local Planning Policy 6.19

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
1	Support introduction of Policy for guidance. Suggest objectives be altered to not "encourage" locations but to ensure they are located in areas of high frequency transit accessibility.	Preferred location provision has been introduced to align with the City's Local Planning Strategy. Policies are due regard documents and where an applicant can demonstrate their proposal will not cause an amenity impact, properties outside the preferred locations can be considered through the development application process.
	Suggest there should be requirements around the layout of dwellings. For example, dwellings with no private outdoor living area might be more appropriate due to amenity impacts on neighbours.	Noted Dwellings that will be used as STRA have generally been constructed to meet day to day living needs. The introduction of further controls based on the layout of a dwelling is not supported as this is considered to unnecessarily complicate the process.
	Consideration should be given as this is a commercial use, and it may not be appropriate in residential areas even those which have a high tourism value.	The State Government Position Statement: Planning for Tourism and Short-term Rental Accommodation states that local government should <i>promote the location of tourist accommodation in areas with the highest tourism amenity (for example beach access, views, facilities, availability of services) and adequate separation from, or management of, any interface with residential land uses.</i> The majority of STRA in the City are located areas with a high tourism value. As these are not causing amenity impacts, this is suggestive of their appropriateness. The City through the STRA Policy and associated Scheme Amendment is aligning with State Government requirements.
2	I don't like Airbnb in Scarbrough and think it not good in strata communities.	Scarborough is one of the City's premier tourism centres. The State Government planning bulletin recommends these uses be placed in close proximity to tourism areas and high frequency transit. The City through the Policy and associated Scheme Amendment is aligning with best practice and State Government requirements.

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		Strata requirements are down to the individual strata body and their by-laws for that complex. This is separate to the approval granted by the City.
3	<p>Parking required is excessive and does not align with Residential Design Codes.</p> <p>This existing requirement is both practical and sufficient for the majority of households and short-term accommodation guests, as it reflects contemporary urban planning standards and supports sustainability objectives. Requiring two parking spaces unnecessarily increases development costs.</p> <p>I urge the City to adopt a parking requirement of one bay per two-bedroom dwelling in alignment with the R-Code Volume 2 provisions and to better support sustainable urban planning principles.</p>	<p>The STRA Policy's parking requirements are based on the R-Codes. While based on R-Codes requirements for on-site car parking, officers consider that STRA users are likely to generate greater, not lesser car parking need due to the transient nature of the use of the property as a STRA. Long term residents are more likely to adapt lifestyles to rely on alternative modes of transport.</p> <p>Policies are due regard documents and where an applicant can demonstrate that the parking on site is sufficient for example close to high frequency public transport this can be considered through the development application.</p>
	<p>The current proximity thresholds for preferred locations risks excluding viable locations.</p> <p>Extending the proximity threshold to 1km for activity nodes and increasing the threshold for transport corridors to 500m would better support the City's objective of fostering tourism growth and encouraging developments near high-value amenities. Short term rentals contribute to the local economy.</p>	<p>Preferred location provision has been introduced to align with the City's Local Planning Strategy.</p> <p>Policies are due regard documents and where an applicant can demonstrate that their proposal will not cause an impact on the surrounding amenity properties outside the preferred locations can be considered through the development application process.</p>
	<p>West Coast Drive area is to be preserved due to its fragile coastline. More short-term rental properties and visitors in this area should be discouraged and if not the City should devote more time and money to its upkeep.</p>	<p>The coastline is a high tourism area for the City.</p> <p>The planning bulletin for STRA is broadly supportive of this use in tourism areas such as the coastline.</p> <p>The City actively maintains this important asset.</p>
4	<p>Short-term rentals should not be allowed to destroy the amending of the residential area.</p>	<p>he permissibility afforded in Scheme Amendment No.131 is in line with the direction from the DPLH.</p>

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	Signage should be provided with details of the owner/manager as often issues occur outside of hours.	The requirement to place signage with the owners' details on the property has been removed as a requirement from the STRA Policy. This is recommended to be removed based on concerns around security and safety.
	There should be a requirement for all short-term rentals to have someone living on site over the age of 30.	State Government through the Position Statement: Planning for Tourism and Short-term Rental Accommodation provides a framework to guide the appropriate location and management of tourism and short-term rental accommodation land uses. This does not extend to the age of those using STRA. Individual property owners through management plans for STRA properties determine appropriate age controls for those using STRA.
	Availability of parking is an issue especially along the coast.	The STRA Policy's parking standards require car parking to be provided on site, and does not allow the use of verge for car parking.
	Mapping provided if unclear and should be made clearer. Why is Island Market Trigg not included as an Activity Centre on Figure 1.	The mapping within the Local Planning Strategy (LPS) cannot be updated until the LPS is updated. The City's officers are undertaking this body of work, and improvements to mapping are one of the areas of improvement identified. The Island Market Trigg is not an identified included in the City's LPS.
5	Parking required is excessive for two-bedroom properties.	The STRA Policy's parking requirements are based on the R-Codes. While based on R-Codes requirements for on-site car parking, officers consider that STRA users are likely to generate greater, not lesser car parking need due to the transient nature of the use of the property as a STRA. Long term residents are more likely to adapt lifestyles to rely on alternative modes of transport. Policies are due regard documents and where it can be demonstrated that the parking on site is sufficient, for example where close to high frequency public transport this can be considered through the development application process.
	Does not support inclusion of preferred locations. This in turn creates non preferred locations.	Preferred location provision has been introduced to align with the City's Local Planning Strategy.

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
		Policies are due regard documents and where an applicant can demonstrate that their proposal will not cause an impact on the surrounding amenity properties outside the preferred locations can be considered through the development application process.
	Signage requirement is excessive.	The requirement to place signage with the owners' details on the property has been removed as a requirement from the STRA Policy. This is recommended to be removed based on concerns around security and safety.
	Recommend making short term rental accommodation a "P" use as advertising can often be skewed with ill-informed bias.	The permissibility changes under Scheme Amendment No.131 are in line with the required changes by the DPLH which recommend Unhosted STRA are either a discretionary (D) land use or a use that requires advertising (A).
6	DFES note that the State Planning Policy 3.7 is not applicable to changes of use to Short Term Rental Accommodation, however DFES can still provide advice on any proposals requiring planning approval for other reasons.	Noted.
7	<p>The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT has no comment to provide.</p> <p>DoT has not liaised with Main Roads WA or the Public Transport Authority with regards to this response. It is recommended the City contact MRWA and PTA directly if their comments are required.</p>	Noted.
8	The Department of Education understands the City proposes to amend its planning documentation to align with the state government changes on hosted and un-hosted STRA proposals. The Department has reviewed the STRA information and notes the City has prepared policy objectives to preserve the local amenity and that advertising will be conducted should there potentially be any adverse impacts to surrounding residents/occupants.	Noted.

SUBMISSION NUMBER	SUBMISSION COMMENT	OFFICER COMMENT
	In view of the above, the Department has no objections to the proposals and is aware it conforms to the state government's objectives.	
9	In regard to the draft Local Planning Policy 6.19, Main Roads recommends the wording of <i>Section 5 - Consultation</i> be amended to include Clauses 66 and 67 of the Deemed Provisions for Local Planning Schemes as per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , in order to capture referral of applications to other relevant agencies.	Noted. No changes are proposed as the referral requirements are already covered in <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
10	As this Scheme amendment does not cause increased demand to water and wastewater services, Water Corporation has no objections to both proposed LPP 6.19 or the proposed STRA Scheme Amendment No.131.	Noted.

Councillor Elizabeth Re disclosed an Impartial Interest in Item 12.2/CF5 as she is a member of Perth Glory.

12.2/CF5 MIRRABOOKA TOWN CENTRE STATUS UPDATE

Business Unit:	City Future	Service: City Future Projects
Ward:	Balga	Location: Mirrabooka Town Centre
Applicant:	Not Applicable	

Role

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

Council Resolution

0825/013

Moved Councillor Proud, seconded Councillor Perkov

- 1. That Council NOTES the update on the status of City led initiatives for the Mirrabooka Town Centre.**
- 2. That the City INVESTIGATES future opportunities and actions through the preparation of a new Local Planning Strategy, informed by appropriate stakeholder engagement.**

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

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

Against: Nil.

Committee Recommendation

1. That Council NOTES the update on the status of City led initiatives for the Mirrabooka Town Centre.
2. That the City INVESTIGATES future opportunities and actions through the preparation of a new Local Planning Strategy, informed by appropriate stakeholder engagement.

Officer's Recommendation

1. That Council NOTES the update on the status of City led initiatives for the Mirrabooka Town Centre.
2. That the City INVESTIGATES future opportunities and actions through the preparation of a new Local Planning Strategy, informed by appropriate stakeholder engagement.

Purpose

At its meeting held 13 May 2025, Council resolved (Council Resolution Number 0525/013) that a report be presented in August 2025 to provide a status update on the implementation of the Mirrabooka Town Activity Centre Plan, including opportunities for City assets in the Town Centre to deliver positive land-use, economic, and social outcomes for the area. The review will be informed by stakeholder engagement associated with the preparation of the City's new Local Planning Strategy and Strategic Community Plan.

Background

Extensive planning for the Mirrabooka Town Centre has occurred over the past 25 years, culminating in the Western Australian Planning Commission's (WAPC) approval of the Centre Plan in November 2021. The purpose of the Centre Plan is to facilitate and coordinate the future subdivision, zoning, and development guidance for the built-form and public realm of the area.

The Centre Plan contains the following Vision statement for the area:

"To create a centre with a diverse range of uses, which is attractive, safe and is a focus for the region's shopping and service needs."

Mirrabooka Town Centre is identified as a strategic place within the City's recently endorsed Investment Attraction Framework (IAF), with vibrancy, place activation, and walkability recognised as key focus areas for attracting investment.

Limited new development has occurred in the area over the past five years, with several factors including broader property market cycles influencing this trend. In response, the City has taken proactive steps to support future growth. Several amenity-led initiatives have been undertaken to encourage investment and stimulate further development. These initiatives are outlined below.

Details

Mirrabooka Town Square Upgrade

The Mirrabooka Town Square is centrally located on Sudbury Road, between the Mirrabooka Bus Station and The Square Mirrabooka shopping centre. An upgraded Town Square with supporting activation is identified as a priority project in the IAF and key to unlocking the Town Centre's potential. In 2024, Council committed \$1 million to upgrade the Town Square which is expected to be reopened to the public by September 2025. This project aims to provide a catalyst to improve safety and vibrancy of the surrounding area.

Plans for the upgrade include new native trees and plants, bench seating, upgraded lighting and a wooden style deck (refer Attachment 1). This has led to a well-established Western Australian café (Dome) committing to a long-term lease of the vacant ground floor of a building overlooking the Town Square. Plans for this development include construction of a decked alfresco area that will significantly contribute to the activation and surveillance of the Town Square. The City will also be implementing a dedicated operation to establish new behaviour norms for the new Town Square when it opens.

As part of the Town Square upgrade, three new public art projects have been commissioned to enhance the space and foster a welcoming environment for the community (Attachment 2).

- **Project 1:** A collaboration between two artists and Boyare Primary School students has resulted in 30 painted street bollards along Sudbury Road, showcasing themes of culture, community, and connection.
- **Project 2:** A local Nyoongar/Yamatji artist will design inclusive artwork for new shade sails, sharing stories of the Wadjak/Mooro people and celebrating 'Country, Community and Culture'.
- **Project 3:** A wood sculptor will carve local animals and plants into logs placed throughout the square, encouraging play and engagement with nature.

To further explore opportunities for activation of the upgraded Town Square, the City is progressing plans for a market event. The event would involve the temporary closure of a portion of Sudbury Road to vehicular traffic, enabling safe pedestrian movement and creating a continuous connection between the eastern entry of The Square Mirrabooka shopping centre and the City's Mirrabooka Hub, via the Town Square and the forecourt area of the Mirrabooka Bus Station.

The market event will demonstrate how the space can be used in the future and provide an opportunity to collaborate with local businesses, including The Square Mirrabooka, and support local traders who represent a significant portion of the community. The operation of a successful market at this location will reinforce its use for community-based events, assisting in activating the main street and generating positive flow-on effects for surrounding businesses.

Events and Activation

Vibrancy and place activation are identified as key focus areas for investment attraction within the Mirrabooka Town Centre under the City's IAF. A number of events have been, or are scheduled to be, delivered in the Town Centre through the City's advocacy and sponsorship commitments. These initiatives align with strategic priorities to activate precincts, foster international engagement, and stimulate local economic development. Collectively, they are expected to drive increased visitation, elevate the profile of Mirrabooka, and support broader revitalisation and place-making outcomes across the precinct.

Mirrabooka NAIDOC Event

The City continues to support the Mirrabooka NAIDOC Event, one of Western Australia's largest cultural celebrations, attracting over 4,000 attendees in 2024. The 2025 event, held on 10 July, marked 50 years of NAIDOC Week and celebrated the theme "*The Next Generation: Strength, Vision & Legacy*", honouring emerging Aboriginal leaders and their connection to Country and community.

Key City Actions:

- Active participation in the Mirrabooka NAIDOC Committee alongside 13 partner organisations.
- Delivery of cultural programming including live performances, workshops, and the Mirrabooka NAIDOC Awards.
- Continued development of the City's fourth Reconciliation Action Plan in collaboration with local stakeholders.

Economic and Social Impact:

- Strengthened community cohesion through inclusive, multicultural engagement.
- Increased visitation and activation of the Mirrabooka Town Centre, supporting local businesses and services.
- Enhanced cultural awareness and pride among residents, particularly Aboriginal and Torres Strait Islander communities.
- Recognition of local leaders and organisations contributing to health, education, and social wellbeing.

Perth Glory players also joined the NAIDOC event after finishing their training session at the new training and administration base at Stirling Leisure – Mirrabooka, establishing the benefits of this investment in the Town Centre.

The NAIDOC event reinforces Mirrabooka's role as a vibrant, culturally rich hub and aligns with the broader goals of the Centre Plan to foster a connected, inclusive, and economically resilient community.

Sporting Events

Squash - 2026 World Squash Masters Championships

The World Squash Masters Championship will be held from 30 August to 6 September 2026 at the Mirrabooka Squash Centre. The event is expected to attract over 1,000 participants from more than 55 countries, with competition taking place across 14 courts and a temporary all-glass show court to be installed within the town centre precinct.

Basketball – 2026 Summer Jam Championship

The Summer Jam Basketball Championship is scheduled to take place in 2026 at the Stirling Leisure – Mirrabooka main stadium. The tournament is expected to attract regional and metropolitan participants.

Softball – 2027 World Police and Fire Games

The Mirrabooka International Softball Centre has been confirmed as the host venue for the softball competition as part of the World Police and Fire Games (WPFG), scheduled to take place in Perth in March 2027. The WPFG is expected to attract over 8,500 athletes from more than 70 countries, competing across 65 sports.

Together, these cultural and sporting events demonstrate the growing role the City is taking developing the Mirrabooka Town Centre as a focal point for community engagement, international visibility, and precinct activation. Continued investment in programming, partnerships, and infrastructure will be critical to sustaining this momentum and realising the long-term objectives outlined in the Centre Plan and the City's Investment Attraction Framework.

Perth Glory

The Perth Glory Training and Administration Facility in Mirrabooka is a priority project under the City's IAF. In October 2024, Council approved the accommodation of Perth Glory within the Mirrabooka Town Centre at Stirling Leisure – Mirrabooka and Mirrabooka Regional Open Space (ROS). This initiative is expected to deliver a range of activation, economic, and community outcomes for the Town Centre. A bespoke Sponsorship Agreement associated with the facility will deliver tangible benefits to the City and a number of community organisations already based at Stirling Leisure – Mirrabooka, including Rebound WA, Warwick Senators Basketball, A Stitch in Time, and Rhinos Basketball.

Perth Glory successfully advocated for \$1.2 million from the State Government with \$1 million towards works at Mirrabooka ROS and Stirling Leisure – Mirrabooka, and \$200,000 towards works at Dryandra Reserve / Fragrant Gardens Reserve to facilitate the relocation of Northern City Football Club. These works included:

- Turf upgrades
- Changeroom upgrades
- Fencing

The City allocated \$700,000 for works at Mirrabooka ROS, Stirling Leisure – Mirrabooka, Dryandra Reserve and Fragrant Gardens which was increased to \$1.25 million through mid-year budget review. These works included:

- Refurbished of meeting rooms for community user groups
- Secure car paring / storage for the City and Rebound WA
- Facility signage upgrades
- CCTV upgrades
- Facility landscaping upgrades

Parking Management

The City has received ongoing concerns about vehicles parking on vacant sites and damaging paths and verges, affecting the precinct's appearance. In response, the City's Community Safety Team developed a parking management plan for the Mirrabooka Town Centre, aligned with the City Wide Parking Principles to ensure a consistent and flexible approach to managing parking and preserving the area's visual amenity. Enforcement follows a phased 'Engage, Educate, Enforce' model, with voluntary compliance as the preferred outcome.

