



City of Stirling

Ordinary Meeting of the 41st Council

1 April 2025

Minutes

To: The Mayor and Councillors

Here within the Minutes of the Ordinary Meeting of Council of the City of Stirling held Tuesday 1 April 2025 in the City of Stirling Council Chamber, 25 Cedric Street, Stirling.

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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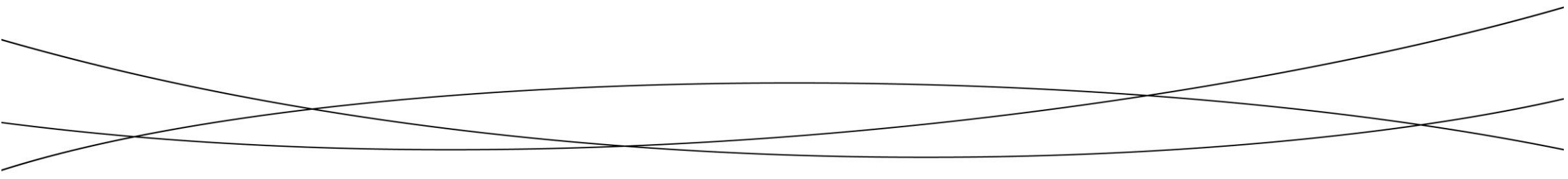


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**MINUTES OF THE ORDINARY MEETING OF COUNCIL OF TUESDAY 1 APRIL 2025 HELD IN CITY OF STIRLING COUNCIL
CHAMBER, 25 CEDRIC STREET, STIRLING****1. OFFICIAL OPENING**

The Presiding Member declared the Ordinary Meeting of Council open at 6.31pm.

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

Mark Irwin

Councillors

Councillor Andrea Creado
Councillor Michael Dudek
Councillor Joe Ferrante
Councillor Damien Giudici
Councillor Chris Hatton
Councillor Tony Krsticevic
Councillor David Lagan
Councillor Suzanne Migdale
Councillor Teresa Olow
Councillor Rob Paparde
Councillor Karlo Perkov
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
Director Planning and Development - Amanda Sheers
Manager Community Safety - Peter Mullins
Manager Customer and Communications - Simone Holmes-Cavanagh
Manager Engineering Services - Paul Giamov
Manager Facilities, Projects and Assets - Paul Kellick
Acting Manager Governance - Jackson Mawby
Head of Community Engagement - James Murphy
Service Lead Council & Civic - Candice D'Castro
Service Lead Sustainability & Partnerships - Clayton Chipper
Acting Service Lead Planning - James Fletcher
Lead Governance Officer - Regan Clyde
Senior Governance Officer - Amorette Kerklaan
Senior Governance Officer - Sean McDiarmid
Senior Media Advisor - Liam Croy
Senior Sustainability Officer (Energy) - William Jeon

Public

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Press

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APOLOGIES

Nil.

3. APPROVED LEAVE OF ABSENCE

Nil.

4. DISCLOSURES OF INTEREST

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

Community and Resources Committee - 25 March 2025

Nil.

Council Meeting - 1 April 2025

Councillor David Lagan disclosed an Impartial Interest in Item 13.2 as he has met community members in relation to this item.

Councillor Damien Giudici disclosed an Impartial Interest in Item 13.2 as he has met community members in relation to this item.

5. PETITIONS

Nil.

All previous petitions will have an update available in due course on the Petition Status Update page of the City's website which can be accessed [here](#).

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

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

Nil.

7. PUBLIC QUESTION TIME

Councillor Suzanne Migdale left the meeting at 7.23pm during Item 7, and returned at 7.30pm.

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 - R BARRETT

The following questions were submitted by R Barrett, Karrinyup WA 6018, at the Council Meeting held Tuesday 1 April 2025.

Q1. *"I wish to commend the City of Stirling and Council for the thorough nature of the Climate Change Adaptation Review, particularly the Attachments 1 to 4 (pp 24-42 of the Council Agenda 2025). In my humble opinion the quality of these attachments reflects the latest scientific research and consensus, and international best practice. However, I was astonished to also see in the Committee minutes that the recommendation 'That Council notes the City's proposed next steps to engage a wide range of community feedback and address the priority improvement opportunities via the City's Integrated Planning and Reporting Framework', was lost in a tied vote.*

Why did the Community and Resources Committee oppose the recommendation to engage with the community and address the priority improvement opportunities via the City's Integrated Planning and Reporting Framework'?"

A1. The Mayor advised that from his recollection, discussion at Committee was centred more around the fact that there had been significant community consultation already on a lot of these issues, and that it may be confusing to re-consult on those issues when the City consults on its Strategic Community Planning process. It felt like a possible double up, in terms of looking at those improvements via the City's Integrated Planning and Reporting framework; but the item on the agenda is just a recommendation, and it is open to Council to decide what they wish to resolve.

- Q2. *“Climate change clearly poses significant environmental, social and economic risks for all of us. No one can precisely predict the future. However, based on the evidence available to us, it's estimated on our current path the global financial costs of climate change impacts by 2050 will be in the order of \$38 trillion (U.S. dollars) per year. Does Council agree that its ratepayers and residents will be best served through ongoing opportunities to engage with the Climate Change Adaptation Review? And if so, what is Council's plan for community engagement on this critical issue?”*
- A2. The Mayor reiterated that the matter was on the agenda for Council's consideration and decision. It is acknowledged that there should be continual engagement, but also continual reporting through to Council. One of the outcomes was for more consistent and frequent reporting through audit processes.
- Q3. *“It's hard to understand why the existential issue of climate change adaptation is not explicitly featured in Council's documentation such as the Integrated Planning and Reporting Framework. What is the reason for this, and what could be done to remedy this shortfall?”*
- A3. The Director Infrastructure advised that the City recognises that mitigating the effects of climate change is a key priority and it is a feature of the plans created within the City's Integrated Planning and Reporting Framework. Within that Framework, the City's commitment is outlined in the Strategic Community Plan, Sustainable Stirling within the 'natural environment' Key Result Area (and the relevant objectives under that). Through that framework, the City has also set ambitious targets to measure progress and achievement of these objectives, and you will find the report on that within the Annual Plan.

The Strategic Plan is under review regularly so there is an opportunity to update it with the latest science as well, which has been referred to tonight.

The Mayor added that it is important to note, in terms of the cycle, that the Strategic Community Plan is due for a major review this year, and consultation would form a significant part of that.

7.2 PUBLIC QUESTION TIME - M RINALDI

The following questions were submitted by M Rinaldi, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following questions relate to the Department of Communities' proposed social housing complex at 969/971 Beaufort Street, Inglewood and the social housing complex at 157 Ninth Avenue, Inglewood.

Q1. *"13 years ago when I first attempted to establish my business, I faced a parking shortfall on Sexton Road. However, had I been able to afford the \$40,000 required to offset the parking shortfall, I could have bypassed these obstacles and moved forward. Fast forward to my current location, where ample parking is available - I was still required to implement additional measures for approval to compensate for an apparent lack of parking. Given this precedent, I would like to understand the City's stance on the parking shortfall at 969/971 Beaufort Street. Will the State Government be required to pay a parking in lieu contribution for the shortage? If so, what is the exact dollar amount and why does this development appear to be dodging all City of Stirling Council planning requirements, including mixed-use heritage consideration and commercial allocation to the ground floor?"*

A1. The Mayor advised that this was a great question. The reason this report is before Council is because there has been significant interest from the community regarding this site, and Councillors have 'called in' the report. It is obvious from the Officer's recommendation that there is a substantial parking shortfall; it is unlikely that the State Government will pay any money in lieu of that, but it certainly is one of the reasons that the Officer's recommendation does not support this development.

The Director Planning and Development confirmed that this is correct. The City would not support this proposal because of the significant shortfall in parking - not only for the residents but also the visitor bays. When Officers are considering shortfalls in car parking, availability in the local area is taken into account; with this particular site, there is very little available. Although it is on a bus route, car parking is considerably below the level that the City would expect for a development like this.

Q2. *"Regarding the ongoing issues at the social housing complex at 157 Ninth Avenue, Inglewood, it has been 42 days since the last Council meeting where the Mayor committed to writing to the Minister on behalf of residents and re-engaging the Department of Communities (DoC) and WA Police. I'm aware of your support, yet the issue continues to be passed between government departments with no clear accountability, leaving residents and business owners in a perpetual cycle of inaction. What tangible steps can the City of Stirling take to compel the State Government to review its policies, demand transparency, and enforce accountability? More importantly, how can we ensure that real action is taken before this deteriorates even further?"*

A2. The Director Community Development advised that there is a clear agency responsible for dealing with the issue, and it is the DoC. It is unfortunate that the Department did not attend the City's meeting with the residents last Wednesday. City Officers have met with the DoC Executive, and the Mayor has written to the Minister. The City is still awaiting a response. In the meantime, the City and WA Police are fully aware of the situation that residents are confronted with, and Officers will continue to enforce against anti-social behaviour. WA Police will continue to attend, and will continue to lobby the DoC because they are the only agency who can try to resolve this issue.

7.3 PUBLIC QUESTION TIME - M ROZICH

The following questions were submitted by M Rozich, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following questions relate to the Department of Communities social housing complex at 157 Ninth Avenue, Inglewood and the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

- Q1. *“Since the DoC began housing high risk tenants in the 100% social housing complex at 157 Ninth avenue, many businesses have experienced not just a loss in profit - many of their customers have also been confronted with regular antisocial behaviours. These include a business owner being punched in the face in his place of business; patrons seeing people shooting up in the complex car park and business car parks; and tenants and their visitors fighting, as well as harassing and abusing customers at nearby cafes and restaurants. Many business owners are afraid that if the situation remains unchanged, they will have no choice but to permanently close their doors.*

Mr Mayor, if figures and a full list of incidents were provided, would you be willing to write a letter on behalf of the businesses in Inglewood to the Minister for Small Business outlining these issues that are the direct result of the State Government’s decision to place high risk tenants in a 100% social housing complex so close to businesses in Inglewood?”