The City has implemented a phased approach to parking management in the Mirrabooka Town Centre, involving the following actions:

- The City installed bollards in January/February 2025 to prevent unauthorised vehicle access and parking on vacant landholdings along Milldale Way. Temporary parking arrangements were implemented on (part of) 15 Milldale Way and at the Stirling Leisure – Mirrabooka carpark for Department of Communities employees from February to July 2025.
- A communications plan was launched to inform the community about access changes, promote safe parking, and highlight alternative transport options.
- Parking enforcement by the City's Community Safety Team.

- The City has reached an agreement with the Department of Communities whereby the City receives a fee to manage a temporary staff parking area at 15 Milldale Way. This opened on 28 July 2025.
- The City will also be undertaking upgrades to the Mirrabooka hub carpark to include CCTV, lighting and revised parking restrictions.

City Landholdings

A significant proportion of Mirrabooka has historically been owned by the City and State government agencies, due to early plans for the broader area's development as a satellite city. The City's land ownership has rationalised over time as the Town Centre has evolved (refer Attachment 3).

The City currently owns several key properties within the Town Centre, primarily used for community infrastructure and public open space, including:

- Mirrabooka Regional Open Space
- Stirling Leisure – Mirrabooka
- Mirrabooka International Softball Centre
 - Softball WA's current lease at the site is set to expire in 2031, with no further renewal options available. The club has been formally advised of the need to relocate upon lease expiry. Future planning of this site will be considered as part of the preparation and engagement of the Local Planning Strategy.
- Mirrabooka Community Hub & Library
 - The Mirrabooka Community Hub, comprising Stirling Libraries – Mirrabooka, Stirling Leisure – Mirrabooka and Mirrabooka Community Centre, is identified in the City's Community Infrastructure Plan (CIP) as one of five key hubs across the City. The Action Plan for Mirrabooka recommends pursuing redevelopment of the Hub to better support the delivery of integrated community services and address current social infrastructure duplication.
 - Approximately 45 community service organisations operate in Mirrabooka, with 26 located within a 200m radius of The Square Mirrabooka. Consolidating many of these services within a redeveloped Hub would enable economies of scale, reduce overheads, and provide the community with a more accessible, one-stop model of service delivery. This approach also presents opportunities to repurpose existing landholdings and buildings for residential and mixed-use development, addressing the current concentration of government and not-for-profit agencies in the Town Centre.
- Mirrabooka Town Square
- 22 Chesterfield Road, Mirrabooka

In January 2025, the City released two vacant sites to market within the Town Centre, at 23 Milldale Way and 24 Milldale Way, Mirrabooka. Both sites were contracted and successfully settled. Contractual controls have been applied to ensure development proceeds, with the intent of catalysing further investment in the Town Centre.

Public Realm, Safety and Walkability

The public realm within the Town Centre currently requires improved management and maintenance, with issues such as inconsistent landscaping, poor lighting, and general upkeep detracting from the overall amenity and safety of the area.

Addressing these concerns aligns with the IAF's action areas relating to place safety and walkability, and reflects priorities raised through local community engagement. Improvements to the public realm will support better pedestrian movement, encourage greater use of public spaces, and contribute to a more functional and welcoming environment for residents, businesses and visitors.

Future Mirrabooka

Planning Framework

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) require local governments to prepare a Report of Review every five years. A Report of Review provides an overview of the subdivision and development activity, lot take-up and population changes within the local government area. It also considers whether the local government's local planning scheme, local planning strategy, and any structure plan or local development plan approved under the scheme are satisfactory.

Existing provisions which guide the development of areas where the City is seeking to focus future growth, including the Mirrabooka Town Centre, are presented through multiple layers that may be perceived as complex to navigate.

In 2018, Council considered a Report of Review in 2018 which recommended the City's current Local Planning Scheme No.3 (LPS3) be repealed and replaced by Local Planning Scheme No.4 (LPS4) (Council Resolution Number 0418/019). At its meeting held 10 June 2025, Council considered a report on the outcomes of advertising draft LPS4 and resolved to support it, subject to modifications, and provide draft LPS4 and relevant documents to the WAPC for final assessment and determination.

Since the City's initial Report of Review, there have been significant changes to State planning legislation, the City's local planning framework, as well as demographics, development trends and forecasts. At its meeting held 11 June 2024, Council resolved to approve the Report of Review, recommending the City prepare a new Local Planning Strategy (Council Resolution Number 0624/007). The City has commenced the preparation of data to inform the new Local Planning Strategy, that will be supported by technical reports, stakeholder engagement and consultation.

The primary purpose of a local planning strategy is to set out the long-term planning directions for the local government, through identification of issues and opportunities, and targeted actions under the key themes of:

- Community, Urban Growth and Settlement
- Economy and Employment
- Environment
- Infrastructure

The preparation of the City's new Local Planning Strategy coincides with the drafting of a new Strategic Community Plan, which outlines the community's vision, aspirations, and objectives. To ensure consistency and avoid consultation fatigue, stakeholder engagement for both documents will be coordinated. This alignment will also support a more integrated approach to planning and community development.

With the progression of draft LPS4 and the removal of overly prescriptive planning controls, updates to the Centre Plan will be necessary to ensure it remains fit for purpose. Given Mirrabooka Town Centre's classification as a 'Secondary Centre', the new Local Planning Strategy will identify it as a Planning Area with specific issues, opportunities, and targeted actions for the Precinct.

Updating the Centre Plan presents an opportunity for the City to reassess how future subdivision, zoning, and development within the Town Centre will be coordinated. This includes considering the strategic planning of City-owned assets and community facilities to ensure alignment with broader redevelopment goals.

Early work on the Local Planning Strategy has also identified that approximately 60% of the vacant land in the Town Centre is owned by the State. As part of the Centre Plan review, the City will consider whether further refinements are required and will engage with relevant State agencies to facilitate the redevelopment of these sites.

Financial Assessment and Implications

Council has approved the 2025/26 Budget which includes the preparation of the City's new Local Planning Strategy.

The work associated with the City's review of the Centre Plan and Strategic Community Plan will be delivered as part of the relevant Business Unit service costs.

Stakeholder Engagement

The City is commencing coordinated stakeholder engagement on the City's new Local Planning Strategy and Strategic Community Plan later in 2025.

If the City proposes modifications to the Centre Plan, these changes will be advertised in accordance with the Regulations and City's Local Planning Policy 6.18 - Public Consultation.

Recommended Action

It is recommended that the City investigate further opportunities to facilitate development and deliver positive outcomes within the Mirrabooka Town Centre by reviewing and updating the Centre Plan. This will be informed by stakeholder engagement associated with the preparation of the City's new Local Planning Strategy and Strategic Community Plan.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

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

[State Planning Policy 4.2 Activity Centres](#)

[State Planning Policy 7.2 Precinct Design](#)

[Strategic Community Plan 2022-2032](#)

[Community Infrastructure Plan 2023-2033](#)

[Local Planning Scheme No.3](#)

[Draft Local Planning Scheme No.4](#)

[Local Planning Strategy 2019](#)

[Report of Review 2024](#)

[Reconciliation Action Plan](#)

[Public Art Policy](#)

[City Wide Parking Principles 2024](#)

[Mirrabooka Town Activity Centre Plan](#)

[Mirrabooka Town Centre Local Development Plan](#)

Meeting Date	Council Resolution Number	Council Resolution
17 April 2018	0418/019	<ol style="list-style-type: none"> 1. That the Scheme Review Report, which recommends that a new Local Planning Scheme No.4 be prepared, be APPROVED and FORWARDED to the West Australian Planning Commission as contained in Attachment 1. 2. That consideration BE GIVEN in the 2018/2019, 2019/2020 and 2020/2021 budget processes for appropriate funding for the preparation of Local Planning Scheme No.4. 3. That Council DEFERS consideration of the project brief for the preparation of Local Planning Scheme No.4 and the review of supporting statutory planning instruments as contained in Attachment 2, pending the outcome of budget deliberations.
11 June 2024	0624/007	<ol style="list-style-type: none"> 1. That the Report of Review, which recommends the City prepare a new Local Planning Strategy, be APPROVED and FORWARDED to the West Australian Planning Commission as contained in Attachment 1. 2. That Council lists for CONSIDERATION funding for the preparation of a new Local Planning Strategy during the 2024/2025 annual budget process.
13 May 2025	0525/013	That a report be PRESENTED to the Council meeting to be held 12 August 2025 providing a status update on the implementation of the Mirrabooka Town Activity Centre Plan and identifying the potential for the various City assets located in the Town Centre to achieve positive land-use, economic and social outcomes for the region.

Sustainable Stirling 2022-2032

Key Result Area: Our economy

Objective: A vibrant City

Priority: Activate local centres to increase visitor and economic activity

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

Objective: An attractive and well-maintained City

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

Strategic Risk

Strategic Risk	Risk Appetite
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 - Town Square Upgrade [↓](#)

Attachment 2 - Town Square Artwork [↓](#)

Attachment 3 - State and City Land Ownership Map [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil

















12.2/PCS1 RIGHTS OF WAY MANAGEMENT STRATEGY - DEDICATION OF RIGHTS OF WAY FOR THE UPGRADE PROGRAM

Business Unit:	Property & Commercial Services	Service: Property Services
Ward:	City Wide	Location: ROW 15002, ROW 15003, ROW 16053 , ROW 16054, ROW 16064, ROW 28027
Applicant:	Not Applicable	

Role

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

Council Resolution

0825/014

Moved Councillor Proud, seconded Councillor Perkov

1. That the Minister for Lands be REQUESTED to dedicate as a road the private Right of Way at Lot 15262 on Plan 37636 and being the whole of the land comprised in Certificate of Title Volume 2228 Folio 143 as shown in Attachment 1 as ROW 15002, pursuant to Section 56(1)(c) of *the Land Administration Act 1997*.
2. That the Minister for Lands be REQUESTED to dedicate as road the private Right of Way at Lot 15261 on Plan 37636 and being the whole of the land comprised in Certificate of Title Volume 2228 Folio 142 as shown in Attachment 2 as ROW 15003, pursuant to Section 56(1)(c) of *the Land Administration Act 1997*.
3. That the Minister for Lands be REQUESTED to dedicate as road the following private Rights of Ways at Lot 75 on Plan 4106 and being part of the land comprised in multi lot Certificate of Title Volume 49 Folio 386A as shown in Attachment 3 as ROW 16053, ROW 16054, ROW 16064, pursuant to Section 56(1)(c) of *the Land Administration Act 1997*.

4. That the Minister for Lands be REQUESTED to dedicate as road the private Right of Way at Lot 166 on Diagram 4328 and being part of the land comprised Certificate of Title Volume 562 Folio 120 and at Lot 305 on Diagram 2671 and being part of the land comprised Certificate of Title Volume 2756 Folio 339 as shown in Attachment 4 as ROW 28027 pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
5. That the Minister for Lands be INDEMNIFIED from any claims arising from the dedication actions.

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

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

Against: Nil.

Committee Recommendation

1. That the Minister for Lands be REQUESTED to dedicate as a road the private Right of Way at Lot 15262 on Plan 37636 and being the whole of the land comprised in Certificate of Title Volume 2228 Folio 143 as shown in Attachment 1 as ROW 15002, pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
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4. That the Minister for Lands be REQUESTED to dedicate as road the private Right of Way at Lot 166 on Diagram 4328 and being part of the land comprised Certificate of Title Volume 562 Folio 120 and at Lot 305 on Diagram 2671 and being part of the land comprised Certificate of Title Volume 2756 Folio 339 as shown in Attachment 4 as ROW 28027 pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
5. That the Minister for Lands be INDEMNIFIED from any claims arising from the dedication actions.

The motion was put and declared CARRIED (7/0).

For: Councillors Giudici, Hatton, Migdale, Paparde, Proud, Thornton and Mayor Irwin.

Against: Nil.

Officer's Recommendation

1. That the Minister for Lands be REQUESTED to dedicate as a road the private Right of Way at Lot 15262 on Plan 37636 and being the whole of the land comprised in Certificate of Title Volume 2228 Folio 143 as shown in Attachment 1 as ROW 15002, pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
2. That the Minister for Lands be REQUESTED to dedicate as road the private Right of Way at Lot 15261 on Plan 37636 and being the whole of the land comprised in Certificate of Title Volume 2228 Folio 142 as shown in Attachment 2 as ROW 15003, pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
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4. That the Minister for Lands be REQUESTED to dedicate as road the private Right of Way at Lot 166 on Diagram 4328 and being part of the land comprised Certificate of Title Volume 562 Folio 120 and at Lot 305 on Diagram 2671 and being part of the land comprised Certificate of Title Volume 2756 Folio 339 as shown in Attachment 4 as ROW 28027 pursuant to Section 56(1)(c) of the *Land Administration Act 1997*.
5. That the Minister for Lands be INDEMNIFIED from any claims arising from the dedication actions.

Purpose

To seek Council's authority to request the Minister for Lands to dedicate six Rights of Way (ROWS) and all land set aside for the widening of these ROWs as public roads. The dedication of these Rights of Way is requested to facilitate the design and construction program in accordance with the City's Rights of Way Management Strategy.

Details

At its meeting held 10 November 2009, Council resolved (Council Resolution Number 1109/014) to endorse the ROW Management Strategy, the funding approach, and the upgrading and dedication program.

Since the adoption of the Strategy, the duration of the ROW upgrade works program has been extended and is currently a 19-year program.

The dedication of ROWs as public roads transfers the control and management responsibility for private ROWs to the City. The dedication of Crown owned, or City owned ROWs to public streets reflect their status and use as public streets.

As part of the implementation of the Rights of Way Management Strategy, the dedication of Category 1, 2 and 3 ROWs are staged annually to facilitate the design and construction program each year and as required. The following ROWs are proposed for dedication in 2025:

1. ROW 15002 – Located at House Number 2R Moorland Street, Scarborough (Category 2 ROW).
Comprising Lot 15262 on Deposited Plan 37636 contained in Certificate of Title 2228/143 (refer to Attachment 1 Locality Plan A).
2. ROW 15003 – Located at House Number 1R Moorland Street, Scarborough (Category 2 ROW).
Comprising Lot 15261 on Deposited Plan 37636 contained in Certificate of Title 2228/142 (refer to Attachment 2 Locality Plan B).
3. ROW 16053, 16054, 16064 – Located at House Number 5R Lynton Street, Doubleview (Category 2 ROW).
Comprising Lot 75 on Plan 4106 contained in Certificate of Title 49/386A (refer to Attachment 3 Locality Plan C).
4. ROW 28027 – Located at House Number 21R John Street, Mount Lawley (Category 3 ROW).
Comprising Lot 166 on Plan 4328 contained in Certificate of Title 562/120 and Lot 305 on Plan 2071 contained in Certificate of Title 2756/339 (refer to Attachment 4 Locality Plan D).

Financial Assessment and Implications

The cost of undertaking a request for dedication by the City is administrative in nature and no significant expenditure is anticipated to be incurred. Upon completion of the dedication, the roads will form part of the City's road network.

It is desirable for the dedication of the ROW into road status to be completed in preparation for future design works for the ROWs as this enables potential encroachment and boundary disputes to be resolved during the design phase.

In addition to the capital cost for the infrastructure upgrade expected to be incurred in the relevant financial year (which will be partially offset by Development Contributions), future maintenance costs will apply which will be budgeted as part of the City's road maintenance budget.

Stakeholder Engagement

The Rights of Way Management Strategy was advertised for public comment prior to adoption in its final form by Council on 10 November 2009. All submissions received during the advertising period were considered by Council prior to adoption of the Strategy.

The Western Australian Planning Commission has advised that it has no objection to the progressive dedication of land set aside for ROW widening simultaneously with the dedication of the abutting ROWs.

No other public consultation or advertising of the proposed changes to these ROWs is required.

Recommended Action

It is recommended that Council resolves to request the Minister for Lands to dedicate six ROWs as public roads. The dedication of these ROWs is requested to facilitate the design and construction program in accordance with the City's Rights of Way Management Strategy.

Relevant Policies, Legislation and Council Resolutions

Sections 56(1)(a), (b) and (c) of the *Land Administration Act 1997* enable a local government to request the Minister for lands to dedicate certain land as road. The ROWs and land set aside for ROW widening meet the requirements for a dedication request to be made to the Minister.

[Land Administration Act 1997](#)

Meeting Date	Council Resolution Number	Council Resolution
10 November 2009	1109/014	<p>1. That the revised funding approach for the Rights of Way Management Strategy using City Funds and Development Contributions be ENDORSED in light of the advice from the Department of Regional Development and Lands (Local Government) in relation to the use of Differential General rates and the difficulty associated with administering a rating-based system of funding on strata properties.</p> <p>2. That a 10 year program for upgrading and dedication of Categories 1, 2 and 3 Rights of Way and acquisition of Categories 4 and 5 Rights of Way be ENDORSED.</p> <p>3. That the draft Rights of Way Management Strategy as modified and updated (reflecting the revised funding approach using only City Funds and Development Contribution) be ADOPTED.</p>

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: An accessible and connected City

Priority: Provide and maintain safe and accessible roads and parking

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 - Locality Plan A ROW 15002 [↓](#)

Attachment 2 - Locality Plan B ROW 15003 [↓](#)

Attachment 3 - Locality Plan C ROWs 16053, 16054, 16064 [↓](#)

Attachment 4 - Locality Plan D ROW 28027 [↓](#)

Available for viewing at meeting

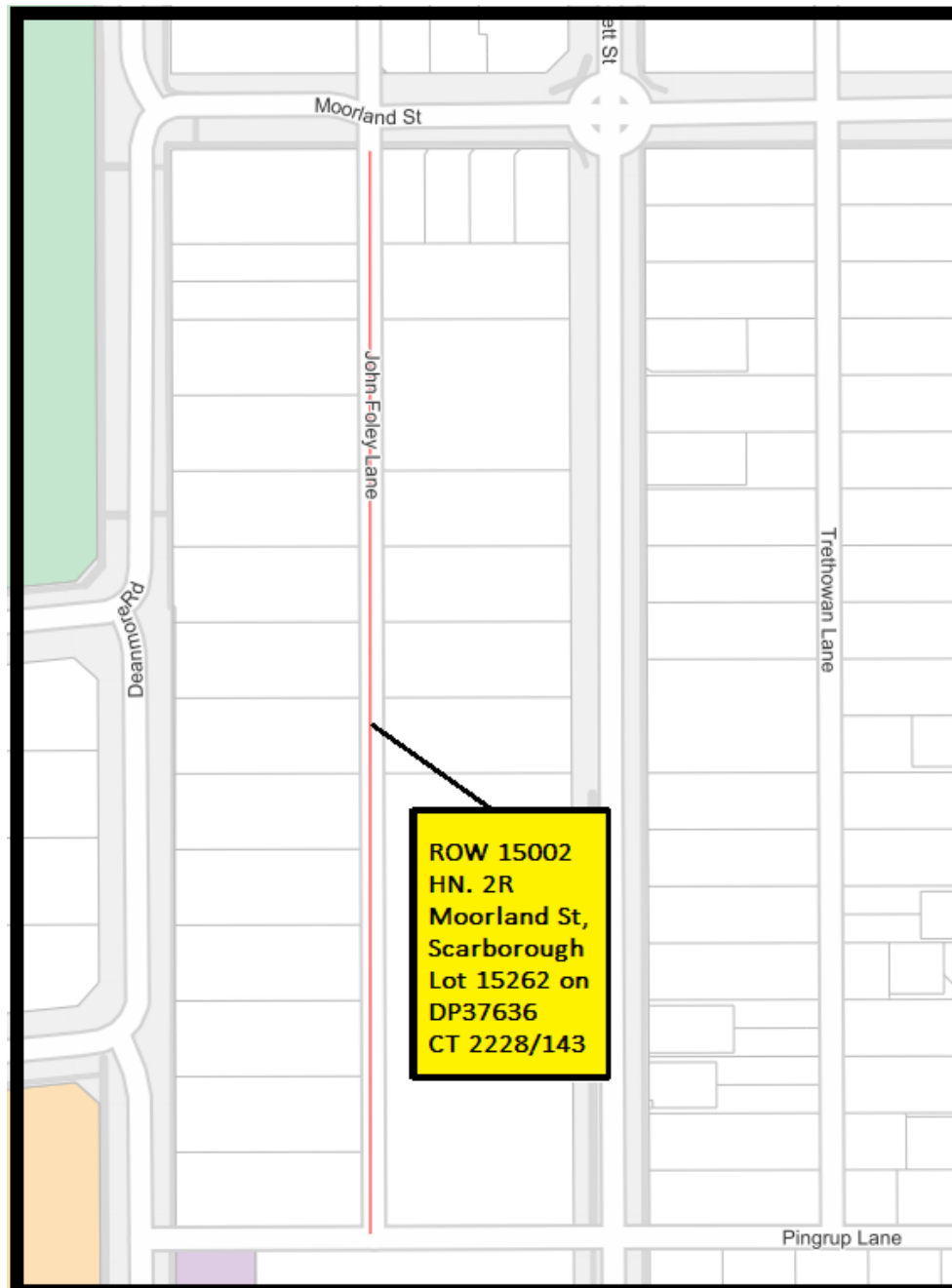
Nil

Linked Documents

Nil

Attachment 1

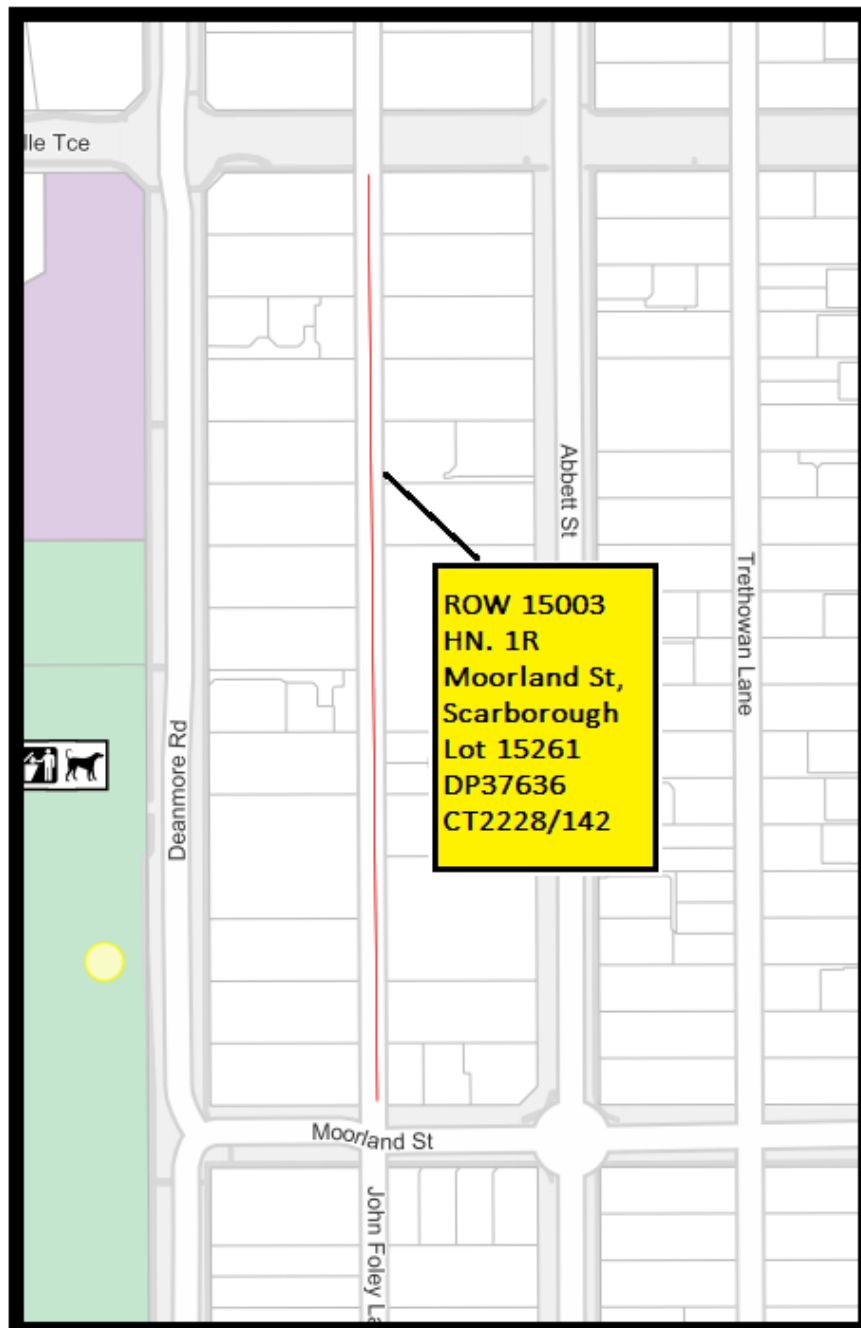
Locality Plan A ROW 15002

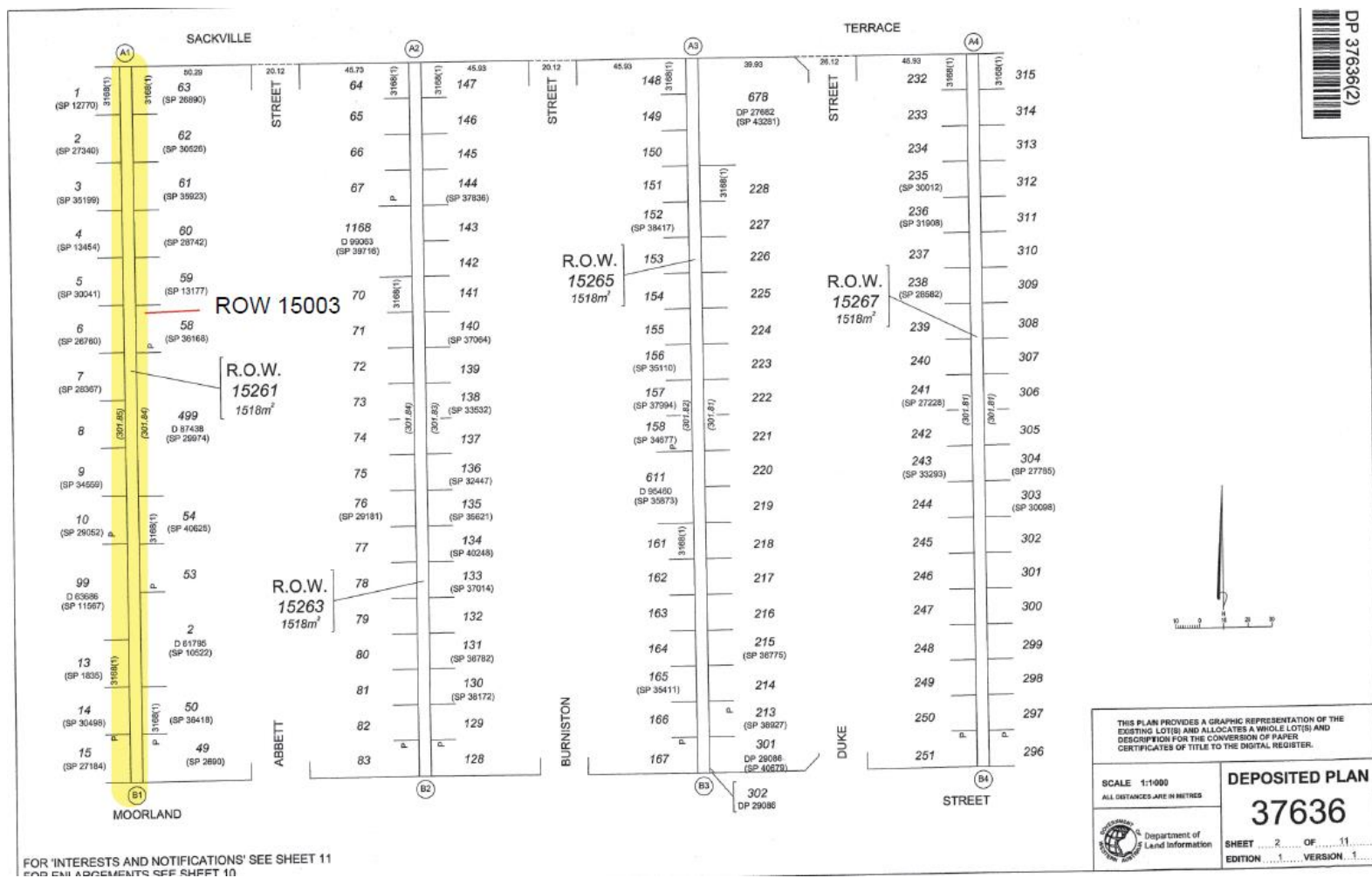




Attachment 2

Locality Plan B ROW 15003

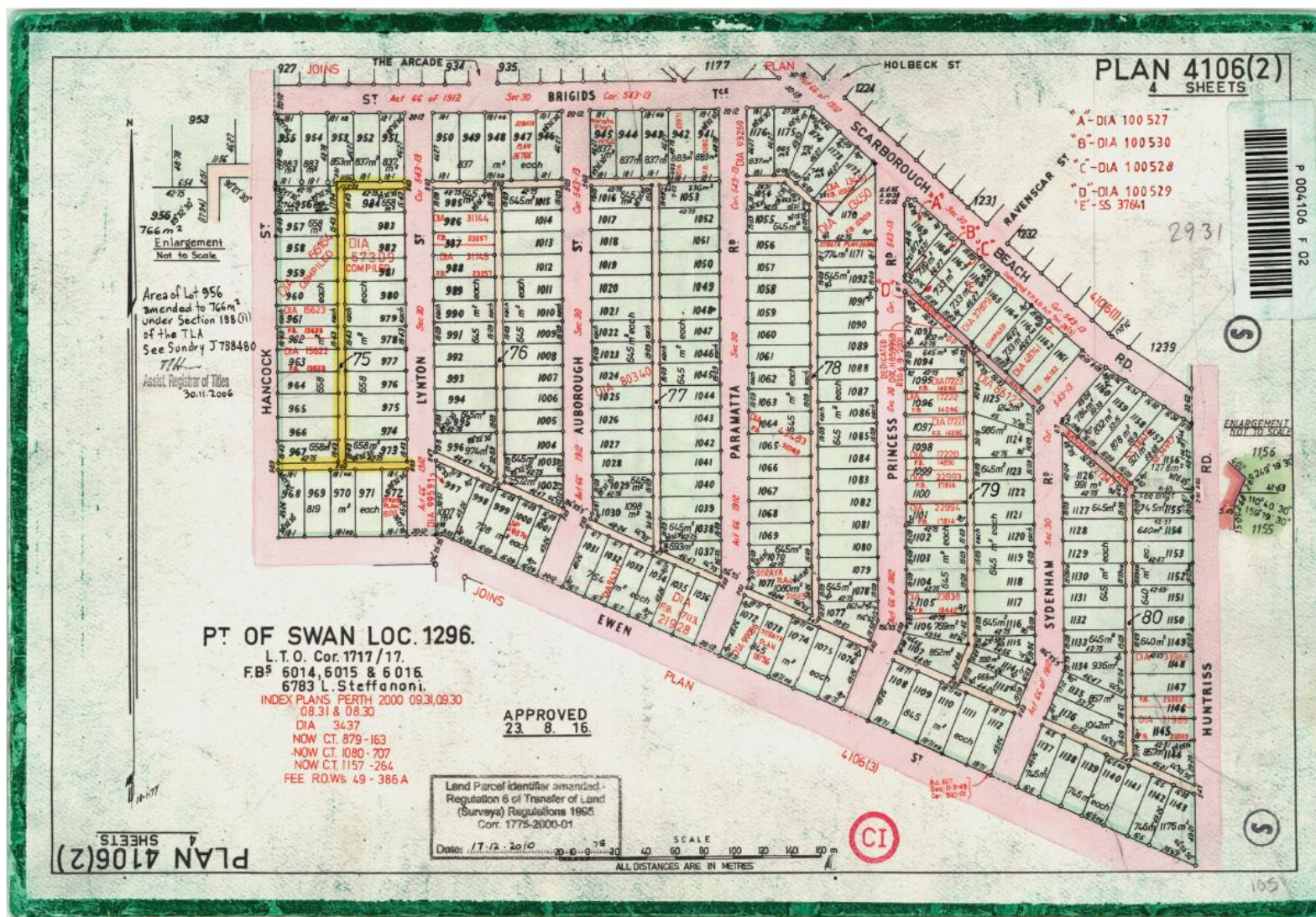




Attachment 3

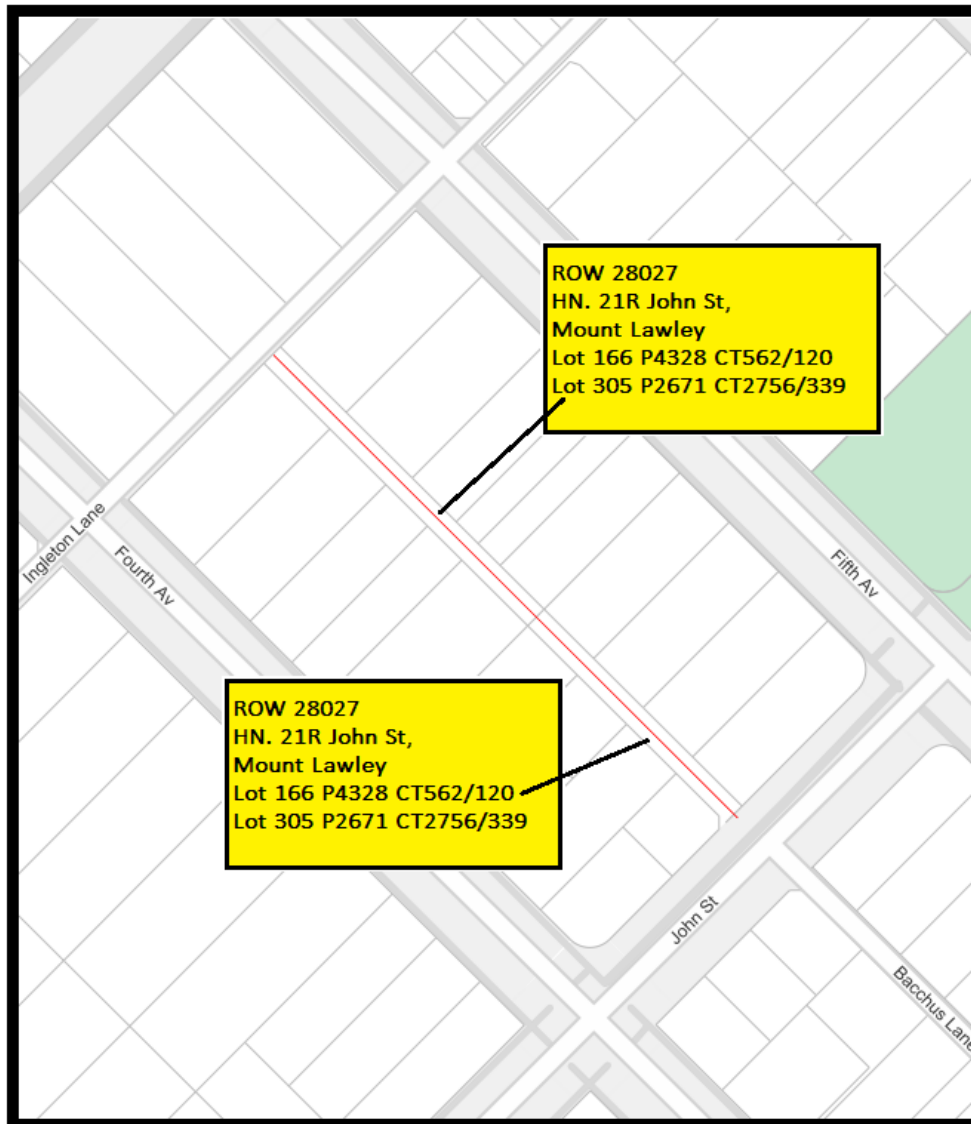
Locality Plan C ROW 16053, 16054 & 16064