- A1. The Mayor advised that he would definitely be happy to write letters to every new Minister to get them to view for themselves what is happening in Inglewood, as the situation is disgraceful.

- Q2. *“On Thursday night, someone within the complex set off the fire sprinkler system and it sounded for more than 13 hours. Despite notifying the DoC of the situation on Friday afternoon, the fire pump room doors remained wide open and unsecured until 11.00am Monday. Someone within the complex also ripped the heavy metal gate at the front of the complex off its hinges and threw that on the verge. As a result, 157 Ninth Avenue has now been labelled high risk for property damage by the DoC. Furthermore, there is a significant amount of all manner of rubbish scattered around the complex and along the adjacent laneway. This mess would be far worse were it not for concerned locals who regularly remove rubbish. Is it possible for the Council, on behalf of the Inglewood community, to remind the DoC of their responsibilities in maintaining the complex and surrounding area, and to address these issues in a timely manner?”*

- A2. The Mayor confirmed that the City will continue to lobby the DoC.

- Q3. *“Although the State Government’s press release regarding the proposed complex at 969/971 Beaufort Street states that it will be earmarked for over 55s, nothing is mentioned in the development proposal. The complex will be located right between two venues that generate loud music late into the night. Given the fact that the demographic highlighted for this proposal is generally in search of peace and quiet, is the Council concerned that the State Government will use this as an excuse to drop the over 55s allocation and fill it with high risk tenants like they have at 157 Ninth Avenue? Could the Council please recommend that a restrictive covenant be placed on the certificate of title limiting the use and sale of units to exclusively over 55s?”*
- A3. The Mayor advised that given the current situation, Council has no confidence in the DoC. The Mayor said that he is aware of an alternative recommendation from Councillors, recommending to do exactly that [add a restrictive covenant limiting the use to aged persons].

7.4 PUBLIC QUESTION TIME - A RAFAEEK

The following question was asked by M Rozich, Inglewood WA 6052, on behalf of A Rafeek, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following questions relate to the Department of Communities social housing complex at 157 Ninth Avenue, Inglewood and the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

- Q1. *“Last Thursday whilst jogging along Beaufort Street, Amanda was charged by a drug affected woman at 5.20am, who attempted to stab her with a large knife. Amanda is an athlete, so she was able to escape, but she is deeply concerned that if it was someone less fit, they would have been seriously injured or even killed. She has also had glass bottles thrown at her while jogging past 157 Ninth Avenue. She's no stranger to social housing, having grown up in a 100% social housing complex in East Perth. She is shocked that the State Government is again using a model that has proven to be so ineffective in the past. How is the City of Stirling protecting residents and businesses between Inglewood and Mount Lawley, given that there are existing problematic social housing complexes, and another being proposed, all of which will be within a kilometre of each other?”*
- A1. The Mayor advised that the City will continue to work with WA Police, who have received a significant number of call outs. City Officers believe it is possibly one of the worst situations they have seen in their time. The City will continue to advocate for the community and continue to try its very best to protect you in what is quite an awful situation.

“We are grateful for the support from the Council and the Police, so thank you.”

The Mayor added that, anecdotally, Ministers and Local Members sometimes watch the livestream of Council meetings. He urged any of them watching to listen to these pleas from the community, and to visit this site to see the situation for themselves.

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

7.5 PUBLIC QUESTION TIME - M MOLINARI

The following questions were submitted by M Molinari, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following questions relate to the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

- Q1. *"With the complex being earmarked for over 55 year olds, are there any planned upgrades for a safer crossing from the bus stop outside the Civic Hotel to cross Wood Street, as the elderly would be getting off at the bus stop located outside of the Civic Hotel? Are there plans for an upgraded crossing of Beaufort Street for the elderly residents to cross, as the closest safe crossing would be two blocks away at Crawford Road? There is a crossing there, but that is only for school children in the morning."*
- A1. The Director Infrastructure advised that the City is not aware of any upgrades, but the question would be taken on notice and further details provided in writing.
- Q2. *"With the proposed complex being built across from Coles, the car park will become even more unsafe as it has no footpaths, you have to walk in the middle of the road to get to the store itself. This will impact congestion and become dangerous for older tenants getting across to Coles. Is there a proposal for a path to the front of Coles and safer access for the over 55s to cross this area with cars coming in and out of Coles and the Civic Hotel car park?"*
- A2. The Mayor advised that the question would be taken on notice and a written response provided.
- Q3. *"As a woman in the Inglewood community, I now no longer leave my home at night time. It is not safe for us to walk our streets after dark. I'm someone who likes to exercise in the mornings and I don't do that anymore because it's not safe. On Tuesday morning I went for a walk at 6.30am to get a coffee, and realised that I had just walked through a drug deal occurring in my library car park. As someone who has been attacked several months ago, the community of Inglewood has been a safe haven for me to repair from trauma, but I now no longer feel safe to walk the streets. Can I call on the Council to contact the government? What is it going to take – stabbings, killings? - for them to do something about the safety of the people of Inglewood?"*
- A3. The Mayor advised he could hear the emotion and fear in Ms Molinari's voice. He confirmed that he had been to the area and seen it for himself, as well as hearing from Council and City Officers, just how bad the situation is. The DoC has a massive role to play, and the City will continue to advocate and engage the relevant Ministers to witness this firsthand.

Additional Information

- A1. There are no plans to upgrade or modify the existing pedestrian crossing on Beaufort Street at this stage. The current crossing on Beaufort Street, south of Stuart Street, is similar to the type of crossing provided at many locations along Beaufort Street and other arterial roads. This crossing allows pedestrians to cross the road in two stages, giving way to one direction of traffic per stage. The provision of signalised pedestrian crossings requires a very high number of pedestrians crossing the road as a criteria set by Main Roads WA, and this criterion would not be met at this stage.
- A2. The section of Wood Street adjacent to the Coles Supermarket includes existing footpaths and pram ramps on both sides of the road to facilitate safe access to and from that site. The City is not able to provide footpaths within the Coles car park, as that is private property.

No additional footpath to the front of Coles has been proposed as part of the development application. The proposal includes changes to the verge fronting of Wood Street for additional landscaping and verge treatment upgrades. The City has raised concerns with landscaping within the road reserve as this will reduce the useability of the existing footpath to below the minimum width permitted for commercial areas.

The City's Referral Response has indicated its concerns regarding the parking shortfall of the development. Concerns specifically relate to future resident and visitor parking overflowing into informal street parking and exacerbating parking issues in the locality, impacting residential and commercial properties' operations, and likely to have a detrimental impact on the amenity of these properties including the Coles car park.

7.6 PUBLIC QUESTION TIME - F MCQUISTEN

The following questions were submitted by F McQuisten, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025. (While not asked during the meeting, the resident requested that the questions be answered within the Minutes.)

The following questions relate to the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

- Q1. *“How can we be certain that the proposal to develop this site for over 55 year old senior living will be honoured by the Government, and not altered to include high risk tenant social housing such as the likes of 157 Ninth Avenue Inglewood, which is currently massively disruptive and unsafe to raise a young family near?”*
- A1. The Western Australian Planning Commission (WAPC) is the decision-maker on this development application, with the City being a referral agency. Council resolved to recommend condition setting to the WAPC, via the City’s Referral Response, to restrict the use of the premises to persons over the age of 55 years, particularly because of the minimal detail regarding this component in the application documents.
- Q2. *“The parking proposed for 50 residential units is clearly insufficient for the number of residents and their visitors, and fears that street parking will exacerbate an already dangerous intersection (Wood and Beaufort Streets), particularly for older residents and young people as there is significant traffic entering and leaving Wood Street to use the Coles shop. The proposal to utilise existing car parking in Coles and the Civic Hotel car parks are not suitable options for overflow parking as they are already utilised to capacity and are private land. How will Council oppose the current parking proposal for these units so that Government will not accept this plan, and comprehend the threat to community and road safety it poses?”*
- A2. The City’s Referral Response indicates that it does not support the proposal for a number of reasons, including car parking. Specific concerns relate to the large undersupply of car parking proposed within this development application, and the associated issues that will likely occur as a result of the significant shortfall. The City will be providing its Referral Response of no support to the Department of Planning, Lands and Heritage so that it may form part of the decision-making process of the WAPC.

- Q3. *“Will Council seek support via Main Roads or the right governing body to upgrade the safety to cross both Beaufort Street and Wood Street in order for public transport (bus stops 12159 and 12149) to be accessed on either side, as the closest safe crossing is about 350m away close to Beaufort Street and Crawford Road and therefore quite a distance away from the proposed residence and does not solve the dangers of high traffic turning off Beaufort Street into Wood Street in order to access the Coles carpark?”*
- A3. There are no plans to upgrade or modify the existing pedestrian crossing on Beaufort Street at this stage. The current crossing on Beaufort Street, south of Stuart Street, is similar to the type of crossing provided at many locations along Beaufort Street and other arterial roads. This crossing allows pedestrians to cross the road in two stages, giving way to one direction of traffic per stage. The provision of signalised pedestrian crossings requires a very high number of pedestrians crossing the road as a criteria set by Main Roads WA, and this criterion would not be met at this stage.

7.7 PUBLIC QUESTION TIME - S RADI

The following questions and comments were submitted by S Radi, Inglewood WA 6052 at the Council Meeting held Tuesday 1 April 2025.

The following questions relate to the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

Q1. "The ALP National Constitution reads 'the principles of constitutional action through the Federal and State parliaments, municipal and other authorities.' Constitutional action. Union action. An ongoing action by organised community groups. They've railroaded the Council, which we thank you for the effort you have put in to try and get this development overruled.