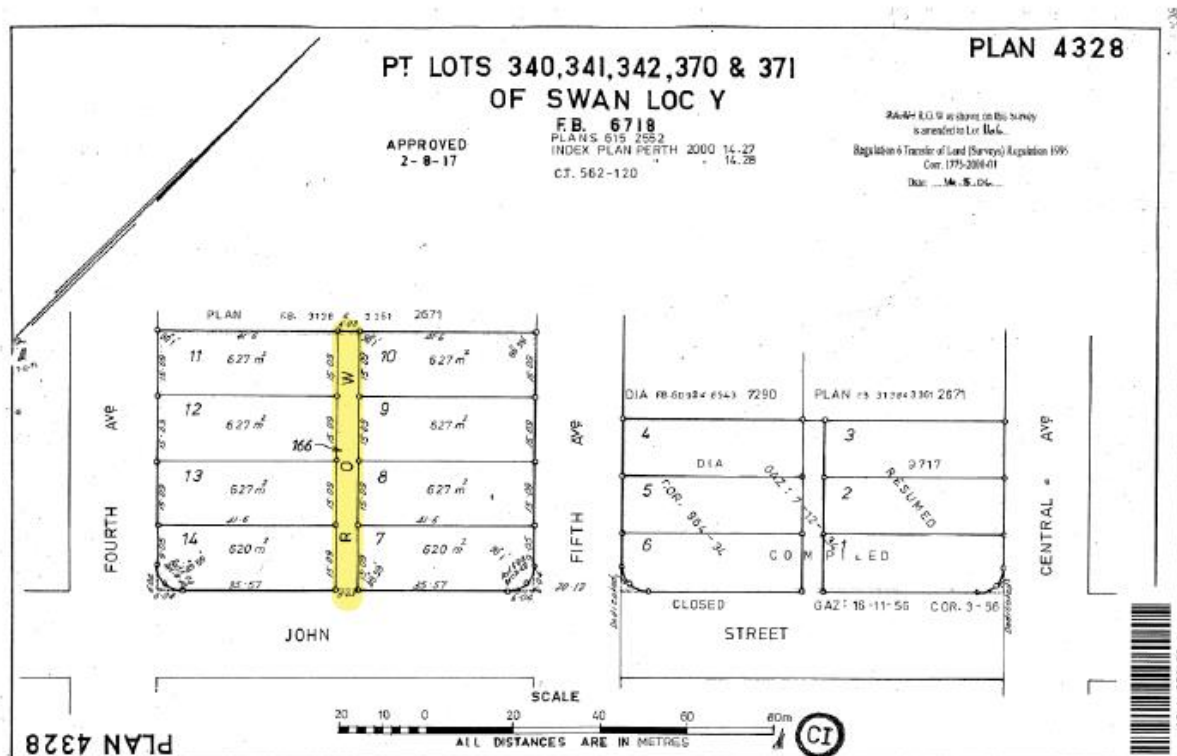




Attachment 4

Locality Plan D ROW 28027





12.2/8.1 DISPOSAL OF PROPERTY - SCARBOROUGH

Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

(h) *such other matters as may be prescribed*

In accordance with Clause 4A of the Local Government (Administration) Regulations 1996, the matter prescribed in accordance with (h) above is 'The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter'.

Council Resolution

0825/015

Moved Councillor Proud, seconded Councillor Perkov

That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of the report.

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

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

Against: Nil.

12.2/8.2 DISPOSAL OF PROPERTY - YOKINE**Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

(h) *such other matters as may be prescribed*

In accordance with Clause 4A of the Local Government (Administration) Regulations 1996, the matter prescribed in accordance with (h) above is 'The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter'.

Council Resolution**0825/016****Moved Councillor Proud, seconded Councillor Perkov**

That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of the report.

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

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

Against: Nil.

12.2/8.3 PROPERTY ACQUISITION - PUBLIC OPEN SPACE - OSBORNE PARK - LOCATION 1**Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

(h) *such other matters as may be prescribed*

In accordance with Clause 4A of the Local Government (Administration) Regulations 1996, the matter prescribed in accordance with (h) above is 'The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter'.

Council Resolution**0825/017****Moved Councillor Proud, seconded Councillor Perkov**

That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of this report.

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

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

Against: Nil.

12.2/8.4 PROPERTY ACQUISITION - PUBLIC OPEN SPACE - OSBORNE PARK - LOCATION 2**Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

(h) *such other matters as may be prescribed*

In accordance with Clause 4A of the Local Government (Administration) Regulations 1996, the matter prescribed in accordance with (h) above is 'The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter'.

Council Resolution**0825/018****Moved Councillor Proud, seconded Councillor Perkov**

That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of this report.

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

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

Against: Nil.

12.2/8.5 ACQUISITION OF INVESTMENT PROPERTY

Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-

(h) *such other matters as may be prescribed*

In accordance with Clause 4A of the Local Government (Administration) Regulations 1996, the matter prescribed in accordance with (h) above is 'The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter'.

Council Resolution

0825/019

Moved Councillor Proud, seconded Councillor Perkov

That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of this report.

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

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

Against: Nil.

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

In accordance with Clause 4.2(4) of the City of Stirling Meeting Procedures Local Law 2021, the Chief Executive Officer may include on the agenda of a Council meeting, in an appropriate place within the order of business, any matter which must be decided, or which he considers is appropriate to be decided, by that meeting.

Councillor Joe Ferrante left the meeting at 7.47pm during consideration of Item 13.1, and returned at 7.49pm.

13.1 DRAFT COMMUNICATIONS AGREEMENT - CONSULTATION SUBMISSION

Business Unit:	Governance	Service: Council Governance
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

Advocacy - Advocating to government or other organisations.

Council Resolution

0825/020

Moved Councillor Lagan, seconded Councillor Giudici

- 1. That Council ENDORSES the City's submission on the draft Local Government Regulations Amendment Regulations 2025 and draft Local Government (Default Communications Agreement) Order 2025, as detailed in Attachment 4.**
- 2. That Council NOTES that the City's submission detailed in Part 1 above will be forwarded to the Department of Local Government, Industry Regulation and Safety by 22 August 2025.**
- 3. That Council NOTES a copy of the City's draft submission in Part 1 above, has been submitted to the Western Australian Local Government Association (WALGA) for its consideration as part of an industry reform submission, and any amendments subsequently adopted by Council, will be forwarded to WALGA.**

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

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

Against: Nil.

Recommendation

1. That Council ENDORSES the City's submission on the draft Local Government Regulations Amendment Regulations 2025 and draft Local Government (Default Communications Agreement) Order 2025, as detailed in Attachment 4.
2. That Council NOTES that the City's submission detailed in Part 1 above will be forwarded to the Department of Local Government, Industry Regulation and Safety by 22 August 2025.
3. That Council NOTES a copy of the City's draft submission in Part 1 above, has been submitted to the Western Australian Local Government Association (WALGA) for its consideration as part of an industry reform submission, and any amendments subsequently adopted by Council, will be forwarded to WALGA.

Purpose

For Council to endorse the City's submission to the Department of Local Government, Industry Regulation and Safety (the Department) on the proposed legislative changes for the implementation of communication agreements between Elected Members and the City's Administration.

Details

Local Government Act Reform

In May 2023, the WA Parliament commenced its program of local government reforms by introducing the *Local Government Amendment Act 2023*. This Amendment Act included the first tranche of reforms to the *Local Government Act 1995* (the Act) and focused on, among other things the introduction of a communications agreement between Council Members and a local government's administration.

The amendments forming part of the *Local Government Amendment Act 2023* (yet to take effect) include the following:

- Amendments to section 5.92 of the Act to provide the right of a Council Member or Committee Member to access information under that section must be exercised in accordance with the local government's communications agreement.
- New section 5.92A requiring every local government to have a communications agreement between the Council and the CEO regulating the matters specified in the Act and regulations.
- New section 5.92B requiring the Minister to make Ministerial Order setting out a default communications agreement which applies at any time a local government does not have its own communications agreement.
- New section 5.92C enabling local governments to adopt and amend their own communications agreement with the agreement of the CEO, which will expire at the end of every caretaker period, and upon the end of the CEO's employment with that local government.

The Department has suggested a communications agreement is intended to function as a fundamental governance instrument within each local government to set out minimum expectations for formal communications between Council Members and employees of the local government. It is understood that communications agreements currently exist between each Minister of the WA Government and the agencies that support them. These agreements set out who Ministers and their staff may contact within an agency, what they may request, how they can expect their request to be dealt with and when they can expect a response.

The City's initial reform submission to the then Department of Local Government, Sport and Cultural Industries in February 2022 indicated the City supported communications agreements between the Council and the CEO (Council Resolution Number 0222/010).

Consultation of Communications Agreement

On 5 June 2025, and to operationalise the provisions yet to come into effect, the then Department of Local Government, Sport and Cultural Industries published for public comment the draft Local Government Regulations Amendment Regulations 2025 (the Draft Regulations) and draft Local Government (Default Communications Agreement) Order 2025 (the Draft Order). The Department has also published a Communications Agreement Consultation Paper (the Consultation Paper) which explains the Draft Regulations and Draft Order (refer Attachment 1). The Draft Regulations and Draft Order are included as Attachments 2 and 3 respectively.

The Draft Regulations prescribe the minimum requirements for all communications agreements and provide the mechanism to require compliance by local government employees, Council Members and Committee Members. The Draft Order sets out what is proposed to be the default communications agreement (as detailed in Schedule 1 of the Draft Order). Local governments will be subject to the default agreement as detailed in the Draft Order and will be required to review it on a regular basis (at least every two years after each election caretaker period and after a CEO's employment ends, as well as at any time an agreement cannot be reached between Council and the CEO).

City's response and draft submission

Ensuring there is effective working relationships and communication channels within a local government is imperative to support the roles and responsibilities of both Elected Members and the City's Administration. Good governance is achieved when communication mechanisms are built on a level of trust, understanding of roles and responsibilities, and a genuine need to support the desired outcomes within a local government context.

In view of this City officers have assessed the Draft Regulations and the Draft Order and have identified a number of concerns that lend itself to go against these principles. In summary the main concerns are as follows:

- **Implementation Timeline**
The proposed commencement date of 19 October 2025, immediately following the Ordinary Local Government Elections, does not provide adequate time for local governments to prepare. The City recommends a minimum 12-month lead-in period to allow for proper planning, training, and administrative setup should communications agreements progress in their current draft form.
- **Prescriptive and Rigid Requirements**
The communications agreement is highly detailed and prescriptive, which may hinder the development of effective and flexible working relationships between Council Members and the Administration. City officers believe communication protocols should be guided by principles of mutual respect and tailored to the operational realities of each local government.
- **Code of Conduct Implications**
Mandating compliance with the communications agreement through both the Employee and Model Codes of Conduct introduces the risk of disciplinary action for minor or inadvertent breaches. This could discourage employees from engaging constructively with Elected Members and lead to an increase in unnecessary complaints.

- Administrative Burden and Complexity
Requirements such as nominating specific employees, maintaining registers, and formalising routine requests are considered excessive, particularly for larger local governments like the City of Stirling. These provisions introduce unnecessary bureaucracy and may detract from service delivery.
- Information Access and Dispute Resolution
The proposed processes for accessing information and resolving disputes are overly formal and may obstruct timely and practical communication. The City's existing practices are tailored to more informal and flexible mechanisms, such as direct engagement with the CEO / officers or through other more formal practices.
- Commissioner Authority
While City officers agree that appointed Commissioners under the Act should be subject to the same communications agreement established by a local government, there is a level of concern with granting a Commissioner the ability to override decisions made by a CEO. This could undermine the integrity of administrative processes.

More detailed comments on the various provisions in both the Draft Regulations and Draft Order are included in the City's draft submission (refer Attachment 4).

Elected Members' Communications Policy

The relationship between the City's Administration and Elected Members is critical to the City's overall success in delivering the many activities, projects, programs, strategies, plans and services for the Stirling community. In view of this Council at its meeting held 5 July 2011, adopted its inaugural *Elected Members' Communications Policy* which was last updated by Council at its meeting held 26 May 2020 (Council Resolution Number 0520/027). The objective of the policy is to ensure Elected Members can perform their role effectively, with clearly defined communication channels with employees. It also prescribes the way Elected Members are to interact with employees to ensure duplication and loss of productive time is minimised. The policy also details the protocol when Elected Members interact and communicate with the community and the media.

City officers are of the view that any overarching communications agreement should form part of a local government's policy framework (where it is to be formalised) and based on sound communication principles, as opposed to the prescriptive nature as proposed in both the Draft Regulations and Draft Order. Following the outcome of this consultation process and knowledge of what is being legislatively implemented, there may be a need for Council to review its existing *Elected Members' Communications Policy*. Some worthy aspects of the Draft Regulations and Draft Order can be considered as part of any future policy review.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

Elected Members and all relevant business units were offered the opportunity to provide comment and feedback for consideration within the City's submission.

The Department's deadline for submissions is 22 August 2025.

Furthermore, in June 2025 WALGA issued a discussion paper seeking local government sector feedback on the Draft Regulations and Draft Order. WALGA requested local government feedback by 28 July 2025 so that responses can be analysed and a draft position paper prepared for consideration by WALGA State Council. To enable the City's comments to be considered as part of any WALGA State Council position, a copy of the City's draft submission has been provided, on the basis that any change to the submission by Council, will be subsequently provided to WALGA following Council's decision.

Any Elected Member or community member is also able to make a submission in a personal capacity before this deadline to actreview@dlgsc.wa.gov.au.

Options Summary

The following options were considered.

OPTIONS	
1.	That Council support a submission being made to the Department of Local Government, Industry Regulation and Safety on the Draft Regulations and Draft Order in relation to communication agreements.
2.	That Council does not support a submission being made to the Department of Local Government, Industry Regulation and Safety on the Draft Regulations and Draft Order in relation to communication agreements.

Recommended Action

Any sound governance framework within a local government should be based on mutual respect between all parties that make up a local government, and the desire to genuinely fulfil the needs of their respective roles and responsibilities. It is appreciated some local governments may need to put in place a level of formality and rigidity around communications processes between their Council Members and a local government's administration, however the one size fits all approach as proposed will more than likely affect sound operational practices that may already be in place and currently working.

In this regard it is recommended that Council endorses the City's submission to the Department regarding the proposed communications agreement provisions.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995.](#)

[Local Government \(Administration\) Regulations 1996.](#)

[Local Government \(Model Code of Conduct\) Regulations 2021.](#)

[City of Stirling Code of Conduct for Council Members, Committee Members and Candidates.](#)

[City of Stirling Employee Code of Conduct.](#)

[Elected Members' Communications Policy.](#)

Meeting Date	Council Resolution Number	Council Resolution
15 February 2022	0222/010	<p>That Council ENDORSES and FORWARDS the City of Stirling formal submission regarding the Local Government Act 1995 proposed reforms to the Department of Local Government, Sport and Cultural Industries, as shown in Attachment 3, with the following amendment:</p> <p>a. Dot points 4, 5, 6, and 7 are to be REMOVED from the 'City of Stirling Comments' column in the table titled '2.6 Standardised Meeting Procedures, including Public Question Time'.</p>

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Strategic Risk

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

Relevant Documents and Information

Attachments

Attachment 1 - Department's Consultation Paper - Communications Agreements [↓](#)

Attachment 2 - Local Government Regulations Amendment Regulations 2025 [↓](#)

Attachment 3 - Local Government (Default Communications Agreement) Order 2025 [↓](#)

Attachment 4 - City of Stirling Submission - Communications Agreements [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.



Department of
Local Government, Sport
and Cultural Industries



Communications Agreement Consultation Paper

Local Government Reforms

Background

The *Local Government Amendment Act 2023* (2023 Amendment Act) was passed by Parliament in May 2023 and made a series of amendments to the *Local Government Act 1995* (the Act). The 2023 Amendment Act implements several key reforms, including those relating to local government elections, as well as some changes which are yet to commence. These include the requirement for a communications agreement between the council and the administration of a local government.

To implement these reforms, the Western Australian (WA) Government has prepared the draft Local Government Regulations Amendment Regulations 2025 and the draft Local Government (Default Communications Agreement) Order 2025.

These proposed draft regulations and the draft order are published on the Department of Local Government, Sport and Cultural Industries (DLGSC) website and are available for public comment until **Friday 25 July 2025**. This consultation paper sets out the aims of these reforms and the proposed legislative requirements.

DLGSC invites local governments, council members, CEOs, local government employees and members of the community to consider the proposed regulations and provide feedback. The feedback received will inform the finalisation of draft regulations and the draft order and the implementation of these changes.

Submissions can be made to DLGSC's Act Review team by:

1. email to actreview@dlgsc.wa.gov.au
2. post to:
DLGSC Act Review
PO Box 8349
PERTH BUSINESS CENTRE WA 6849

Your say and your privacy

Submissions will be treated as public documents unless explicitly requested otherwise.

If you do not consent to your submission being treated as a public document, you should mark it as confidential, or specifically identify the confidential information, and include an explanation.

Please note, even if your submission is treated as confidential by DLGSC, it may still be disclosed in accordance with the requirements of the *Freedom of Information Act 1995* (WA) or any other applicable written law.

DLGSC reserves the right to redact any content that could be regarded as racially vilifying, derogatory or defamatory to an individual or an organisation.

Establishing regulations for communications agreements

The communications agreement is intended to function as a fundamental governance instrument within each local government to set out minimum expectations for formal communications between council members and employees of the local government.

Communications agreements currently exist between each Minister of the WA Government and the agencies that support them. These agreements set out who Ministers and their staff may contact within an agency, what they may request, how they can expect their request to be dealt with and when they can expect a response.

In a local government context, new sections 5.92A – 5.92C inserted by the 2023 Amendment Act provide that:

- each local government must have a communications agreement which deals with the matters required by the Act and regulations
- a local government may adopt a communications agreement by the council and the CEO **both agreeing** to its terms
- if a local government does not adopt or is unable to adopt a communications agreement, the default communications agreement set out in a ministerial order applies.

The draft Local Government Regulations Amendment Regulations 2025 seek to address minimum requirements for and enforcement of communications agreements.

Administration Regulations (amending regulations 3 to 8)

Amending regulations 3 to 8 set out a series of amendments to the Local Government (Administration) Regulations 1996 to deal with communications agreements.

Amending regulation 4 inserts a definition of communications agreements into the regulations.

Amending regulation 5 clarifies that the regulations regarding the employee code of conduct apply to employees of the local government, not contractors.

Amending regulation 6 requires the employee code of conduct to require a local government employee to comply with the communications agreement.

Amending regulation 7 inserts new regulations 28C and 28D.

Regulation 28C provides that in addition to the matters set out in the to be proclaimed section 5.92A of the Act, a communications agreement needs to set out the circumstances in which correspondence sent by the Mayor or President on behalf of the local government must be provided to all council members by the CEO.

Regulation 28D provides that there must be certain minimum content in a communications agreement adopted by a local government and its CEO.

Subregulation (1) provides definitions of an administrative matter and a request for information.

Subregulation (2) provides that a communications agreement must address:

- how council members and committee members can make requests for information
- the time within which a response to a request for information must be given
- the way in which information must be provided in response to a request for information
- a dispute resolution process
- which local government employees, council members and committee members may communicate or have dealings with relating to requests for information.

Subregulation (3) clarifies that the communications agreement does not apply to:

- deliberations at a council or committee meeting
- the process that needs to be undertaken for the recruitment, performance review or employment termination of the CEO.

This recognises that a Mayor or President and duly authorised council members may need to communicate with employees or contractors of the local government other than through the CEO to facilitate the recruitment, performance review or termination process.

Subregulation (4) provides that a communications agreement must address:

- how council members and committee members can make request for administrative assistance
- the time within which a response to a request for administrative assistance must be given
- the way in which information must be provided in response to a request for administrative assistance
- which local government employees, council members and committee members may communicate or have dealings with relating to administrative matters.

Subregulation (5) provides for circumstances where commissioners are administering the local government. This regulation provides that the commissioner may request information or assistance in the manner determined by the commissioner from any local government employee and that, if requested, it must be provided to the commissioner as soon as practicable. Where there is a dispute, it is resolved by the commissioner (or the chair commissioner if there is more than one commissioner).

This reflects that the circumstances that require the appointment of commissioners are unique, and as a result a commissioner should typically not be constrained by a communications agreement when undertaking the process required to restore good government to a local government district.

Regulation 8 provides for the default communications agreement ministerial order to be made prior to 19 October 2025.

Model code of conduct (amending regulations 9 & 10)

To ensure council and committee members comply with the communications agreement, it is proposed that contraventions of the agreement be dealt with under the code of conduct for council members, committee members and candidates.

Amending regulation 10(1) provides that a contravention of section 5.92(3) of the Act, which states that a council member or committee member must comply with the communications agreement, will be a behavioural breach. This means that the breach is dealt with internally by the local government, rather than through the Local Government Standards Panel process. Circumstances where a council member involves themselves in the administration of the local government without authority, or where a council member seeks to direct a local government employee, will remain a rule of conduct breach.

Amending 10(2)-(3) makes an amendment to clause 20 of the model code of conduct. Clause 20 currently provides that a council member or candidate cannot direct a local government employee. This amendment clarifies that the rule of conduct against directing a local government employee does not apply where the council member is acting consistently with the communications agreement in seeking information or administrative assistance.

Default Communications Agreement Order

The 2023 Amendment Act inserted new section 5.92B, which provides for the Minister for Local Government, by order, to set out a form of default communications agreement. This will be considered the communications agreement of the local government at any time that the local government has not adopted a communications agreement of its own or the agreement has expired.

A local government's communications agreement will expire at the end of the local government's caretaker period following an ordinary election, or otherwise at the end of the employment of the CEO who agreed to that communications agreement.

It is important to note the range of circumstances where a local government will fall onto this default agreement. If unable to form an agreement of their own, a local government will be bound by this default agreement. If local governments and CEOs wish to alter something contained in the default agreement, they will need to reach an agreement on an alternative communications agreement.

The proposed default communications agreement is contained in Schedule 1 of the draft Local Government (Default Communications Agreement) Order 2025.

Preliminary provisions (Division 1 of the draft order)

The preliminary components of the agreement include definition and application clauses which address how the agreement is to be interpreted and applied.

The definition of an 'administrative matter' is important in that it clarifies what is considered an administrative matter for a council members' potential request.

Clause 3 (Application) provides that this agreement does not apply to:

- deliberations at a council or committee meeting (which to be dealt with by standardised meeting procedures)
- the process of CEO recruitment, performance reviews or termination of employment, in accordance with the CEO employment standards of the local government.

This covers practical situations, such as the Mayor or President needing to engage closely with the local government's human resources function and consultants in relation to certain instances of managing the employment of the CEO.

General provisions (Division 2 of the draft order)

Clauses 4 to 7 provide a series of general provisions.

Clause 4 addresses the general principles of the agreement:

- That the CEO supports council and committee members to fulfill their functions, including by providing information and administrative assistance that allows them to do so, and ensuring that employees communicate with council members in accordance with the agreement.
- That the council and committee members conduct themselves in accordance with the agreement to ensure the orderly running of the local government.

Clause 5 provides that, in general, all council members should receive a copy of formal correspondence sent by the Mayor or President on behalf of the local government. This reflects the Mayor or President's role of as a spokesperson of the local government, consistent with the decisions of the council. In exceptional circumstances the Mayor or President can decide it is not appropriate to provide such correspondence to all council members. If this is done where exceptional circumstances do not exist, it may constitute a breach of the agreement by the Mayor or President.

Clause 6 clarifies that requests for information or administrative should not be made during social or incidental dealings with employees or contractors, as these interactions are not an appropriate time to seek information.

Clause 7 clarifies that this agreement does not prevent social or incidental dealings or communications between council members and employees.

Clause 8 provides for the nomination of employees by the CEO, which is an important aspect of this agreement as it provides for who within the local government council members may speak with. This is similar to the approved contacts list used for WA Government communications agreements between Ministers and their agency(s).

These employees should be the most relevant employees for the council members to appropriately interact with, such as a local government's governance team, their directors (or equivalents), the executive assistant to the CEO, the communications manager or similar roles.

The clause specifies the number of employees to be nominated for each class of local government, reflecting the size of those local governments. It further clarifies that a CEO may specify that the employee is nominated for particular types of enquiries, such as nominating a communications manager for media enquiries. The CEO is required to maintain an up to date register for council and committee members of these employees and what they are able to be contacted for.

Clause 9 makes clear that the CEO determines who responds to a request for information.

Clause 10 further clarifies that nothing in this agreement requires a CEO or any other employee to respond to a request outside of office hours.

Requests for information generally (Division 3 of the draft order)

Clauses 11 to 16 deal with general requirements that apply to all requests for information.

Clause 11 provides for council and committee members to make requests for information.

Clause 12 sets out the types of information a member may request and the types of additional information a Mayor or President may request from the local government; however, this clause does not limit what information may be sought.

Clause 13 addresses certain things a council member must provide to assist the local government to respond to the request. This includes an appropriate scope, or a copy of correspondence received by the council member where they are seeking advice that relates to the correspondence.

Clause 14 deals with the circumstances where information does not need to be provided to a member, being:

- where the agreement has not been followed
- if the council member is not entitled to that information
- if the information is not held by the local government and unable to be reasonably obtained
- if in the CEO's view, preparing or providing the information would require substantial diversion of the local government's resources.

Clause 15 deals with disputes regarding the provision of information. This provision provides that a council member who is unhappy with a refusal of information may dispute the matter. Initially this should be sought to be resolved at a meeting between the council member, Mayor or President and CEO. If this does not resolve the matter, the council member should refer the matter to the council to resolve whether the information should be provided or not.

Clause 16 clarifies that the Mayor or President may discuss a media enquiry with the CEO or an appropriate nominated employee without making a request for information. This reflects that media enquiries often require urgent responses that are best dealt with promptly.

Responding to requests for information (Division 4 of the draft order)

Clause 17 to 24 deal with responding to requests for information that do not relate to administrative assistance.

Clause 17 provides that this division does not relate to an administrative request for information.

Clause 18 provides that a request for information is to be made to the CEO or an appropriate nominated employee in writing by email or such other electronic means approved by the CEO (such as a portal or similar).

Clause 19 requires the CEO to ensure that a request is acknowledged in writing within 2 working days of the request being made. This does not require the CEO to personally acknowledge the request, just ensure that a mechanism is established for their acknowledgement.

Clause 20 provides that for the purpose of responding to a request for information the CEO or other appropriate employee can discuss the request with the member for the purpose of clarifying the scope or subject of the request and enabling the request to be considered amended as a result of those discussions.

Clause 21 deals with the provision of a response to a request by providing:

- The request must be dealt with as soon as practicable.
- If a request relates to a matter on the agenda of an upcoming council or committee meeting, best endeavours are made to provide the response before that meeting.
- Requests are dealt with within 10 working days by either providing a final response or providing notice of when the final response will be given.
- Final responses should be in writing and include any advice or information relating to the request.
- If the final response is to refuse or partially refuse the request, the reasons for the refusal are given to the council member.

Clause 22 provides that a response to a request for information should generally be provided to all council members and relevant committee members, ensuring all members receive the same information. However, there are proposed exceptions to this where:

- The request is for advice on correspondence received by an individual council member. In these cases, the advice should only be given to the member or members who received the correspondence.
- The request relates to matters that only the Mayor or President can request; in which case those replies should only be given to the Mayor or President.
- The council member and the CEO agree that the matter should be treated confidentially because it is appropriate in the particular circumstances.

Clause 23 provides that the member may discuss the response to their request with the CEO or an appropriate nominated employee in order to clarify or address queries with the response.

Clause 24 provides that the CEO may arrange for a briefing, meeting or other discussion for members on the particular information requested. Members may be provided with information through these avenues, including members being able to seek further information following a briefing, meeting or other discussion.

Responding to administrative requests (Division 5 of the draft order)

Clause 25 to 28 deal with responding to administrative requests.

Clause 25 provides that administrative requests encompass an administrative request for information or a request for administrative assistance.

Clause 26 provides that a member may request administrative assistance regarding an administrative matter.

Clause 27 provides that these requests are:

- To be made to the CEO or the appropriate nominated employee.
- These requests may be made verbally, but the CEO or employee can refuse to deal with the request unless it is in writing.
- If a request is made in writing it must be made via email or other electronic means approved by the CEO (such as a portal).

Clause 28 deals with the provision of a response to an administrative request by providing:

- The request must be dealt with as soon as practicable.
- Requests are dealt with within 10 working days by either providing a final response or providing notice of when the final response will be given.
- Final responses to an administrative request may be verbally or in writing.

Commissioners (Division 6 of the draft order)

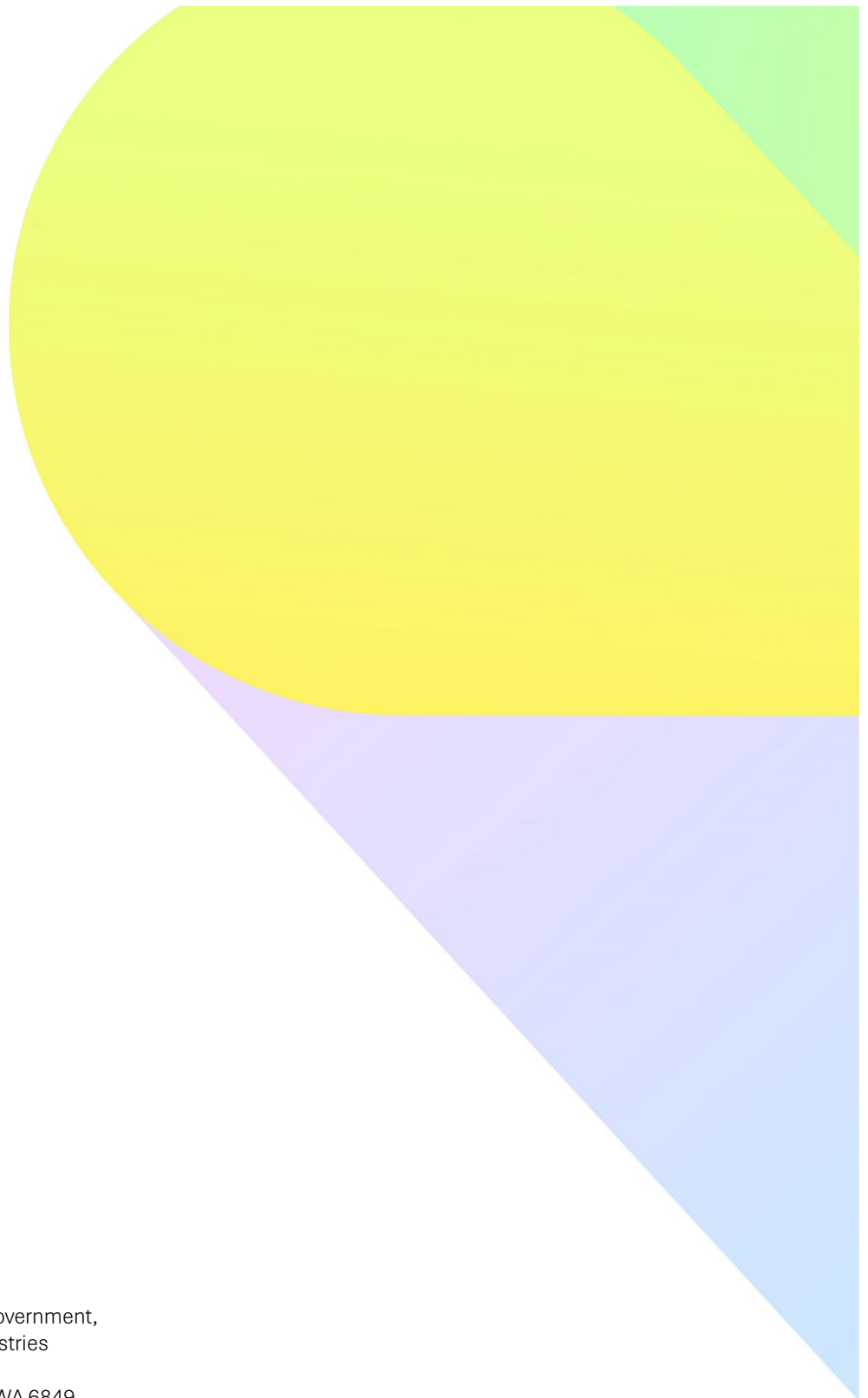
Clauses 29 and 30 deal with this agreement in relation to a commissioner appointed to administer a local government.