How do you propose, as a Council, to override their guiding principles of action as per their constitution that allow a development like this, which is clearly irresponsible for the safety of community and citizens? How do you propose to challenge that, when they can railroad you and us as a community, what's the plan?"

A1. The Mayor advised that the State Government owns the Planning Framework; the Western Australian Planning Commission and other related bodies have complete control of the development in this regard. The State Government delegates some responsibility to the City to undertake strategic planning, some consultation and referrals. Ultimately, the City does not have decision making powers in developments like the ones proposed, but will continue to advocate on behalf of the community as its representatives.

Q2. "As far as our safety is concerned, is the Council and the State Government prepared to accept legal responsibility for someone having something happen to them? Like what was said by a previous speaker? And do they have the capacity to reimburse financially? But then once someone's dead or attacked or left with a lifelong injury, money doesn't matter.

So do you have the funds as a local Council and does the State Government have the ability to compensate for injury or loss?"

A2. The Mayor advised that this is not a matter that should be vetted this evening; this is a local government authority whose remit is planning. The City and this Council will certainly advocate for you on that front.

Q3. "There is data to support that this development doesn't meet requirements. Does the Council welcome free speech and a community website that isn't censored by a local real estate agent? So that the people can say what they feel so that you guys and the State Government actually understand what people think and feel before they go ahead and make a decision. Does the Council endorse and support the community forming an online free speech forum?"

A3. The Mayor advised that it is not the Council's remit to sanction any community forums. That is for the community to do. The City welcomes free speech, which is evident this evening. The City will continue to advocate for the community on this matter.

7.8 PUBLIC QUESTION TIME - E SCOTT

The following question was submitted by E Scott, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following question relates to the proposed social housing complex at 969/971 Beaufort Street, Inglewood.

Q1. *“Firstly, thank you to the City of Stirling, especially David [Lagan] and Damien [Giudici] for your commitment to supporting the local Inglewood community.*

I'm a mum with a four-month-old and a three-year-old, and we bought in Inglewood two years ago. We bought for walkability and liveability, and I feel trapped in my home. I no longer feel safe walking in my community. The proposal for 971 Beaufort Street goes against the City of Stirling guidelines with housing proposed for the ground floor. The proposal notes that it wouldn't be beneficial or attractive for possible businesses, given the area isn't the hub of Inglewood. However, recent studies from across the world - including one from Harvard and one out of Eastern Europe - shows a benefit of mixed tenancies in social housing, including businesses and cafes. In addition to your letter to the State Government, Mr Mayor, would you be willing to query why they are planning to lump us with another 100% social housing unit when this has been shown universally not to work in the best interest for the tenants and our community?”

A1. The Mayor advised that the City's recommendation is in total agreement with Ms Scott's concerns on the proposed development. The planning framework suggests that mixed-use, activated street fronts on the ground floor, with a vibrant mixture of residencies above it provides the best outcome. Councillors have been working with the community and they have an alternative recommendation to strengthen the City Officers' recommendation on this development.

7.9 PUBLIC QUESTION TIME - P FITZPATRICK

The following question was submitted by P Fitzpatrick, Inglewood WA 6052, at the Council Meeting held Tuesday 1 April 2025.

The following question relates to the Department of Communities social housing complex at 157 Ninth Avenue, Inglewood.

Q1. *“The issues at 157 Ninth Avenue require effective persons in the community to make constant reports to several different agencies. Many people complain that it is too confusing for them to find their reporting portals and phone numbers and end up giving up. Will Council provide the community, either by pamphlets, online, etcetera, with an easily accessible list of the most effective and preferred reporting lines, including links and descriptions of examples of reportable incidents and how the information is used to deal with situations like this and others?”*

A1. The Mayor confirmed this can be done.

Additional Information

A1. The City’s Community Safety Business Unit is finalising a specific engagement plan for residences in and around 157 Ninth Avenue. This will include the provision of key information and the deployment of other crime prevention measures.

In the meantime, the following contact information is available for all members of the community:

- WA Police (criminal behaviour) – 000 emergency or 131 444 non-emergency
- Department of Communities (157 Ninth Avenue related issues) – 1300 597 076 or <https://communitieswa.workflowcloud.com/forms/6c9e23d4-2b73-4d71-8382-57257ab45a2c>
- City of Stirling (anti-social behaviour) – 1300 365 356

7.10 PUBLIC QUESTION TIME - R BERTI

The following question was submitted by R Berti, Stirling WA 6021 at the Council Meeting held Tuesday 1 April 2025.

- Q1. *“My question relates to traffic in George Street, Stirling. The street is a 50km/h zone and not an 80km/h zone, which is what is happening. I wrote to the Council a couple of years ago and asked if stop signs could be installed to try to break the traffic up with all this rat running coming out of Princeton and Lanchester Way. I was told that there is no history of accidents there, plus it's a Main Roads matter. I wrote to Main Roads and they said no, it's a Council issue. Lisa Thornton recently tabled a petition regarding the parking which was creating a hazard for traffic, and the speed. Now, nothing's changed. Could the Council at least put some speed limit signs up? You cannot reverse out of your driveway without people zooming around the corner without stopping. It is an accident is waiting to happen.”*
- A1. The Mayor advised that a member of the Engineering Services Team, accompanied by a local Ward Councillor or himself, will arrange to meet with Mr Berti to discuss his concerns.

7.11 PUBLIC QUESTION TIME - R HEGNEY

The following questions were submitted by R Hegney, Dianella WA 6059, at the Council Meeting held Tuesday 1 April 2025.

- Q1. *"I drop a young girl with palsy to Dianella Heights Primary School, which I do as a volunteer. I was told to shift by a Ranger who was unprepared for his job. He didn't know what the rules were that he was administering. The issue was raised with the Ranger's Team Leader, who advised that he cannot tell me where I can park. If I'm not allowed to park there, where can I park? I attempted to contact the City again and was told that Engineering Services were too busy. You have stopped a six-year-old girl with palsy from getting to school. I phoned the President of the Sunflower Hidden Disabilities Initiative who was shocked, and did not believe me; he requested a full report.*

I'm an old man with diabetes; I will not give up. I am volunteering to come into this organisation and work with your people to help you sort this out. I have contacted two Councillors about my issue and have heard nothing back. I am happy to hear the Mayor say that you are going to write to ministers to see that they are looking at this matter directly."

- A1. The Mayor advised he would not necessarily be writing to a minister on the matter, but would be happy to have the Director Community Development contact Mr Hegney again – this contact would be the most appropriate channel.

The Mayor added that he understands parking had occurred across somebody's driveway...

"That is not correct! What is happening here in the shire, that you're sitting in charge of, is that none of this is true. I do not drive across this person's driveway; the Mayor just said it. Someone's told the Mayor, and I don't do it! Now he's telling you that I drive across this person's driveway."

The Mayor retracted his comment regarding parking across a resident's driveway. He reiterated that the appropriate person, such as the Director Community Development, would be in contact with Mr. Hegney to discuss further.

- Q2. *"In this event, which is pathetic, I've had to deal with some of the people adjacent to this area who have the authority to allow us to park. When I went to this lady to ask authority to park, she burst into tears. She's about 85 years old and lives on her own. She has been harassed by this organisation to the point where you can't talk to her without her crying. I'm trying to work out who I'm dealing with. Generally, I'm dealing with not nice people, who are not pulling their weight. What I need to know, until I die... I'll be back here... next time, next time, next time... until we get to the situation where these people, and the things they've said, aren't going to be happening. I know the procedure will be managerial and that's the area I wish to focus on. I'd like to volunteer to come in possibly once a month – until I die, of course, won't be long - and speak to the Director Community Development and ask him how he's getting on. I want Council to authorise me to do that."*
- A2. The Mayor advised that the Council does not give authority for operational matters, but he would be happy for the Director Community Development to meet or make contact with Mr Hegney.

7.12 PUBLIC QUESTION TIME - P MAGARAGGIA

The following questions were submitted by P Magaraggia, Karrinyup WA 6018, at the Council Meeting held Tuesday 1 April 2025.

- Q1. *“At the EGM last week, we heard from Melissa O’Toole, an environmental specialist with over 25 years’ experience in environmental impact assessments. Ms O’Toole stated that any robust assessment should involve a multi-options assessment as a first step, not the last. In this situation it is clear that there are three distinct options for the City. Option 1 - build a boardwalk through the dunes. Option 2 - upgrade and widen the existing path at the eastern border of the South Trigg Beach reserve. Option 3 - do nothing.*

Instead of firstly identifying the three options and rating the various assessments against these options, the City appears to be focused on Option 1 - build a boardwalk through the dunes, despite significant environmental and economic hurdles.

Have the three above mentioned alternates been identified by the City as three distinct options whereby the environmental cost assessments can be evaluated?”

- A1. The Mayor advised that they had not.

“Why?”

The option that is currently being proposed and investigated is a coastal boardwalk through the dunes.

- Q2. *“Why has the City not clearly advertised on its boardwalk feasibility page these three options? Especially when considering that the solution of widening the existing path or creating a separate walker’s lane with traffic barriers is far more cost effective with less ongoing maintenance and if done right can deliver a similar outcome to a boardwalk through the dunes without the economic environmental risk.”*

- A2. The Mayor advised that through the City it has been fairly widely publicised, though consultation has not occurred yet. Whilst your comments are appreciated, you are making assumptions on the outcome of those assessments which have not occurred.

“I’m not making assumptions; I’m just going on general banter and people and our research.”

I respect your view sir, but you are basically saying what the outcomes of all those assessments will be and that has not been determined yet.

Q3. *"Why are there no artist impressions of an option that involves widening the path that integrates vantage points to take in the view from the elevated path?"*

A3. The Mayor advised this was because Council is not considering that at this time.