Clause 29 provides that the agreement applies to a commissioner as if the commissioner were the council and the Mayor or President.

Clause 30 provides that the commissioner:

- may request information from any local government employee for provision to the commissioner as soon as practicable
- where there is a dispute, it is to be resolved by the commissioner or the chair commissioner (if there is more than one commissioner).

This reflects that the circumstances that require the appointment of commissioners are unique, and as a result a commissioner should typically not be constrained by a communications agreement when undertaking the process required to restore good government to a local government district.



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Western Australia

Local Government Regulations Amendment Regulations 2025

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(Administration)

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Local Government Act 1995

Local Government Regulations Amendment Regulations 2025

Made by the Governor in Executive Council.

Part 1 — Preliminary

1. Citation

These regulations are the *Local Government Regulations Amendment Regulations 2025*.

2. Commencement

These regulations come into operation as follows —

- (a) Part 1 — on the day on which these regulations are published on the WA legislation website (**publication day**);
- (b) Part 2 (but only regulations 3 and 8) — on the day after publication day;
- (c) the rest of the regulations — on 19 October 2025.

Local Government Regulations Amendment Regulations 2025

Part 2 Local Government (Administration) Regulations 1996
amended

r. 3

**Part 2 — Local Government (Administration)
Regulations 1996 amended**

3. Regulations amended

This Part amends the *Local Government (Administration) Regulations 1996*.

4. Regulation 3 amended

In regulation 3(1) insert in alphabetical order:

communications agreement, in relation to a local government, means —

- (a) the default communications agreement that is taken to be the local government's communications agreement under section 5.92B; or
- (b) the communications agreement adopted by the local government that has effect as the local government's communications agreement under section 5.92C;

5. Regulation 19AA amended

In regulation 19AA delete the definition of *local government employee* and insert:

local government employee means an employee of the local government;

Local Government Regulations Amendment Regulations 2025
Local Government (Administration) Regulations 1996 **Part 2**
amended

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6. Regulation 19ADA inserted

After regulation 19AD insert:

19ADA. Compliance with communications agreement

A code of conduct must contain a requirement that a local government employee must (when acting in their capacity as such) comply with the local government's communications agreement.

7. Regulations 28C and 28D inserted

At the beginning of Part 7 insert:

28C. Additional matters regulated by communications agreement (Act s. 5.92A(2)(d))

For the purposes of section 5.92A(2)(d), the circumstances in which correspondence sent by the mayor or president on behalf of the local government must be provided to all council members by the CEO is a prescribed matter.

28D. Content of communications agreement (Act s. 5.92A(4))

- (1) In this regulation —
- administrative matter*, in relation to a council member or committee member, means the following —
- (a) the scheduling of council meetings or committee meetings;
 - (b) the council member's or committee member's compliance obligations under the Act, including in relation to disclosure of financial interests and gifts;

Local Government Regulations Amendment Regulations 2025

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amended

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- (c) information technology support for the council member or committee member;
 - (d) arrangements for the council member or committee member to attend training or a conference;
 - (e) event invitations received by the council member or committee member;
 - (f) the council member's or committee member's entitlement to a fee, allowance, reimbursement or superannuation contribution payment under the Act;
 - (g) any other matter of an administrative nature;
- request for information**, in relation to a local government, means a request for —
- (a) access to information held by the local government under section 5.92 or otherwise; or
 - (b) other information.
- (2) A local government's communications agreement must include content providing for —
- (a) council members and committee members to make requests for information; and
 - (b) the way in which, and the employees of the local government to whom, a request for information must be made; and
 - (c) time limits within which a response to a request for information must be given; and
 - (d) the way in which information must be provided in response to a request for information; and
 - (e) the way in which disputes regarding the response given to a request for information are to be resolved; and

Local Government Regulations Amendment Regulations 2025
Local Government (Administration) Regulations 1996 **Part 2**
amended

r. 7

- (f) the employees of the local government with whom council members and committee members may communicate or have dealings in relation to a request for information.
- (3) A local government's communications agreement must include content providing for the agreement not to apply to anything that a council member, committee member or employee of the local government does as part of —
 - (a) the deliberations at a council or committee meeting; or
 - (b) recruiting, reviewing the performance of or terminating the employment of the CEO in accordance with the adopted standards.
- (4) A local government's communications agreement must include content providing for —
 - (a) council members and committee members to make requests for assistance regarding administrative matters; and
 - (b) the way in which, and the employees of the local government to whom, a request for assistance regarding an administrative matter must be made; and
 - (c) time limits within which a response to a request for assistance regarding an administrative matter must be given; and
 - (d) the way in which information must be provided in response to a request for assistance regarding an administrative matter; and
 - (e) the employees of the local government with whom council members and committee members may communicate or have dealings in

Local Government Regulations Amendment Regulations 2025

Part 2 Local Government (Administration) Regulations 1996
amended

r. 7

relation to a request for assistance regarding an administrative matter.

- (5) A local government's communications agreement must include content providing for the following —
- (a) a request for information or a request for assistance regarding an administrative matter by a commissioner of the local government may be made to the CEO or another employee of the local government in the manner determined by the commissioner;
 - (b) the CEO must ensure that the commissioner is given a response to the request for information or request for assistance regarding an administrative matter —
 - (i) as soon as practicable; and
 - (ii) in the manner requested by the commissioner (which may include in writing or in a briefing);
 - (c) disputes regarding the request for information or request for assistance regarding an administrative matter must be resolved by —
 - (i) if there are joint commissioners and 1 of them is appointed to be the chairperson — the chairperson; or
 - (ii) otherwise — the commissioner who made the request.

Local Government Regulations Amendment Regulations 2025
Local Government (Administration) Regulations 1996 **Part 2**
amended

r. 8

8. Regulation 29E inserted

At the end of Part 7 insert:

29E. Transitional provision for *Local Government Regulations Amendment Regulations 2025*

For the purposes of Schedule 9.3 clause 62(2), regulations 28C and 28D, as to be inserted by the *Local Government Regulations Amendment Regulations 2025* regulation 7, apply in relation to the exercise before 19 October 2025, under the *Interpretation Act 1984* section 25(2), of the Minister's power to make an order under section 5.92B, as to be inserted by the *Local Government Amendment Act 2023* section 74.

Local Government Regulations Amendment Regulations 2025

Part 3 Local Government (Model Code of Conduct) Regulations 2021 amended

r. 9

**Part 3 — Local Government (Model Code of Conduct)
Regulations 2021 amended**

9. Regulations amended

This Part amends the *Local Government (Model Code of Conduct) Regulations 2021*.

10. Schedule 1 amended

- (1) After Schedule 1 clause 10 insert:

10A. Communications agreement

A council member or committee member must not contravene section 5.92A(3) of the Act.

- (2) In Schedule 1 clause 20(1) insert in alphabetical order:

administrative matter, in relation to a council member or committee member, means the following —

- (a) the scheduling of council meetings or committee meetings;
- (b) the council member's or committee member's compliance obligations under the Act, including in relation to disclosure of financial interests and gifts;
- (c) information technology support for the council member or committee member;
- (d) arrangements for the council member or committee member to attend training or a conference;
- (e) event invitations received by the council member or committee member;
- (f) the council member's or committee member's entitlement to a fee, allowance, reimbursement or superannuation contribution payment under the Act;
- (g) any other matter of an administrative nature;

Local Government Regulations Amendment Regulations 2025
Local Government (Model Code of Conduct) Regulations 2021 **Part 3**
amended

r. 10

communications agreement, in relation to a local government, means —

- (a) the default communications agreement that is taken to be the local government’s communications agreement under section 5.92B of the Act; or
- (b) the communications agreement adopted by the local government that has effect as the local government’s communications agreement under section 5.92C of the Act;

request for information, in relation to a local government, means a request for —

- (a) access to information held by the local government under section 5.92 of the Act or otherwise; or
- (b) other information.

- (3) In Schedule 1 clause 20(1) in the definition of **local government employee** paragraph (b) delete “services.” and insert:

services;

- (4) Delete Schedule 1 clause 20(3) and insert:

- (3) Subclause (2)(a) does not apply to anything that a council member does as part of —
- (a) the deliberations at a council or committee meeting; or
 - (b) making a request for information or a request for assistance regarding an administrative matter in accordance with the local government’s communications agreement.

Clerk of the Executive Council

Western Australia

Local Government (Default Communications Agreement) Order 2025

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Local Government (Default Communications Agreement) Order 2025

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Local Government Act 1995

Local Government (Default Communications Agreement) Order 2025

Made by the Minister under section 5.92B of the Act.

1. Citation

This order is the *Local Government (Default Communications Agreement) Order 2025*.

2. Commencement

This order comes into operation on 19 October 2025.

3. Default communications agreement

For the purposes of section 5.92B(1) of the Act, the form of communications agreement is set out in Schedule 1.

Note for this clause:

Under section 5.92B(2) of the Act, for the purposes of section 5.92A of the Act, the form of communications agreement set out in Schedule 1 is taken to be a local government's communications agreement at any time when the local government does not have a communications agreement of its own under section 5.92C of the Act.

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 1** Preliminary provisions**cl. 1****Schedule 1 — Default communications agreement**

[cl. 3]

Division 1 — Preliminary provisions**1. Introduction**

For the purposes of section 5.92A of the *Local Government Act 1995* (the *Act*), this is the local government's communications agreement between the council of the local government (the *council*) and the chief executive officer of the local government (the *CEO*).

2. Terms used**(1) In this agreement —**

Act has the meaning given in clause 1;

administrative matter, in relation to a council member or committee member, means the following —

- (a) the scheduling of council meetings or committee meetings;
- (b) the council member's or committee member's compliance obligations under the Act, including in relation to disclosure of financial interests and gifts;
- (c) information technology support for the council member or committee member;
- (d) arrangements for the council member or committee member to attend training or a conference;
- (e) event invitations received by the council member or committee member;
- (f) the council member's or committee member's entitlement to a fee, allowance, reimbursement or superannuation contribution payment under the Act;
- (g) any other matter of an administrative nature;

administrative request has the meaning given in clause 25;

administrative request for information means a request for information that relates only to an administrative matter;

Local Government (Default Communications Agreement) Order 2025
Default communications agreement **Schedule 1**
Preliminary provisions **Division 1**
cl. 2

adopted standards means —

- (a) the standards adopted by the local government under section 5.39B of the Act; or
- (b) if the local government has not adopted standards under section 5.39B of the Act — the standards taken under section 5.39B(5) of the Act to be the local government's adopted standards;

appropriate nominated employee means the following —

- (a) in relation to a request for information — an employee nominated under clause 8(1) and (3) in relation to —
 - (i) all requests for information; or
 - (ii) a type of request for information that includes the request for information;
- (b) in relation to a media enquiry to be discussed under clause 16(1) — an employee nominated under clause 8(1) and (4)(a) in relation to —
 - (i) all media enquiries; or
 - (ii) a type of media enquiry that includes the media enquiry;
- (c) in relation to a request for administrative assistance — an employee nominated under clause 8(1) and (4)(b) in relation to —
 - (i) all requests for administrative assistance; or
 - (ii) a type of request for administrative assistance that includes the request for administrative assistance;

CEO has the meaning given in clause 1;

class 1 local government has the meaning given in the *Local Government (Constitution) Regulations 1998* regulation 2A(a);

class 2 local government has the meaning given in the *Local Government (Constitution) Regulations 1998* regulations 2A(b) and 2B(3);

class 3 local government has the meaning given in the *Local Government (Constitution) Regulations 1998* regulations 2A(c) and 2B(4);

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 1** Preliminary provisions**cl. 3**

class 4 local government has the meaning given in the *Local Government (Constitution) Regulations 1998* regulations 2A(d) and 2B(5);

committee means a committee of the council;

council has the meaning given in clause 1;

employee means an employee of the local government;

mayor or president includes a councillor performing the functions of the mayor or president under Part 5 Division 3 of the Act;

request for administrative assistance has the meaning given in clause 26;

request for information has the meaning given in clause 11;

requesting member, in relation to a request for information or a request for administrative assistance, means the council member or committee member who made the request;

working day means a day other than —

- (a) a Saturday or a Sunday; or
 - (b) a public holiday throughout the State; or
 - (c) a public holiday in an area that is or includes the district or any part of the district.
- (2) If any other term used in this agreement is given a meaning in section 1.4 of the Act or the *Interpretation Act 1984* section 5, it has the same meaning in this agreement.
- (3) A reference in this agreement to a council member or committee member performing a function under a written law other than the Act does not include a reference to the council member or committee member performing a function in a capacity other than that of council member or committee member under the Act.

3. Application

- (1) This agreement applies to a person who is a council member, committee member or employee when acting in their capacity as such.
- (2) Despite subclause (1), this agreement does not apply to anything that a council member, committee member or employee does as part of —
 - (a) the deliberations at a council or committee meeting; or

Local Government (Default Communications Agreement) Order 2025
Default communications agreement **Schedule 1**
General provisions **Division 2**
cl. 4

- (b) recruiting, reviewing the performance of or terminating the employment of the CEO in accordance with the adopted standards.

Division 2 — General provisions

4. General principles

The council and the CEO agree to the following general principles —

- (a) the CEO will support council members and committee members to perform their functions under the Act and any other written law;
- (b) without limiting paragraph (a), the CEO will ensure that —
 - (i) requests for information and requests for administrative assistance made by council members and committee members are responded to in accordance with this agreement; and
 - (ii) employees deal and communicate with council members and committee members in accordance with this agreement;
- (c) council members and committee members will ensure that —
 - (i) their dealings and communications with employees are in accordance with this agreement; and
 - (ii) their requests for information and requests for administrative assistance are made in accordance with this agreement; and
 - (iii) they only request information that is relevant to their functions under the Act or any other written law.

5. Correspondence sent by mayor or president on behalf of local government

- (1) Correspondence sent by the mayor or president on behalf of the local government must be provided to all council members by the CEO.
- (2) Subclause (1) does not apply to correspondence if the mayor or president is satisfied that, because of particular circumstances, it is appropriate not to provide the correspondence to all council members.

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 2** General provisions**cl. 6****6. Requests must not be made during social or incidental dealing or communication**

A council member or committee member must not make a request for information or a request for administrative assistance during a social or incidental dealing or communication with an employee.

7. Incidental or social interactions permitted

Subject to clause 6, nothing in this agreement prohibits social or incidental dealings or communications between —

- (a) a council member or committee member; and
- (b) an employee.

8. Nominated employees

- (1) The CEO may nominate employees for the purposes of this agreement.
- (2) The CEO must nominate at least the following number of employees under subclause (1) —
 - (a) if the local government is a class 1 local government — 4 employees;
 - (b) if the local government is a class 2 local government — 3 employees;
 - (c) if the local government is a class 3 local government — 2 employees;
 - (d) if the local government is a class 4 local government — 1 employee.
- (3) An employee nominated under subclause (1) must be nominated in relation to —
 - (a) all requests for information; or
 - (b) a type of request for information.
- (4) An employee nominated under subclause (1) may be nominated in relation to either or both of the following —
 - (a) all media enquiries or a type of media enquiry;
 - (b) all requests for administrative assistance or a type of request for administrative assistance.

Local Government (Default Communications Agreement) Order 2025
 Default communications agreement **Schedule 1**
 Requests for information generally **Division 3**
cl. 9

- (5) The CEO must ensure that —
- (a) an up-to-date register of employees nominated under subclause (1) is available to council members and committee members; and
 - (b) the register specifies, for each employee nominated under subclause (1), the matters in relation to which the employee is nominated under subclauses (3) and (4).

9. CEO may direct who responds

Despite anything else in this agreement, the CEO may direct which employee is to respond to a particular request for information or request for administrative assistance.

10. No response required out of hours

Nothing in this agreement requires the CEO or another employee to respond to a request for information or a request for administrative assistance outside of office hours.

Division 3 — Requests for information generally

11. Council member or committee member may make request for information

A council member or committee member may make a request (a *request for information*) for —

- (a) access to information held by the local government under section 5.92 of the Act or otherwise; or
- (b) other information.

12. Information that may be requested

- (1) A request for information may be for advice or other information regarding any of the following —
- (a) a service, project or initiative being delivered by the local government;
 - (b) how the local government usually manages a particular matter, issue, service or query;

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 3** Requests for information generally**cl. 13**

- (c) budgeting or financial information, including details of the costs of any service, project or initiative delivered or proposed to be delivered by the local government;
 - (d) an issue or situation of broad public concern or interest within the district;
 - (e) preparing a motion to council or a committee;
 - (f) correspondence received by the council member or committee member;
 - (g) an administrative matter.
- (2) The mayor or president may make a request for information for advice or other information regarding any of the following —
 - (a) publicly representing the local government at a media appearance or other event (including advice or other information in the form of a briefing or speaking notes);
 - (b) correspondence to be sent by the mayor or president;
 - (c) arranging a formal meeting or an official event.
- (3) This clause does not limit what information may be the subject of a request for information.

13. Requirements applicable to requests for information

- (1) The information the subject of a request for information must be relevant to the functions of the requesting member under the Act or another written law.
- (2) A request for information must be —
 - (a) limited in scope to the specific information that the council member or committee member requires; and
 - (b) accompanied by any supporting information that may assist the local government to respond to the request.
- (3) A request for information regarding correspondence received by the council member or committee member must include a copy of the correspondence.

Local Government (Default Communications Agreement) Order 2025
Default communications agreement **Schedule 1**
Requests for information generally **Division 3**
cl. 14

14. Certain information not required to be provided

Nothing in this agreement requires information to be provided to a council member or committee member in response to a request for information if —

- (a) the request for information is not made in accordance with this agreement; or
- (b) the information is information mentioned in section 5.92(4) of the Act; or
- (c) the information —
 - (i) is not held by the local government; and
 - (ii) is held by a person or body other than the local government; and
 - (iii) cannot reasonably be obtained by the local government;
- or
- (d) the CEO decides that preparing or providing the information would divert a substantial and unreasonable portion of the local government's resources away from its other functions.

15. Disputes regarding final response to request for information

- (1) If the final response to a request for information includes a refusal to provide some or all of the information the subject of the request, the requesting member may notify the CEO in writing that there is a dispute regarding the final response.
- (2) A dispute regarding the final response to a request for information must be discussed at a meeting between the mayor or president, the CEO and the requesting member.
- (3) If the dispute is not resolved at the meeting —
 - (a) the requesting member may refer the dispute to the council; and
 - (b) the council may determine the dispute.

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 4** Requests for information other than administrative requests for information**cl. 16**

- (4) The council's determination of the dispute —
- (a) may override a decision made by the CEO under clause 14(d); and
 - (b) is final.

16. Mayor or president may discuss media enquiry without making request for information

- (1) The mayor or president may discuss a media enquiry with the CEO or an appropriate nominated employee, either verbally or in writing, without making a request for information.
- (2) Subclause (1) does not prevent the mayor or president from making a request for information in relation to a media enquiry.

Division 4 — Requests for information other than administrative requests for information**17. Application**

This Division does not apply to or in relation to an administrative request for information.

18. Making a request for information

- (1) A request for information must be made to the CEO or an appropriate nominated employee.
- (2) A request for information must be made in writing by —
 - (a) email; or
 - (b) other electronic means approved by the CEO.

19. Receipt of request must be acknowledged

The CEO must ensure that receipt of a request for information is acknowledged in writing within 2 working days after the day on which the request is made.

Local Government (Default Communications Agreement) Order 2025	
Default communications agreement	Schedule 1
Requests for information other than administrative requests for information	Division 4
	cl. 20

20. Request may be discussed and amended

For the purposes of responding to a request for information, the CEO or an appropriate nominated employee may do either or both of the following —

- (a) discuss the request for information with the requesting member, including for the purpose of clarifying the scope of the information the subject of the request;
- (b) if the requesting member requests an amendment to the scope of the information the subject of the request for information — deal with the request for information as if it were so amended.

21. Responding to a request for information

- (1) The CEO must ensure that the requesting member is given a final response to their request for information as soon as practicable.
- (2) If a request for information relates to a matter included in the agenda for an upcoming council or committee meeting, the CEO must make best endeavours to ensure that the requesting member is given a final response to the request before the meeting.
- (3) Without limiting subclause (1) or (2), the CEO must ensure that, within 10 working days after the day on which a request for information is made, the requesting member is given —
 - (a) a final response to the request; or
 - (b) notice that a final response cannot be given within that period and an estimate as to when a final response will be given.
- (4) The final response to a request for information must —
 - (a) be in writing; and
 - (b) include any advice or other information provided in response to the request for information.
- (5) If the final response includes a refusal to provide some or all of the information the subject of the request for information, the response must set out the reasons for that refusal.

Local Government (Default Communications Agreement) Order 2025
Schedule 1 Default communications agreement

Division 4 Requests for information other than administrative requests for information

cl. 22

22. When final response must be provided to other members

- (1) A copy of the final response to a request for information given to the requesting member must be provided to —
 - (a) all council members; and
 - (b) if the final response is relevant to the work of a committee — any members of the committee who are not council members.
- (2) Subclause (1) does not apply if —
 - (a) the request for information is a request for advice regarding correspondence and the final response is provided to all council members and committee members who received the correspondence; or
 - (b) the request for information is for advice or other information regarding any of the matters mentioned in clause 12(2); or
 - (c) the requesting member and the CEO agree that —
 - (i) the final response is confidential; or
 - (ii) because of particular circumstances, it is appropriate not to provide the final response to all council members and relevant committee members under subclause (1).

23. Requesting member may discuss final response

- (1) The requesting member may discuss the final response to their request for information with the CEO or an appropriate nominated employee, either verbally or in writing.
- (2) During a discussion under subclause (1), the requesting member may be provided with additional information for the purpose of clarifying, or addressing queries in relation to, the final response.

24. CEO may arrange for briefing, meeting or discussion in relation to final response

- (1) The CEO may arrange for some or all council members and committee members to attend a briefing, meeting or other discussion in relation to a final response to a request for information.

Local Government (Default Communications Agreement) Order 2025

Default communications agreement
 Administrative requests for information and requests for
 administrative assistance

Schedule 1
Division 5

cl. 25

- (2) During a briefing, meeting or other discussion arranged under subclause (1), council members and committee members may be provided with additional information for the purpose of clarifying, or addressing queries in relation to, the final response.

Division 5 — Administrative requests for information and requests for administrative assistance

25. Term used: administrative request

In this Division —

administrative request means a request that is either or both of the following —

- (a) an administrative request for information;
- (b) a request for administrative assistance.

26. Council member or committee member may request assistance regarding administrative matter

A council member or committee member may make a request (a *request for administrative assistance*) for assistance regarding an administrative matter.

27. Making an administrative request

- (1) An administrative request must be made to the CEO or an appropriate nominated employee.
- (2) Subject to subclause (3), an administrative request may be made verbally or in writing.
- (3) If an administrative request is made verbally, the CEO or an appropriate nominated employee may refuse to deal with the request unless it is made in writing.
- (4) An administrative request that is in writing must be made by —
 - (a) email; or
 - (b) other electronic means approved by the CEO.

Local Government (Default Communications Agreement) Order 2025**Schedule 1** Default communications agreement**Division 6** Provision in relation to commissioner**cl. 28****28. Responding to an administrative request**

- (1) The CEO must ensure that the requesting member is given a final response to their administrative request as soon as practicable.
- (2) Without limiting subclause (1), the CEO must ensure that, within 10 working days after the day on which an administrative request is made, the requesting member is given —
 - (a) a final response to the request; or
 - (b) notice that a final response cannot be given within that period and an estimate as to when the response will be given.
- (3) A final response to an administrative request may be given verbally or in writing.

Division 6 — Provision in relation to commissioner**29. Application of agreement to commissioner**

This agreement applies to a commissioner of the local government as if the commissioner were the council and the mayor or president.

30. Requests for information by commissioner

- (1) Despite clause 29, a commissioner of the local government may make a request for information or a request for administrative assistance to the CEO or another employee in the manner determined by the commissioner.
- (2) The CEO must ensure that the commissioner is given a final response to the request made under subclause (1) —
 - (a) as soon as practicable; and
 - (b) in the manner requested by the commissioner (which may include in writing or in a briefing).
- (3) A dispute regarding a request made under subclause (1) must be determined by —
 - (a) if there are joint commissioners and 1 of them is appointed to be the chairperson — the chairperson; or
 - (b) otherwise — the commissioner who made the request.

Local Government (Default Communications Agreement) Order 2025Default communications agreement
Provision in relation to commissioner**Schedule 1**
Division 6
cl. 30

-
- (4) The chairperson's or commissioner's determination of the dispute —
- (a) may override a decision made by the CEO under clause 14(d); and
 - (b) is final.

Minister for Local Government

**City of Stirling's Submission
Local Government Regulations Amendment Regulations 2025
&
Local Government (Default Communications Agreement) Order 2025**

New Provision	City of Stirling Response
Local Government Regulations Amendment Regulations 2025	
<p><u>Part 1 – Preliminary</u></p> <p>This Part of the Draft Regulations state they will commence on 19 October 2025, the day after the Ordinary Local Government Elections.</p> <p>This means the default communications agreement set out in the finalised Ministerial Order would apply to all local governments from this date.</p>	<p>There is insufficient time for the City's administration to implement the requirements associated with both the Draft Regulations and the Draft Order, leading up to the October Local Government Elections.</p> <p>The City would need to establish appropriate administrative processes to implement the default communications agreement provisions as well as communicate the new requirements that are to be put into effect across the City's Administration.</p> <p>Without an understanding of the final form both the Draft Regulations and Draft Order will take, such arrangements and preparations are not likely to be undertaken in a timely manner or indeed sufficiently, before 19 October 2025.</p> <p>Recommendation: The City does not support the commencement date of the Draft Regulations and requests at least a 12-month lead in period before any mandated reforms (if any) come into effect.</p>
<p><u>Part 2 – Amendments to the <i>Local Government (Administration) Regulations 1996</i></u></p> <p>This Part of the Draft Regulations includes a series of amendments to the <i>Local Government (Administration) Regulations 1996</i> as follows:</p> <ul style="list-style-type: none"> New definition for a communications agreement (being the default communications agreement or the City's adopted communications agreement), and new definition for local government employee. 	<p>The amendments to the <i>Local Government (Administration) Regulations 1996</i> are generally necessary to put into effect the requirements of communications agreements forming part of the <i>Local Government Amendment Act 2023</i>.</p>

New Provision	City of Stirling Response
<ul style="list-style-type: none"> • New mandated Employee Code of Conduct clause that a local government employee must comply with the local government's communications agreement. • New requirement that any correspondence sent by the Mayor / President on behalf of the local government must be provided to all Council Members by the CEO. • Details around the content of a communications agreement, including: <ul style="list-style-type: none"> ○ definitions of an "administrative matter" and "a request for information"; ○ how Council Members and Committee Members can make requests for information; ○ the time within which a response to a request for information must be given; ○ the way in which information must be provided in response to a request for information; ○ a dispute resolution process; ○ which local government employees, Council Members and Committee Members may communicate or have dealings with relating to requests for information; ○ how Council Members and Committee Members can make requests for administrative assistance; ○ the time within which a response to a request for administrative assistance must be given; ○ the way in which information must be provided in response to a request for administrative assistance; and ○ which local government employees, Council Members and Committee Members may communicate or have dealings with relating to administrative matters. <p>The amendments also include that a communications agreement does not apply to deliberations at a council or committee meeting and matters around the recruitment, performance review or employment termination of the CEO.</p>	<p>It is not supported to mandate an <i>Employee Code of Conduct</i> provision requiring that an employee is to comply with the local government's communications agreement. Employees may inadvertently breach the requirements of the adopted communications agreement, thereby resulting in possible disciplinary action, for basic breaches.</p> <p>Employees may be genuinely attempting to assist a Council Member or Committee Member in the performance of their role. Should it not be in line with the communications agreement, they would be in possible breach and open to disciplinary action under the Code of Conduct. Any breach of a communications agreement should fall in line with observance principles rather than a behavioural breach.</p> <p>While the intent of a communications agreement is appreciated, the City has concern with the extensive prescriptive nature of a communications agreement (both within the Draft Order, or as needing to be adopted by a local government). It is felt such prescription is not in keeping with the premise of fostering open and workable relationships between Council Members / Committee Members and the City's Administration.</p> <p>The requirements of the communications agreement are also not in keeping with the City of Stirling's size and service delivery complexity, as the City of Stirling Elected Members have a number of workable communication "touch points" across the business. Nominating and subsequently listing those touch points (i.e. employees) will be administratively burdensome.</p> <p>Further comment around the City's position on certain aspects of a communications agreement requirements, is detailed below (see comments against "Local Government (Default Communications Agreement) Order 2025").</p>

New Provision	City of Stirling Response
	<p>Recommendation: The City does not support the proposed amendments to the <i>Local Government (Administration) Regulations 1996</i> in regard to:</p> <ol style="list-style-type: none"> 1. the required changes to the Employee Code of Conduct that would create unintended and unnecessary behavioural breach provisions for employees not complying with a communications agreement; 2. the required content of a communications agreement as: <ol style="list-style-type: none"> a) the details are overly prescriptive and possibly restrictive in fostering productive working relationships between Council Members / Committee Members and the City's Administration; b) certain requirements may be unworkable and administratively burdensome for local governments, particularly those local government of similar size and complexity of the City of Stirling (class 1 local governments).
<p><u>Part 3 – Amendments to the <i>Local Government (Model Code of Conduct) Regulations 2021</i></u></p> <p>This Part of the Amendment Regulations includes a series of amendments to the <i>Local Government (Model Code of Conduct) Regulations 2021</i>.</p> <p>The amendments include making it a behavioural breach under a Local Government's <i>Code of Conduct for Council Members, Committee Members and Candidates</i> if a Council Member or Committee Member does not comply with a local government's communications agreement.</p>	<p>Similar to the proposed amendments to a local government's Employee Code of Conduct, the insertion of any behavioural breach for a Council Member or Committee Member not complying with a local government's communication agreement is overly bureaucratic and likely to result in an excessive amount of behavioural breach complaints being made, for possibly the simplest of infractions.</p> <p>Recommendation: The City does not support the proposed amendments to the <i>Local Government (Model Code of Conduct) Regulations 2021</i> that make it a behavioural breach if a Council Member or Committee Member does not comply with the local government's communications agreement. Any provision (if deemed necessary) should be included in the general principles of conduct under the Model Code provisions.</p>

New Provision	City of Stirling Response
Local Government (Default Communications Agreement) Order 2025 Schedule 1 – Default communications agreement	
<u>Division 1 – Preliminary Provisions</u> <p>The preliminary components of the Draft Order include definition and application clauses which address how the agreement is to be interpreted and applied. It provides the meaning of, but not limited to:</p> <ul style="list-style-type: none"> • an administrative matter; • an administrative request; • and administrative request for information; • appropriate nominated employee (in relation to requests for information, media enquiries, and administrative assistance); and • a request for information. 	<p>This Division provides preliminary information around the operation and interpretation of the Draft Order and a local government's communications agreement.</p> <p>There is a potential level of confusion and unnecessary complexity around the definitions listed, particularly "administrative matter", "administrative request", "administrative request for information", "request for administrative assistance", "request for information" and request for administrative assistance".</p> <p>In particular the definition of "administrative matter" would generally be aligned to information in support of a Council Member's or Committee Member's role and therefore necessity of this definition and level of prescription in the Draft Order is questionable.</p> <p>Recommendation: The City does not support the level of prescriptive definitions provided as the Draft Order and recommends that further re-drafting consideration be given to simplifying the definitions (if they are deemed necessary).</p>
<u>Division 2 – General Principles</u> <p>The Draft Order provides general principles for the Council, Council Members, Committee Members and the CEO, largely relating to acting and communicating in accordance with the communications agreement.</p> <p>The CEO will support Council Members and Committee Members in performing their functions under law, and that Council Members and Committee Members will only request information relevant to their functions under the Act or other written law.</p>	<p>Any sound governance framework within local government should be based on mutual respect between all parties that make up a local government, and the underlining desire to genuinely fulfil the needs of their respective roles and responsibilities of all parties. Often requests from Council Members and Committee Members occur informally and maintaining positive working relationships during these interactions is important to develop trust and rapport.</p>

New Provision	City of Stirling Response
<p>This Division also includes provisions (clauses 5 through 10) on the following matters:</p> <ul style="list-style-type: none"> Correspondence sent by the Mayor or President on behalf of the local government must be provided to all Council Members by the CEO (unless the Mayor or President is satisfied that, because of particular circumstances, it is appropriate not to provide the correspondence to all Council Members). A Council Member or Committee Member must not make a request for information or a request for administrative assistance during a social or incidental dealing or communication with an employee (social or incidental dealing is not defined). The CEO must nominate a certain number of employees for the purposes of the communication agreement (at least four for the City of Stirling being a class 1 local government) and what type of requests those employees can be contacted for. The need for the CEO to keep a register of employees nominated for the purposes of the communications agreement. Restrictions on responding to requests for information or requests for administrative assistance outside of office hours. 	<p>The general principles of communication as detailed in clause 4 are acceptable, other than the need to comply with provisions stipulated in the communications agreement (or default agreement). In substitute for formalised communications agreement, the general principles should be enshrined within acceptable standards that are either informally established or formally set (through a policy provision) by a local government to enable Council Members and Committee Members to perform their roles.</p> <p>There is a lack of clarity around the particular circumstances a Mayor or President would rely on in restricting correspondence being provided to all Council Members by the CEO, and indeed it is questions if such requirement should be mandated. Correspondence is also not defined and therefore it is uncertain if this includes emails or only formal letters. Also, and to comply with the communications agreement, the CEO would need to be advised of all correspondence being sent by the Mayor or President, and therefore additional processes, workload and level of review is more than likely needing to be implemented.</p> <p>The need for the CEO to nominate employees for the purposes of certain activities detailed within a communications agreement, and to subsequently maintain an up-to-date register, is overly prescriptive, will create additional administrative processes and an unnecessary level of bureaucratic red tape.</p> <p>Contact by Council Members or Committee Members to other employees that are not listed or approved by the CEO to be contacted will expose both the requesting member and employee to conduct breaches (as currently proposed).</p> <p>Recommendation:</p> <ol style="list-style-type: none"> The City supports the general principles detailed in this Division other than the need to comply with provisions stipulated in the communications agreement. General principles should be developed based on the good governance principles of mutual respect, and the desire to genuinely fulfil the needs of respective roles and