"Well, you have one for the boardwalk, but you don't have one for the widening of the path. That seems a little bit biased."

Yes sir, because the Council is investigating a coastal boardwalk through the dunes.

"Well, then it goes back to the robust study. And that it should be actually looked at as a priority, to look at all those three options and then take it from there."

Thank you, sir your comments and opinion are appreciated.

"Well it's the community's opinion actually."

It is your opinion sir, and there are others who support you, thank you. It is not for discussion.

"Well Miss O'Toole is an environmental officer, and I mean she knows her stuff, you know. And I don't really want to be dismissed here, it feels like I am being brushed aside."

I appreciate your comments sir, and you are not being dismissed, you have asked your three questions and they have been answered.

7.13 PUBLIC QUESTION TIME - R DE SAIRE

The following questions were submitted by R De Saire, Tuart Hill WA 6060, at the Council Meeting held Tuesday 1 April 2025.

- Q1. *“Does the City have a detailed data classification framework and is that publicly available or part of framework or policy? Is that publicly available and updated on an annual basis?”*
- A1. The Director Corporate Services advised the City has a data classification framework in terms of its data standards that is reviewed regularly in line with state records, but also in line with the City’s digital strategy. The location of this will be checked and an answer provided in writing.
- Q2. *“Are you aware of ongoing investigations or previous investigations regarding State Government departments in the use of data by the City?”*
- A2. The Director Corporate Services advised she was not aware of any investigations.
- Q3. *“Are you aware of current or previous investigations by the State Government regarding the uses of Western Australian citizens by the City of Stirling?”*
- A3. The Manager Community Safety advised that as it relates particularly to a matter that Mr De Saire raised with the City and raised through the State Government, the City is aware of that particular matter.
- Q4. *“Is the CEO and the Mayor aware of that investigation?”*
- A4. The Manager Community Safety advised that the Manager Governance at the time was aware of it and it was reported through the City’s internal processes.
- Q5. *“What was the outcome of that investigation and what improvements were made by the City regarding the use of that data?”*
- A5. The Manager Community Safety advised that the City contributed to the investigation by the State Government Department that inquired with the City, and provided information to that Department.

Additional Information

- A1. While the City of Stirling does not have a standalone information classification policy, information is classified in alignment with the [Western Australian Information Classification Policy](#). This approach ensures that the City's practices are consistent with State guidelines and best practices for information security and management. Please note the WA Classification Policy is not mandatory for Local Government.

Additionally, the City's [Information Management Policy](#) and [Information Handling and Breach Policy](#) supports this classification framework by outlining the procedures and responsibilities for managing and protecting information within the City. With the introduction of the Privacy and Responsible Information Sharing Legislation to Western Australia, the City is currently developing a more comprehensive Data Classification Management Practice.

The aforementioned documents are publicly available and periodically reviewed by the relevant department.

7.14 PUBLIC QUESTION TIME - M MASIELLO

The following questions were submitted by M Masiello, Trigg WA 6029, at the Council Meeting held Tuesday 1 April 2025.

- Q1. *“CHRMAP states ‘avoidance’ is the preferred strategy for new assets that are built within the 100 year erosion zone. The City has suggested in its response to my previous question that paths and benches are considered ‘minor infrastructure’. A boardwalk may be likened to a path, but it seems a long bow to draw that this boardwalk could be considered minor infrastructure. Please clarify the justification in classifying the proposed boardwalk as minor infrastructure to bypass CHRMAP constraints.”*
- A1. The Mayor advised that this question would be taken on notice and a written response provided.
- Q2. *“The Coterra environmental assessment rationale for the boardwalk can be summarised into four key reasons. Safety on the shared path relating to its narrowness being 3m versus the desired width of 4m; the traffic on West Coast Highway is too dangerous for cyclists because it's 60kms an hour and therefore bikes can't ride on the road. Protection of dune vegetation; and tourism. At the Council meeting held 18 March 2025, the Acting Director Infrastructure stated that the existing path is satisfactory, it is wide and separated from the road, so the actual path is in relatively good condition. Given the information above, can the City confirm that tourism is the sole and primary rationale for the proposed boardwalk through the dunes and if not, why?”*
- A2. The Mayor advised that the City has never said that tourism is a primary factor for a boardwalk proposal through the dunes. It is important to note that the perception of feeling safe on the path is very different from safety in terms of the condition of the path.
- Q3. *“We have over 1,500 signatures from path users who don't want a boardwalk. These people would prefer to see the path widened and upgraded to avoid fragmentation of the reserve. At what point will the Mayor stop chasing this aspirational dream and consider the interests of all ratepayers in the City by genuinely considering the cost effective solution that the ratepayers want?”*
- A3. The Mayor advised there is certainly interest for the boardwalk and interest to oppose the boardwalk, that was evident last week at the EGM. It has been brought up by Councillors, there is interest in the community and the community will ultimately decide whether this Council goes ahead with the boardwalk.
- “Why aren't we considering other options?”*

The Mayor advised this is because Council decided to do the boardwalk feasibility study; Council may determine something else.

Additional Information

- A1. A proposed coastal boardwalk is only considered minor infrastructure within the remit of the CHRMAP. It relates to infrastructure with a finite lifespan and temporary or relocatable developments. It is not in relation to the scale or cost of the project.

7.15 PUBLIC QUESTION TIME - M BOND

The following questions were submitted by M Bond, Scarborough WA 6019, at the Council Meeting held Tuesday 1 April 2025.

- Q1. *“Today I received a notice from the City of Stirling regarding Scarborough Beach Reserve Regulation 19B, Venue Noise Approval. The City has identified that the community would like to see more events at Scarborough Beach Reserve. Additionally, this will bring residents from other areas of Perth to enjoy our pristine coastline. Given the current parking problems from North Trigg to South Brighton Beach, plus the surrounding residential streets being full to capacity on a normal weekend, where do you expect the extra event visitors to park?”*
- A1. The Mayor advised that the consultation with the community around the noise is not necessarily about having more events. It is about understanding that currently a lot of events are happening and the City is trying to gauge the community appetite for what events should be held, at what time and what restrictions should be put on events to ensure that the amenity of residents is protected. It is not about trying to have more events in the precinct, it is more about making sure there is a framework to understand that when events are being held there, the City protects the amenity of the people that live there.
- Q2. *“At the 2023 EGM, the parking issue was raised, and it has not improved, in fact, it is worse. Adding to this, six to eight developments are being built in the Scarborough precinct. Have you considered taking this parking problem seriously and engaging an independent parking specialist to assess and report on the current and future parking situation?”*
- A2. The Mayor advised he is aware that City Officers have used independent parking experts. Some of the outcomes of that resulted in things that you are seeing at the moment, such as the parking wayfinding solutions. The State Government recently has committed to a Cat Bus and the City has had projects to try to push for better public transport to alleviate those traffic congestion problems.
- Q3. *“Regarding the street parking, Mr Mayor and Coastal Ward Councillors, this parking crisis greatly affects residents in your Ward. What are you doing to solve the problem for your constituents now?”*
- A3. The Mayor advised he is aware Ms Bond brought up something similar at the EGM last week. Officers are working through that at the moment and that will come back to Council in May; there are proposals to look at the Scarborough precinct and come up with some plans and solutions.

At 7.31pm, 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.

7.16 PUBLIC QUESTION TIME - L THOMPSON

The following questions were submitted by L Thompson, Trigg WA 6029, at the Council Meeting held Tuesday 1 April 2025.

Q1. *"At the EGM last Monday, you stated 'I'm aware that a large percentage of the people attending the meeting don't want to stay and listen to the whole meeting'. I'm a little confused about your choice of speakers and the prescriptive order that you chose. Was this order based around the knowledge that pro-boardwalk attendees had the numbers to overturn any motions by those challenging the boardwalk?"*

A1. The Mayor advised he had no knowledge of how many people in that room were for or against the motion. Leading up to the EGM, there was significant interest shown by proponents both for and against the boardwalk, through various channels and registrations. These proponents showed an extreme interest in talking, which is why they were called up first. There was no bias as I started with someone who was in favour, and someone who was against. The meeting is a matter of public record, anyone can view and see that.

"Mr Mayor, some of the attendees who are attached to the Surf Club openly said that they didn't know why they were there and did not know what they were voting on."

The Mayor advised it is entirely up to them if they were in attendance

"Was there a concerted campaign to round up boardwalk attendees to make it a favourable outcome for the Council?"

The Mayor advised Ms Thompson she would have to ask the attendees that.

- Q2. *“Mr Mayor when you called up Robyn Murphy to speak, was she the sacrificial lamb to test the numbers? Do you realise that if it wasn't for Robyn Murphy, we wouldn't be debating the boardwalk through the Trigg dunes. This area would already have been built on and destroyed by a four-lane road system. This amazing lady, who has devoted over 30 years to the City of Stirling in an extraordinary volunteer service, that would put us all to shame. Just to remind us all, she has fought hard to provide us with the environment we enjoy. She has got us enjoying the environment that we have all over the city. And I just wanted to say I'm impressed, and she puts us all to shame.”*
- A2. The Mayor thanked Ms Thompson for her comments. There is no argument from Council that Ms Murphy is a strong advocate and has done a lot for the coastal environment. It is for those reasons that she was offered the respect of speaking. She had rung the Council and talked to Officers about her concern in having enough time to give her preamble. If you look through the EGM minutes, not only was she asked up first, she said a motion first, did a significant preamble and then I asked her if she'd like to put a motion again. She was given every opportunity to prosecute those arguments on behalf of the community in a completely democratic environment. I would suggest that if I had said you can go at the end, I would have been told that that was too late in the meeting.

7.17 PUBLIC QUESTION TIME - R HADLEY

The following questions were submitted by R Hadley, Woodlands WA 6018, at the Council Meeting held Tuesday 1 April 2025.

Q1. *"I asked at the Electors' General Meeting if a reply had been received from the Federal Government in respect of funding, feasibility and practicality for Mayor Irwin's well-publicised, naturally iconic and innovative, world-class Trackless Tram project. If a reply has been received, what was the outcome? And please provide a copy. If no reply has been supplied, will Mayor Irwin immediately contact Federal Minister Keenan to find out what the situation is?"*

A1. The Chief Executive Officer advised that any questions taken on notice at the EGM will be provided (with the answers) within the EGM minutes, which will be finalised and published as soon as possible. Those minutes will subsequently form part of the agenda for the 13 May 2025 Council meeting; this Council agenda will be published by close of business Thursday 8 May, and will also include the carried EGM motions for Council to consider.

The CEO is not aware of receiving a reply from the Federal Government. The information that the City provided the Federal Government was the same information provided to Mr Hadley through the Manager Strategy and Performance; a written comment will form part of those minutes.

"Will you chase up the Federal Government now?"

The Mayor stated that a response from previous Minister Michael Keenan was unlikely now.

Q2. *"What details of successfully completed work have been made by former CEO, Stuart Jardine, when occupying this new position of Strategic Adviser? How many weeks was he employed? And what were the individual costs in salary, motor vehicle, IT, phone and superannuation?"*

A2. The Mayor advised that some of those are probably confidential matters.

The Chief Executive Officer then advised that Mr Jardine was employed on a part-time contract from April 2024 to February 2025. He no longer works for the City. All other matters are part of his contract. They are confidential and will not be shared.

Q3. *“Ewen Street Community Group ask, did the business plan for Mayor Mark Irwin’s iconic and innovative Trackless Tram project, and proposed allocation of ratepayers’ money, go to the City’s Audit Committee for perusal, approval prior for any recommendation to a Council meeting? If so, please provide copies of this report and also this proposed iconic and innovative boardwalk, and perhaps also the Perth Glory Mirrabooka Reserve project.”*

A3. The Mayor was not aware that these went through an audit process and believes they were resolved through Council and a budget process. This information will be confirmed in writing.

“Is it not normal for them to go to Audit process?”

The Mayor confirmed that no, it is not.

Additional Information

A3. The City’s Trackless Tram project, the coastal boardwalk Feasibility Study and the Herb Graham and Dryandra Reserve Upgrade (Perth Glory) were not required to be presented to the Audit Committee. All of these projects went through the City’s Integrated Planning and Budget process.

7.18 PUBLIC QUESTION TIME - L JACK

The following comments and questions were submitted by L Jack, Karrinyup WA 6018, at the Council Meeting held Tuesday 1 April 2025.

"Before I start, I just wanted to ask a question. The person who asked the first question about the Climate Adaptation Plan, you said that later in the year you will be doing... I missed what you said. Was it another climate plan or something that I missed?"

The Mayor confirmed this was regarding the Strategic Community Plan.

"And the Strategic Plan is made up of multiple plans?"

The Strategic Community Plan is an overarching plan. The other plans tend to be more operational for City Officers.

"Okay, so my questions are regarding the Climate Adaptation Plan review. I attended the Committee meeting last week, made a deputation and witnessed the debate regarding the Climate Adaptation Plan. I just wanted to make sure that Elected Members understand that adapting to climate change isn't about what's causing climate change or about reducing greenhouse emissions. From what I understand, climate adaptation is the process of adjusting to the current and future effects of climate change, like extreme heat waves, bushfires, flash flooding, coastal erosion, etc. How are we are going to live with them? How we are going to mitigate those things?"

And I'm sure that you, Mr Mayor, and all the Councillors can agree at least, that the weather is getting hotter and drier in Perth; despite what we all believe might be causing it. We must face the reality and adapt to survive and thrive in our warming climate, and there is a lot that local governments can and are doing to protect people and the environment from extreme heat and weather events, etc. Okay, so question one.

Q1. *"I am sure that public health and safety is always the highest priority for all City of Stirling Elected Members and staff, and that local governments should plan for, fund and take actions on whatever they can do to mitigate against dangerous threats wherever possible. Mr Mayor, do you think climate change presents a threat to public health and safety in the City of Stirling?"*

A1. The Mayor confirmed that he did.

"And if so, what do you think the biggest climate threat to public health and safety is?"

The Mayor advised that is a broad question, but in general it is probably most of the climate change effects that are creating heat.

"Great."

- Q2. *“There were three Officer Recommendations for this item on the Committee meeting Agenda last week. One is missing, and that was the one regarding public consultation for this adaptation plan – which the gentleman alluded to earlier. It was debated, weakened and then completely removed. I thought it was going to be in some form, but what it said was “That Council NOTES the City’s proposed next steps to engage with the community and address the priority improvement opportunities via the City’s Integrated Planning and Reporting Framework.” I think what that meant was that it should go out for public consultation and be a standalone document in the City’s Integrated and Planning Report Framework. It’s a very important issue now, and also going forward, and that would enable it to get funding and for the actions to be funded.*

My question is, if the Climate Adaptation Plan is not part of the City’s Integrated Planning and Reporting Framework, how will necessary mitigation actions be funded and implemented?”

- A2. The Mayor advised that when the City conducts significant community consultation around a major review of the Strategic Community Plan, climate change and adaptation relating to climate change should be a very significant part of that consultation.

The Mayor advised that the concern was that sometimes when the City conducts significant consultation and then conducts smaller consultations, it can get confusing on what community is being consulted on. The intention was to strengthen the community consultation through the right forum, to inform our Integrated Planning and Reporting.

- Q3. *“There are a lot of things that cities are doing over east and around the world to mitigate the effects of climate change. It’s a really big standalone subject, and a lot of the things that are being done I’ve never heard being mentioned by this Council. I think it’ll be lost if it goes into the Strategic Plan, as just another, you know, I don’t know how that’s going to work, where it’s going to be laced in or integrated into that public consultation.*

Will you please consider making this a standalone plan? It’s a very important subject with huge community interest. Put it out for public consultation because you’ll get a lot of really good ideas back from the community.”

- A3. The Mayor advised that the intent of the Committee recommendation was not to weaken community consultation, as it will still be a significant part of the review. The Strategic Community Plan is a document that involves significant community consultation to inform how the City conducts business at a strategic level, which is exactly the remit of Council. The Climate Change Adaptation Plan will come under the City’s Strategic Community Plan as it is the highest-level document the City is accountable for.

- Q4. *“Why did the Coastal Adaptation Plan to protect infrastructure, as opposed to people, go out for public consultation?”*

- A4. The Mayor advised that there has been significant consultation around that Plan. There has also been previous significant consultation on the Climate Change and the Sustainability Energy Action Plans. This item is on the Agenda for Council’s consideration this evening.

7.19 PUBLIC QUESTION TIME - M KEENAN

The following questions were submitted by M Keenan, Innaloo WA 6018, prior to the Council Meeting held Tuesday 1 April 2025.

- Q1. *“In February WALGA announced that it was offering an Environmental and Sustainability eLearning course for Elected Members and Officers. Its purpose is to develop understanding of environment and sustainability practices, including climate change, biosecurity, biodiversity, and water management.*

Given the situation relating to tree canopy retention, the drying of lakes in summer in the City etc. and the growing concern of its citizens as evidenced in Facebook posts, questions to Council, letters to newspapers (e.g. the Post) it would seem appropriate for Councillors to be informed and abreast of this matter as far as possible. So, the question is, have, or will, any of the Council's Elected Members be undertaking this course? If not, have any of them undertaken, or will undertake, any recent comparable training and if not, why not?”

- A1. The Elected Member Training Policy provides the requirements and entitlements with regards to the Mayor and Councillors participating in training provided by the Western Australian Local Government Association (WALGA). WALGA is an approved training provider under the Policy.

The Environmental and Sustainability eLearning course is not a compulsory training requirement and has not been undertaken by any of the City's Elected Members to date. The City would cover the cost for the Elected Member, were they to attend this training course.

Councillors have, and will continue to, attend workshops that cover sustainability, parks and environmental matters.

- Q2. *“Western Power has a plan for implementation of underground power over the next couple of years in some areas of the City. Some of these areas e.g. Nollamara, Balcatta etc are in urgent need of broad canopy verge trees. Will the City be aligning its verge tree planting initiatives to ensure trees are planted after the proposed implementation to avoid potential damage to verge trees?”*

- A2. Yes, the City prioritises its street tree planting programs to give emphasis to those suburbs with low or rapidly declining urban forest canopy cover.

- Q3. *“How are they monitored and what is the frequency of the watering regime, if such exists, by the City of verge trees for the first two years of their life? It is clearly evident that some new verge trees are failing to thrive, particularly in areas where there are apartments and the like and residents might not engage in the watering of newly planted verge trees. For example, along Odin Road, Innaloo in a few spots where some have died (and also regrettable been broken or removed).”*
- A3. New street trees are generally watered for the first two years during the warmer months. A third year watering is considered based on species, site and climate. These trees are monitored by our water truck drivers who can report issues such as re-staking or pruning requirements, missing trees and tree condition (dead/dying.)

7.20 PUBLIC QUESTION TIME - L ORGE

The following question was submitted by L Orge, Balcatta WA 6021, prior to the Council Meeting held Tuesday 1 April 2025.

- Q1. *“There is a large tree on my verge with overhanging branches, some that are dead or damaged. I have spoken with City officers who advised me that the tree will be attended to in July as part of the tree pruning maintenance schedule. I am concerned that injury or damage is likely to occur before this scheduled maintenance happens. Can the City attend to my verge tree as a matter of urgency? Thank you.”*
- A1. City officers inspected the tree on 10 March 2025 and found it to be in good condition. Its height is limited due to annual pruning because of overhead powerlines. While it is not presenting a current safety risk to people or property, in response to community concerns, scheduled works to underprune and property line prune the tree have been brought forward from July to mid-late April.

8. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES**Council Resolution****0425/001****Moved Councillor Krsticevic, seconded Councillor Lagan****That the Minutes of the Ordinary Meeting of Council of 18 March 2025 be confirmed as a true and correct record of proceedings.****The motion was put and declared CARRIED (15/0).****For:** Councillors Creado, Dudek, Ferrante, Giudici, Hatton, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Re, Thornton and Mayor Irwin.**Against:** Nil.**10. ANNOUNCEMENTS BY THE PRESIDING MEMBER****10.1 HAPPY BIRTHDAY BABY REGGIE**

Mayor Mark Irwin made the following announcement:

"A massive Happy Birthday to my little fellow, Reggie - my grandson, who turns one today. The family is having a birthday party. I'm sorry I cannot be there, but Happy Birthday, mate!"

11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING

Nil.

The Presiding Member moved Item 13.2 forward in the order of business, due to interest in the item from attendees at the meeting.

Councillor David Lagan disclosed an Impartial Interest in Item 13.2 as he has met community members in relation to this item.

Councillor Damien Giudici disclosed an Impartial Interest in Item 13.2 as he has met community members in relation to this item.

13.2 SIGNIFICANT DEVELOPMENT APPLICATION – MULTIPLE DWELLING DEVELOPMENT – 50 MULTIPLE DWELLINGS – LOT 13 AND 14, HOUSE NUMBERS 969 AND 971, BEAUFORT STREET, INGLEWOOD

Business Unit:	Development Services	Service: Planning Services
Ward:	Inglewood	Location: Lot 13 and 14, House Numbers 969 and 971, Beaufort Street, Inglewood WA 6052
Applicant:	Planning Solutions	

Role

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

Council Resolution

0425/002

Moved Councillor Lagan, seconded Councillor Giudici

That Council ADVISES the Western Australian Planning Commission that the proposed Multiple Dwelling Development – 50 Multiple Dwellings at Lots 13 and 14, House Numbers 969 and 971, Beaufort Street, Inglewood is NOT SUPPORTED for reasons relating to the proposed car parking shortfall, land uses proposed on the ground floor, lack of active frontages, dwelling mix and lack of communal open space and private outdoor living areas accessible to the dwellings.

- 1. That Council ENDORSES the proposed City of Stirling Referral Response on the proposed Multiple Dwelling Development – 50 Multiple Dwellings at Lots 13 and 14, House Numbers 969 and 971, Beaufort Street, Inglewood as shown in Attachment 1, with the following conditions and advice note being included:**

Conditions

- a. At least one permanent occupant per dwelling must be an aged person as defined in the Residential Design Codes of Western Australia, or the surviving spouse of such a person.
- b. A restrictive covenant, to the benefit of the Western Australian Planning Commission, pursuant to section 129BA of the *Transfer of Land Act 1893* (as amended) is to be placed on the certificates of title of Lots 13 and 14 on Diagram of Survey 44421 advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:

“Residential development of this lot shall not to be used for any other residential purpose than an aged persons dwelling.”

- c. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“No person shall occupy Lots 13 and 14 on Diagram of Survey 44421 that is not aged over 55, or is the surviving spouse of such a person.”

Advice Note

- a. As per the Residential Design Codes of Western Australia an ‘Aged Person’ is defined as: “a person who is aged 55 years or over”.

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

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

Against: Nil.

Recommendation

1. That Council ADVISES the Western Australian Planning Commission that the proposed Multiple Dwelling Development – 50 Multiple Dwellings at Lots 13 and 14, House Numbers 969 and 971, Beaufort Street, Inglewood is NOT SUPPORTED for reasons relating to the proposed car parking shortfall, land uses proposed on the ground floor, lack of active frontages, dwelling mix and lack of communal open space and private outdoor living areas accessible to the dwellings.
2. That Council ENDORSES the proposed City of Stirling Referral Response on the proposed Multiple Dwelling Development – 50 Multiple Dwellings at Lots 13 and 14, House Numbers 969 and 971, Beaufort Street, as shown in Attachment 1.

Purpose

To seek endorsement of the City's Referral Response to the Western Australian Planning Commission (WAPC), for the application for Multiple Dwelling Development – 50 Multiple Dwellings at Lots 13 and 14, House Numbers 969 and 971, Beaufort Street, Inglewood.

The City is to provide a recommendation to the State Development Assessment Unit (SDAU), part of the Department of Planning, Lands and Heritage (DPLH). The development application will be determined by the WAPC.

Details

The subject sites are zoned 'Urban' under the Metropolitan Region Scheme (MRS) House Numbers 969 and 971, Beaufort Street is zoned 'Mixed Use' under the City's Local Planning Scheme No.3 (LPS3). The subject site is located within the Beaufort Street Local Development Plan area, within the North Inglewood Mixed Use Precinct. To the northwest the site is adjacent to residential properties with a residential density coding of R40 and residential properties to the south with a residential density coding of R-AC0. To the northeast and southwest of the site are commercial and mixed-use properties.

The proposed development plans (Attachment 2) consist of the following:

- Demolition of the existing building;
- 50 Social Housing Multiple Dwellings for seniors including seven two-bedroom apartments, 42 one-bedroom apartments and one studio apartment;
- One two-way vehicular access point onto Wood Street, Inglewood;

- 26 Resident Car Parking bays and two visitor bays provided at grade;
- Communal areas for residents provided on the corner of Beaufort Street and Wood Street, Inglewood and additional communal area on the third floor; and
- Landscaping provided throughout the site.

The proposed development meets the requirements to be considered by the SDAU, as the development has an estimated cost of \$20 million or more. The estimated cost for the development is \$22 million.

The City received a 'call-in' request to refer the City's Referral Response (Attachment 1) to Council at its meeting to be held 1 April 2025, signed by Councillor David Lagan and Councillor Damien Giudici.

The reasons the City does not support the proposal relate to the proposed car parking shortfall, land uses proposed on the ground floor, lack of active frontages, dwelling mix, and lack of communal open space and private outdoor living areas accessible to the dwellings.

Comment

City officers have undertaken an assessment of the proposed development against LPS3, State Planning Policy 7.3 Residential Design Codes Volume 2 (R-Codes) and relevant Local Planning Policies. LPS3 provides guidance with respect to zoning and the objectives of zones. However, more specific development standards are provided in the R-Codes and relevant Local Planning Policies. The City advertised draft Local Planning Scheme No.4 (LPS4) from 18 October 2024 to 24 January 2025. Council will consider a report on submissions on draft LPS4 in May 2025. The subject site is proposed to be zoned 'Mixed Use' with a residential density code of R80 under LPS4.

The City's Referral Response contains a detailed assessment of the proposal. City officers do not support the proposed development, for the reasons outlined in the referral response and stated above.

The attached referral response is required to be submitted to the DPLH, on 7 April 2025 in accordance with the statutory timeframe requirements.

Council's resolution regarding this proposal will be provided to the DPLH prior to its meeting for consideration of the application.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

The DPLH undertook public consultation for the proposed development. The consultation period for public feedback commenced on 20 February 2025 and concluded on 23 March 2025. The City has provided access to the DPLH page for public consultation on the City's website so members of the community may provide direct feedback to the DPLH. The City has not been provided a summary of submissions.

The DPLH website link can be found [here](#).

Recommended Action

It is recommended that Council endorse the officer recommendation of non-support, as shown in Attachment 1.

Relevant Policies, Legislation and Council Resolutions

Legislation

- *Planning and Development Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015
- Planning and Development (Development Assessment Panels) Regulations 2011
- *Metropolitan Region Scheme (MRS)*
- State Planning Policy 4.2 - Activity Centres for Perth and Peel (SPP4.2)
- State Planning Policy 5.4 - Road and Rail Noise (SPP5.4)
- State Planning Policy 7.0 - Design of the Built Environment (SPP7.0)
- State Planning Policy 7.3 - Residential Design Codes Volume 2 – Apartments (SPP7.3)
- City of Stirling Local Planning Scheme No.3 (LPS3)
 - Heritage Protection Area Special Control Area
 - Table 1 – Zoning Table

City of Stirling Local Planning Strategy

The development site is located within the area recognised as the Inglewood District Centre as per the City's Local Planning Strategy. The Local Planning Strategy provides the strategic land use planning direction for the City and provides guidance for LPS3 and Strategic Planning Projects.

Local Planning Policies

- Local Planning Policy 3.1 – Character Retention Guidelines Inglewood (LPP3.1a)
- Local Planning Policy 6.1 – Advertising Signs (LPP6.1)
- Local Planning Policy 6.2 – Bicycle Parking (LPP6.2)
- Local Planning Policy 6.3 – Bin Storage Areas (LPP6.3)
- Local Planning Policy 6.5 - Development Abutting Rights of Way (LPP 6.5)
- Local Planning Policy 6.6 – Landscaping (LPP6.6)
- Local Planning Policy 6.7 – Parking and Access (LPP6.7)
- Local Planning Policy 6.11 – Trees and Development (LPP6.11)
- Local Planning Policy 6.18 – Public Consultation (LPP6.18)

Local Development Plan

- Beaufort Street Local Development Plan (Beaufort Street LDP)

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

Priority: Prioritise growth in activity corridors and centres

Priority: Facilitate diverse housing choice for our community

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 - Referral Response [↓](#)

Attachment 2 - Development Application Plans [↓](#)

Attachment 3 - Aerial Location [↓](#)

Attachment 4 - Metropolitan Region Scheme Zoning [↓](#)

Attachment 5 - City of Stirling Local Planning Scheme No.3 Zoning Map [↓](#)

Attachment 6 - Applicant's Planning Report [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.