New Provision	City of Stirling Response
	<p>responsibilities within a local government.</p> <p>2. The City does not support the following provisions:</p> <ul style="list-style-type: none"> a) Clause 5 - Correspondence sent by the mayor or president on behalf of the local government. b) Clause 6 - Requests must not be made during social or incidental dealing or communication. c) Clause 8 - Nominated employees. d) Clause 10 - No response required out of hours.
<p><u>Division 3 – Request for Information Generally</u></p> <p>This Division provides for access and requests for information more generally by a Council Member or Committee Member. It includes the following:</p> <ul style="list-style-type: none"> • Making requests for information held by the City under section 5.92 of the Act or other information. • A request for information or advice may relate to the following: <ul style="list-style-type: none"> ○ a service, project or initiative being delivered by the local government; ○ how the local government usually manages a particular matter, issue, service or query; ○ budgeting or financial information, including details of the costs of any service, project or initiative delivered or proposed to be delivered by the local government; ○ an issue or situation of broad public concern or interest within the district; ○ preparing a motion to council or a committee; ○ correspondence received by the council member or committee member; and ○ an administrative matter. <p>Under this Division a Council Member must provide to assist the local government to respond to the request including an appropriate scope, or</p>	<p>The provisions relating to general access to information are overly prescriptive and process intensive. This Division also includes several confusing provisions.</p> <p>For instance, a Council Member has a right to make a request for any information including an administrative matter. However, the Division also restricts any request for information must be relevant to the functions of the requesting member under the Act or another written law. It may be likely that some of the information that may be requested (under clause 12 of the Draft Order), could be construed as falling outside of a Council Member's or Committee Member's statutory role.</p> <p>Also restricting a Mayor or President to request information (through a formal communications process) that may relate to potential media relations or activity, correspondence to be sent, or formal meetings or an official event, is not recommended, particularly if a matter is urgent or in an emergency.</p> <p>Formalising a dispute resolution process in situations where access to information is restricted is again likely to create unnecessary formalised processes, where other mechanisms are open to Council Members of Committee Members (i.e. informal discussions with the CEO; submitted notices of motion through Council meetings; or freedom of information</p>

New Provision	City of Stirling Response
<p>a copy of correspondence received by the Council Member where they are seeking advice that relates to the correspondence.</p> <p>There are also provisions relating to when certain information can be restricted, as well as dispute resolution procedures that involve the requesting Council Member, the Mayor and CEO, and potentially Council should there not be any agreement between the parties.</p>	<p>applications under the FOI Act).</p> <p>The City currently has an Elected Members' Communications Policy the objective of which is to ensure Council Members can perform their role effectively with clearly defined communication channels with employees. It prescribes the way Council Members are to interact with employees to ensure duplication and loss of productive time minimised. The policy also details the protocol when Elected Members interact and communicate with the community and the media.</p> <p>The City is of the view that any overarching communications agreement should form part of a local government's policy framework (where it is to be formalised) and based on sound communication principles, as opposed to the prescriptive nature as proposed in both the Draft Regulations and Draft Order.</p> <p>Recommendation: The City does not support the provisions within "Division 3 – Request for Information Generally" within the Draft Order, as:</p> <ul style="list-style-type: none"> a) the provisions relating to general access to information are overly prescriptive and process intensive; and b) this Division also includes a number of confusing provisions.
<p><u>Division 4 - Requests for information other than administrative requests for information</u></p> <p>This Division deals with responding to requests for information that do not relate to administrative assistance. Requests are to be made to the CEO or nominated employee in writing (by email or other electronic means) and must be acknowledged in writing within two working days.</p> <p>Other provisions include the following:</p> <ul style="list-style-type: none"> • The request must be dealt with as soon as practicable. 	<p>Similar to other City responses detailed in this submission, there is concern with the level of formality and process that is provided for in this Division.</p> <p>Final responses as proposed are to be given to all Council Members, unless the requesting member and the CEO agree that:</p> <ul style="list-style-type: none"> (i) the final response is confidential; or

New Provision	City of Stirling Response
<ul style="list-style-type: none"> If a request relates to a matter on the agenda of an upcoming council or committee meeting, best endeavours are made to provide the response before that meeting. Requests are dealt with within 10 working days by either providing a final response or providing notice of when the final response will be given. Final responses should be in writing and include any advice or information relating to the request. If the final response is to refuse or partially refuse the request, the reasons for the refusal are given to the council member. <p>A response to a request for information should generally be provided to all council members and relevant committee members, ensuring all members receive the same information. However, there are proposed exceptions.</p>	<p>(ii) because of particular circumstances, it is appropriate not to provide the final response to all Council Members and relevant Committee Members.</p> <p>Similar to the draft provisions around the release of Mayoral correspondence, there is no definition around what is deemed “confidential” or “restriction under particular circumstances”.</p> <p>Recommendation: The City does not support the provisions within “Division 4 – Requests for information other than administrative requests for information” within the Draft Order, as:</p> <ul style="list-style-type: none"> a) the provisions are overly prescriptive and process intensive; and b) this Division includes provisions that require further clarity in regard to their intent and operation.
<p><u>Division 5 — Administrative requests for information and requests for administrative assistance</u></p> <p>This Division deals with responding to administrative requests. An administrative request includes an administrative request for information or a request for administrative assistance.</p> <p>These requests:</p> <ul style="list-style-type: none"> may be made to the CEO or the appropriate nominated employee; may be made verbally, but the CEO or employee can refuse to deal with the request unless it is in writing. If made in writing it must be made via email or other electronic means approved by the CEO (such as a portal). <p>Any response to an administrative request:</p>	<p>Due to the definitions of “administrative matter”, “administrative request for information” and “request for administrative assistance” it is considered that this Division is not required.</p> <p>Under the Draft Order an administrative matter, in relation to a Council Member or Committee Member, means the following:</p> <ul style="list-style-type: none"> (a) the scheduling of council meetings or committee meetings; (b) the council member’s or committee member’s compliance obligations under the Act, including in relation to disclosure of financial interests and gifts; (c) information technology support for the council member or committee

New Provision	City of Stirling Response
<ul style="list-style-type: none"> • must be dealt with as soon as practicable; • are to be dealt with within 10 working days by either providing a final response or providing notice of when the final response will be given; and • may be verbally given or in writing. 	<p>member;</p> <p>(d) arrangements for the council member or committee member to attend training or a conference;</p> <p>(e) event invitations received by the council member or committee member;</p> <p>(f) the council member's or committee member's entitlement to a fee, allowance, reimbursement or superannuation contribution payment under the Act; and</p> <p>(g) any other matter of an administrative nature.</p> <p>Recommendation: The City does not support the provisions within "Division 5 — Administrative requests for information and requests for administrative assistance" and such requests of this nature are normal everyday requests that a local government may receive in supporting Council Members and Committee Members in their role and therefore do not require formalisation.</p>
<p><u>Division 6 — Provision in relation to commissioner</u></p> <p>This Division applies to a Commissioner appointed under the Act. Generally, a Commissioner is bound by the same provisions and processes for a Council Member and Committee Member, whoever a Commissioner has the absolute right to resolve a dispute regarding a request and therefore may override a decision made by the CEO.</p>	<p>Any communications agreement for a Council Member or Committee member should apply to a Commissioner appointed by the Minister under the Act. However, it is not deemed appropriate that the Chairperson or requesting Commissioner (in certain circumstances) can override the decision on the request made by the CEO.</p> <p>Recommendation: The City agrees that any communications agreement implemented by a local government should also apply to Commissioners appointed under the Act. A requesting Commissioner should not have the ability to override a decision on a request made by the CEO.</p>

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 MICHAEL DUDEK - BULK WASTE VERGE COLLECTION TRIAL

Business Unit:	Waste and Fleet	Service: Resource Recovery
Ward:	Balga	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution**0825/021****Moved Councillor Dudek, seconded Councillor Re**

1. That Council **PROCEEDS** to run a bulk waste collection trial, within the suburbs of Balga, Mirrabooka, Nollamara and Westminster, during the 2026/27 and 2027/28 Financial Years, in which:
 - a. During this two-year period, each of these suburbs will have one Bulk Verge Collection pickup scheduled; and
 - b. Each property will also have the entitlement to order one skip bin on demand during this period (as opposed to two).
2. That the City **UNDERTAKES** a post-trial resident survey and associated community consultation during and after the trial.
3. That a report detailing the outcomes of the trial be **PRESENTED** to Council at the conclusion of the 2027/2028 Financial Year.

The motion was put and declared CARRIED (9/5).**For:** Councillors Creado, Dudek, Lagan, Migdale, Olow, Paparde, Perkov, Re and Thornton.**Against:** Councillors Ferrante, Giudici, Krsticevic, Proud and Mayor Irwin.**Notice of Motion Recommendation**

1. That Council **PROCEEDS** to run a bulk waste collection trial, within the suburbs of Balga, Mirrabooka, Nollamara and Westminster, during the 2026/27 and 2027/28 Financial Years, in which:
 - a. During this two-year period, each of these suburbs will have one Bulk Verge Collection pickup scheduled; and
 - b. Each property will also have the entitlement to order one skip bin on demand during this period (as opposed to two).
2. That the City **UNDERTAKES** a post-trial resident survey and associated community consultation during and after the trial.
3. That a report detailing the outcomes of the trial be **PRESENTED** to Council at the conclusion of the 2027/2028 Financial Year.

(Suggested Alternative Recommendation – refer to end of report)

Background provided by Elected Member

“To conduct a bulk waste trial in the suburbs of the Balga Ward, where there has been interest in returning to bulk verge collections. This would enable a trial that provides flexibility for those wanting to order a skip bin but at the same time also have a verge collection.”

Details

The City of Stirling currently spends around \$40 million per annum on its Waste and Recycling Services, which comprises: kerbside collections for domestic rubbish, recycling and garden waste, commercial rubbish and recycling collections, bulk verge green waste collections, on-demand skip bin services for bulk hard waste, on-demand whitegoods and mattress collection, resident drop off and recycling facilities via the Recycling Centre Balcatta, public space litter collections and street cleaning, City event bins, waste education and community engagement events and workshops.

One of the objectives in the City’s Strategic Community Plan, *Sustainable Stirling 2022-2023*, is to ‘Support a low-waste, circular economy that protects our environment from impacts of waste.’ As part of this objective, the City has set a target to increase its material recovery rate by 75% by 2030.

In 2014, the City introduced an on-demand service that has been well received, and utilisation has increased each year. The City’s current on-demand collection service contract is ending on 30 November 2025. A procurement tender evaluation process is currently underway, and the tender report will be presented to Community and Resources Committee the 19 August 2025. A Council Workshop on Waste Strategy is also scheduled for 11 August.

Prior to initiating the bulk waste collection trial, it is recommended that a detailed report is prepared to outline the costs of the trial, how it is to take place, and the opportunities and risks. This report will examine important issues such as contractor availability, service delivery options, budget implications, and potential risks. This will require sufficient time for officers to research and prepare to provide this level of detail. This is also in good time for a trial to be considered as part of the 2026/27 budget process which begins with a Council workshop in November.

Officers are able to present the report to Council in September 2025.

Financial Assessment and Implications

Any budget implications will be considered as part of the proposed Council report.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A waste-wise City

Priority: Reduce the City's waste generation

Priority: Improve resource recovery for all waste streams across the City

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 InformationAttachments

Nil.

Available for viewing at the meeting

Nil.

Suggested Alternative Recommendation:

That a report is PRESENTED to the Community and Resources Committee meeting to be held 16 September 2025, providing information and options on a potential bulk waste collection trial within the suburbs of Balga, Mirrabooka, Nollamara and Westminster, during the 2026/27 and 2027/28 Financial Years.

14.2 PROPOSED NOTICE OF MOTION - COUNCILLOR ELIZABETH RE - WARD NEWS PUBLICATION COSTS

Business Unit:	Service: Marketing & Communications
Ward: Citywide	Location: Not applicable
Applicant: NA	

Role

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

Council Resolution**0825/022****Moved Councillor Re, seconded Councillor Olow**

That a report be PRESENTED to the 16 September 2025 Community and Resources Committee detailing the costs associated with the City's current biannual "Ward News" publications, and any possible alternative opportunities to reduce costs while improving City communication on City events and activities through other media channels, such as local newspapers.

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

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

Against: Nil.

Notice of Motion Recommendation

That a report be PRESENTED to the 16 September 2025 Community and Resources Committee detailing the costs associated with the City's current biannual "Ward News" publications, and any possible alternative opportunities to reduce costs while improving City communication on City events and activities through other media channels, such as local newspapers.

Background provided by Elected Member

“People have commented to me that the current information on the leaflets is the same across wards, highlights some wards do not have much activities, increase use of paper, the increase in delivery costs, the increase in potential littering and that by information being in a community newspaper more people will have access to the information especially those who do not have internet capabilities, etc.”

Details

The City's Marketing and Communications Team uses a range of channels to communicate with our community. This includes the City's website, multi-channel marketing campaigns (digital and print), social media, e-newsletters, printed collateral (such as brochures, newsletters, posters etc), earned media relations, digital screens in our facilities, advertising and signage. The diversity of these channels acknowledges there are different communications preferences in our community.

Ward News is one of the publications in the suite of printed and digital communications used by the City to keep residents up to date with events, projects, decisions and opportunities to participate in their local community as well as the broader Stirling community. Officers will prepare a report for consideration at the Community and Resources Committee meeting on 16 September 2025. The report will include a summary of previous and current City publications, an overview of marketing effectiveness surveys that underpin the City's approach, and options to improve City communications.

Financial Assessment and Implications

Costs associated with the City's communications will be detailed in the report to be presented to the Community and Resources Committee meeting.

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A customer-focused City

Priority: Involve, engage and inform our community

Strategic Risk

Strategic Risk	Risk Appetite
Community	The City will ensure that it engages with the community in accordance with its Community and Stakeholder Engagement Plan.
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 - COUNCILLOR TONY KRSTICEVIC - WASTE TRIAL IN COASTAL WARD**

Councillor Tony Krsticevic submitted the following Notice of Motion at the Council meeting held 12 August 2025.

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee meeting to be held 16 September 2025 providing information and options on a potential bulk waste collection trial within the Coastal Ward during the 2026/2027 or 2027/2028 financial years.

Reason for Motion

Nil.

15.2 PROPOSED NOTICE OF MOTION - COUNCILLOR SUZANNE MIGDALE - FOGO TRIAL IN COOLBINIA

Councillor Suzanne Migdale submitted the following Notice of Motion at the Council meeting held 12 August 2025.

Notice of Motion Recommendation

That Council APPROVES a three-month trial, commencing in April 2026, of the kitchen caddy and compostable rubbish bag components of the Food Organics and Garden Organics (FOGO) system in the suburb of Coolbinia, with a report evaluating the outcomes of the trial to be PRESENTED to Council no later than September 2026.

Reason for Motion

“As a result of community interest being expressed, the purpose of the trial is to engage local residents, gather feedback on user experience, and to assess community interest and inform potential future implementation of the Food Organics and Garden Organics (FOGO) system across the City.”

15.3 PROPOSED NOTICE OF MOTION - COUNCILLOR ELIZABETH RE - PROPOSED PEDESTRIAN CROSSWALK COLOUR CHANGE

Councillor Elizabeth Re submitted the following Notice of Motion at the Council meeting held 12 August 2025.

Notice of Motion Recommendation

That a report be PRESENTED to the 18 November 2025 Community and Resources Committee meeting on the number of crossings, suburb, locations and the cost of painting either side of the white crosswalk / pedestrian road crossings red in colour to make it more visible to both pedestrians and all road users and potentially reduce road accidents.

Reason for Motion

“There has been an increase in road related accidents and injuries over the years and with the increase in cars and a variety of road users such as electric scooters and gofers etc and the City’s push to encourage more residents to walk in the suburbs the safety of the residents is becoming an issue and this could be addressed and reduced by making more crosswalks visible to all road users. This has been an effective method in other locations.”

15.4 PROPOSED NOTICE OF MOTION - COUNCILLOR STEPHANIE PROUD - COST OF PRINTED AGENDAS AND MINUTES

Councillor Stephanie Proud JP submitted the following Notice of Motion at the Council meeting held 12 August 2025.

Notice of Motion Recommendation

That a report is PRESENTED to the Community and Resources Committee meeting to be held 16 September 2025 regarding the cost of printed agendas and minutes.

Reason for Motion

Nil.

16. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

17. NEW BUSINESS OF AN URGENT NATURE

Nil.

18. MATTERS BEHIND CLOSED DOORS

Nil.

19. CLOSURE

The Presiding Member declared the meeting closed at 8.24pm.

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

Date:

SIGNED:

.....
Presiding Member Signature

.....
Presiding Member Name (*please print*)