ADMINISTRATION CENTRE
25 Cedric St, Stirling WA 6021
TELEPHONE (08) 9205 8555
FACSIMILE (08) 9345 8822
www.stirling.wa.gov.au

Enquiries: Michael Italiano 9205 8555
development@stirling.wa.gov.au

Application No: DA25/0155

7 April 2025

Department of Planning, Lands and Heritage
140 William Street
Perth WA 6000
Via Email: sdaureferrals@dplh.wa.gov.au

Attention: Nicole Alexander

Dear Nicole,

**SIGNIFICANT DEVELOPMENT APPLICATION (SDAU-019-24) – MULTIPLE DWELLING DEVELOPMENT – 50 MULTIPLE DWELLINGS
ADDRESS: LOT 13 AND 14, HOUSE NUMBERS 969 AND 971 BEAUFORT STREET, INGLEWOOD**

The City refers to the application proposing 50 Multiple Dwellings development on the abovementioned site, referred to the City by the State Development Assessment Unit (SDAU), as part of the Department of Planning, Lands and Heritage (DPLH) for comment on 4 February 2025.

The City does not support the proposed development for reasons relating to the proposed car parking shortfall, land uses proposed on the ground floor, lack of active frontages, dwelling mix and lack of communal open space and private outdoor living areas accessible to the dwellings.

The City's comments on the proposal are provided below.

Planning Comments

Comments on the key planning matters are provided below.

Parking

The proposed development has been assessed against Element 3.9 – Car and Bicycle Parking of the R-Codes Volume 2.

The table below provides a summary of the City's car parking assessment:

Residential Car Parking (SPP7.3 Vol 2- Part 3.9 Table 3.9):			
Dwelling type	No. Dwelling	Parking per dwelling	Sub Total
1 beds	43	0.75	33 (32.25) *
2 + beds	7	1	7
Visitor 1 - 12	12	1 per 4 up to 12	3
Visitor 13th / above	38	1 per 8	5 (4.75) *
Motorcycle/Scooter Parking	50	(Development above 20 dwellings) 1 for every 10 bays	5
Visitor Parking: 1 bay per 4 dwellings up to 12 dwellings, 1 bay per 8 dwellings for the 13th dwelling and above.		Total Required	40 Residential Bays 8 Residential Visitor Bays 5 Motorcycle/Scooter Bays
		Total Provided	26 Residential bays 2 Visitor Bays 0 Motorcycle/Scooter Bays
		Total Surplus / Shortfall:	14 Residential Bay shortfall 6 Residential Visitor Bay shortfall 5 Motorcycle/Scooter Bay shortfall (Total of 20 Car Parking Bay shortfall and 5 Motorcycle/Scooter Bay shortfall)

*Rounded up to the nearest whole number as per the provisions of SPP7.3 Vol 2 Part 3.9

The City does not support the shortfall in car parking for the proposed development. The proposal requires 40 residential parking bays and provides only 26 residential bays. Additionally, where eight residential visitor bays are required, the proposal provides only six bays. This significant disparity between the required and provided car parking will have a high degree of likelihood of increasing demand for on-street parking on the surrounding streets. The consequences of this will contribute to traffic management challenges along Beaufort Street and the abutting civic and mixed-use land uses located to the north-west of the subject site.

The City highlights that Beaufort Street has existing car parking demands and that offsetting car parking requirements into the public realm from this proposed development will exacerbate car parking issues faced in the locality, impacting residential and commercial properties operations and likely have a detrimental impact on the amenity of these properties.

The required car parking provided represents a significant shortfall for a development which proposes a large quantity of dwellings, with a mix of one-bedroom and two-bedroom dwellings with an average of 0.8 bays provided per dwelling and 0.04 visitor bays provided per dwelling.

Noting what would be a heavy dependence on publicly available street parking, the City has identified that there are eight linemarked car parking bays within 100m of the subject site on Beaufort Street. The City highlights that these bays are not for the exclusive use of any single development, but for the benefit of the locality at large and should not be monopolised for the benefit of a development.

The car parking shortfall is likely to result in the future residents and visitors parking to overflow into informal street parking, which is already an issue in the locality, or potentially utilising the private car park 20m adjacent to the subject site at Lot 51, House Number 9 Wood Street, Inglewood, which is private property and not a party to this development application.

The City would also like to highlight that although the subject development is within 100m of a high frequency bus stop route on Beaufort Street, car parking concessions for the high frequency bus stop have already been applied to the car parking calculation as per the requirements of SPP7.3 Part 3.9.

The proposed shortfall represents 41% of the overall parking requirement, with the provided justification referencing public transport, street parking and bicycle parking, which as identified earlier are not considered sufficient nor appropriate to address the demands of the development. Although a general statement is made regarding similar developments, no information is provided to address occupancy numbers per dwelling or typical car availability of residents, which might have served to justify the actual demand generated by the proposed land use.

The City wishes to bring to the attention of the DPLH the provisions of Clause 77D of the *Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)*. The provisions refer to the following considerations where varying minimum on-site parking:

- Having regard to the likely use of the car parking spaces;
- The availability of off-site parking facilities; and
- The likely use of alternative means of transport.

The City is of the view that the above matters have not been sufficiently addressed and as such the City does not support the parking arrangements proposed in the development.

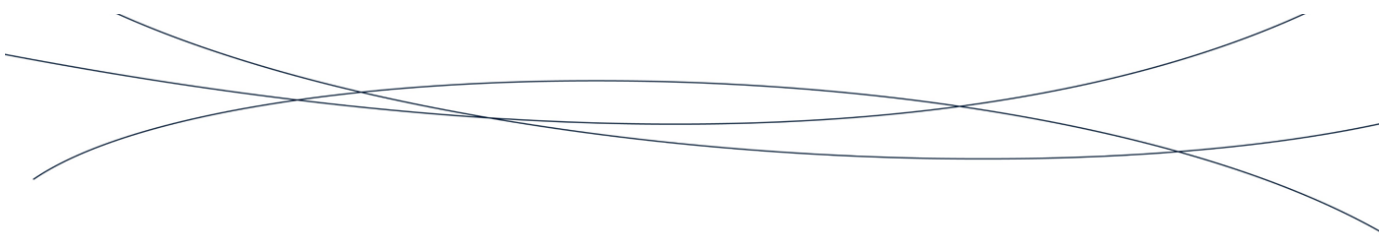
Land Uses

The proposed development provides multiple dwellings on all storeys of the proposed development, which is located within the Mixed Use Zone. The City of Stirling Local Planning Scheme No.3 (LPS3) Table 1: Zoning Table indicated the following in relation to use class:

Land Use - Multiple Dwelling

- D² use within the Mixed Use of LPS 3.
- D² means not permitted on the ground floor fronting a road reserve greater than 10m in width, noting the Beaufort Street and Wood Street Road reserves are greater than 10m in width.

Under LPS3 multiple dwellings are not permitted on the ground floor of the development as the Beaufort Street and Wood Street road reserves are greater than 10m in width. The proposed Multiple Dwellings on the ground floor are considered to be an 'X' use, meaning a use that is not permitted by the Scheme. As per the *Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)* development approval cannot be granted for development that is a Class 'X' use in



relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use or by way of scheme amendment.

Active Frontages

The proposed development has been assessed against Clause 3.5 – Building Setbacks of the Beaufort Street Local Development Plan. These provisions require that proposed development demonstrates active ground floor frontage on facades in accordance with the following;

- Beaufort Street Façade 70% active ground floor frontage.
- Side Street Façade 45% active ground floor frontage.

The proposed development does not provide any ground floor non-residential active frontage to Beaufort Street or Wood Street.

The applicant justifies the absence of an active frontage by highlighting the inclusion of outdoor living spaces and landscaped seating at the Beaufort Street and Wood Street intersection, promoting street activation for occupants and passersby. However, to augment Beaufort Street's special character and to provide the foundation of a walkable environment, the ground-level street interface of new buildings must be designed to create a vibrant and interactive public realm. Ground floors that face Beaufort Street and address corners as per building setbacks standards shall be an active non-residential use permitted in LPS3 including: shop, office, restaurant and community purpose. As addressed above, the residential land use on the ground floor will interrupt the existing commercial streetscape and detract from the sense of place established on and desired for Beaufort Street.

The City does not support the ground floor frontage of the proposed development.

Dwelling Mix

The proposed development does not provide an adequate mix of dwellings, specifically it does not include at least 20% of apartments with different bedroom numbers in accordance with Element 4.8 – Dwelling Mix of Residential Design Codes Vol 2. The proposed development includes a disproportionately higher number 1-bedroom dwellings, being 86% (43) and 14% (7) 2-bedroom dwellings.

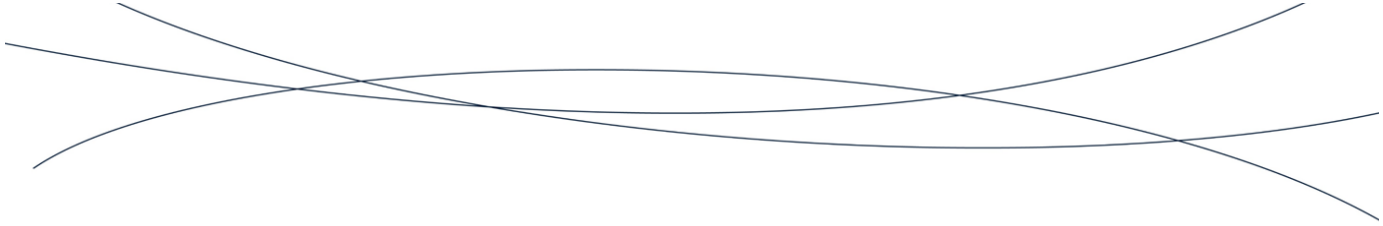
The applicant justifies the lack of dwelling mix by highlighting the adaptability of the proposed dwellings, which can be converted into additional dwellings or bedrooms to meet end-user needs.

The City has concerns the proposed development does not provide a range of dwelling types, sizes and configurations. It is intended that dwelling mix provide for choice to meet the diversity of needs for occupants and to demonstrate that Multiple Dwellings are an attractive and practical housing option. Additionally, an appropriate mix of dwelling types caters for diverse household types and changing community demographics.

The City does not support the dwelling mix of the proposed development.

Outdoor Living Area

The proposed development has been assessed against Clause 6.2.5 – Outdoor Living Areas of the Beaufort Street Local Development Plan. The proposed dwellings shall provide at least one balcony



or equivalent area of private open space with a minimum area of 10m² and a minimum dimension of 2.5m and accessed directly from a habitable room.

The proposed development proposes single bedroom dwellings on the first, second and third floor with an outdoor living area of 8.5m² and minimum dimension of 2.4m.

The City has concerns the proposed dwellings will not be provided with access to appropriately sized private open space that enhances the residential amenity of the residents. The City requests increased outdoor living areas to increase the amenity of residents by providing an indoor-outdoor living option where an appropriate size and configuration of outdoor living space is provided. The increase in outdoor living areas will provide residents with the flexibility to co-use internal and external living spaces privately. This is particularly pertinent as the dwellings are provided at a minimum plot ratio area of 47m² for a single bedroom and 57m² for a two bedroom dwelling. The cumulative impact of a reduced outdoor living area and dwelling which is not generous in floor space is an overall lack of space and configuration in the dwelling, which reduces the overall amenity provided to the residents.

The applicant has not addressed the reduced Outdoor Living Areas against the Beaufort Street Local Development Plan as part of their justification.

As such, the proposed development does not provide an private open space in accordance with Clause 6.2.5 – Outdoor Living Areas of the Beaufort Street Local Development Plan. The City does not support the private outdoor spaces to the single bedroom dwellings on the first, second and third floor.

Communal Open Space

The proposed development has been assessed against Clause 6.2.4 – Communal Open Space of the Beaufort Street Local Development Plan. The proposed development does not meet the required communal open space requirements of the Beaufort Street LDP, with 8.5% of communal open space proposed in lieu of the required 10%.

The City does not support the communal open space provided due to the cumulative impacts of the lack of the minimum private outdoor living spaces and total communal open space areas. The development lacks provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas. Additionally, only one communal open space is provided to residents only, with the third-floor communal open space accessed from the inside of the development. The street-facing communal open space is accessible to the public, and presents as a public garden, which limits residents' ability to quietly enjoy this space in privacy and their ability to use the outdoor living area exclusively.

The communal open space is not supported in its current form. The City is of the view that suitable modification should be made to the proposal to ensure communal open space is sufficient in size, dimension and location to allow residents with opportunities to recreate and socialise beyond their private living areas.

Heritage

The City's requires new development subject to the Beaufort Street Local Development Plan to enhance and respect the heritage, character and amenity of the Beaufort Street streetscape. The proposal does not provide written explanation of how the architectural style of the proposed

development enhances the heritage, character and amenity of Beaufort Street and how the building meets the development standards of Section 7.0.

The Local Development Plan identifies four architectural styles that show how new development can meet the requirement that development within the area, which is subject to the Local Development Plan, enhances and respects the heritage, character and amenity of Beaufort Street. The styles are:

- Art Deco;
- Brick Simple;
- Brick Decorated; and
- Light Classical.

There is no nomination of an architectural style and justification against this section of the LDP. The design proposed appears modern in nature and does not clearly align with one of the above-mentioned styles listed within the LDP. There has been no detailed assessment against the context and character of the area. For example, where they have pulled material, design and colour references from. This would be required through the LDP and State Planning Policy 7.0 Design of the Built Environment and is one of the ten pillars of good design.

The built form of the development is modern and rectangular, particularly to Beaufort Street, and does not contribute to the streetscape or the larger heritage architectural style of Beaufort Street and the Heritage Protection Area Special Control Area as a precinct.

The City does not support the design of the development and requires further information from the applicant demonstrating the heritage style of the development and how it connects to an established heritage style in the locality. The City requests the development proposed is to be accompanied by a report which outlines the proposed architectural style of the redesigned development.

Demolition

The proposed development has been assessed against Clause 6.6.4 of LPS3 which stipulates that separate approval is required for the entire demolition of a building within the Heritage Protection Area prior to the consideration of the proposal.

A separate development application for the demolition of the existing building has not been submitted to the City for consideration. The City does not support the demolition of the existing building as a separate application for the demolition has not been provided for consideration.

Technical Comments

Should WAPC support the proposed development, please consider the below technical comments from the City's Engineering, Landscaping, and Environmental Health Departments.

Engineering

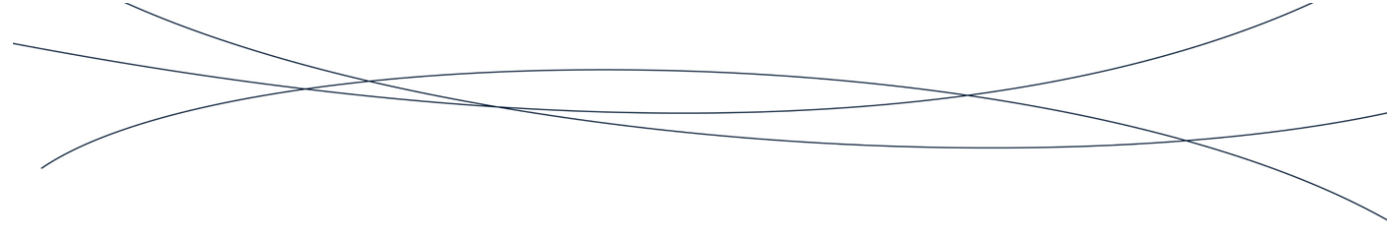
The following engineering comments are provided:

- The City has concerns with the visitor bays being located behind a gate making it difficult for visitors to easily access the visitor bays.
- The aisle adjacent to bays 13 to 16 is required to be 6.1m wide to provide adequate reversing space in accordance with AS 2890.1.

- The proposed parking bays 24 – 28 require wheel stops to prevent vehicles to overhang over the pedestrian footpath to the entry of the development.
- The proposed Waste Management Plan does not provide satisfactory and safe waste pickup methodology for this development and will need to be amended prior to any approvals being considered due to the following:
 - The applicants plans and Waste Management Plan proposes a “Waste Truck Appliance” bay within the Wood Street verge. The proposed “Waste Truck Appliance” bay is shown just north of the proposed developments crossover straddling the adjoining property. This will restrict or prevent future development of the adjoining vacant property and is therefore not supported.
 - The applicants proposed Waste Management Plan proposes a combination of MGB’s and Bulk Bin pickup from the Wood Street Road frontage. Bulk bins are not permitted to be collected from the road reserve as these require to be collected by either front lift or rear lift vehicles. This would require the truck operator to drag bulk bins out into the roadway and exposes the truck operator to live traffic. This presents the City with a significant Workplace Health and Safety (WHS) liability and is therefore not supported.
 - Only MGB’s up to 360 litre can be collected from the road reserve and must be presented kerbside. The amended Waste Management Plan will need to show number of bins and pickup location without block vehicle movements at the Wood Street intersection. Should multiple weekly pickups be required this will need to be negotiated with the City’s Waste Services as part of an amended Waste Management Plan. The use of MGB’s will likely require a substantially larger bin store, which will affect the proposed built form.
- The proposed landscaping with the road reserve along both road frontages is not supported due to the following:
 - Trees and landscaping proposed within both road frontages are not supported as these will reduce the useability of the existing footpath to below minimums for commercial areas (2.5m minimum).
 - The existing brick paved path needs to be retained.
 - No hard landscape structures are permitted within the verge.



Figure 1 - Required 6.0m x 6.0m Corner truncation required

- 
- The application should be required to provide a Drainage Management Strategy detailing how drainage will be managed on site.
 - The development needs to ensure that pedestrian sightlines are provided and maintained without restrictions.
 - The City does not allow the installation of a Department of Fire and Emergency Services (DFES) Fire Appliance Hardstand and associated linemarking within the road reserve. Any proposed fire service must ensure this is not required.
 - The City requires a Drainage Management Plan (DMP) is required to be assessed by the City of the application prior to submission of a Building Permit. Please note the City would not allow any private connections from this development into our stormwater drainage network.

Landscaping

The following landscaping comments are provided:

- The City recommends the large tree located at the corner of Beaufort Street and Wood Street be more centrally located within the deep soil area, rather than on the edge of the lot boundary.
- The proposed development requires two additional medium trees with a minimum deep soil area of 36m² or require a second large tree with a minimum deep soil area of 64m².
- The City has concerns with the recommended tree species located with the verge area of Beaufort Street and Wood Street, given the narrower verge of Wood Street and Beaufort Street and the underground utilities and the traffic sightlines from the intersection. Trees within this area would be required to be a species with a very slender trunk, light root system and a high canopy.

Environmental Health

The following environmental health comments are provided:

Conditions

- A Site Management Plan that addresses dust, noise, site safety and security and potential sediment runoff during the construction phase to the satisfaction of the City is to be submitted to the City prior to commencement of the development.
- The applicant is to provide written confirmation to the City that all recommendations in the Acoustic Assessment have been incorporated into the building design, with submission of the certified Building Permit application.
- Any outside lighting should meet Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises.
- A Notification, pursuant to Section 70A of the Transfer of Lands Act 1893 is to be placed on the Certificate(s) of Title of the subject lot(s). Notice of this Notification is to be included on the diagram or plan of survey (Deposited Plan). The Notification is to state as follows:
'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'

Advice Notes

- Potential nuisance from artificial light to be addressed in accordance with Australian Standard AS4282-1997
- A detailed Acoustic Assessment of vibration and noise emissions from all onsite mechanical services once designed (for residential and commercial) is to be provided to the City prior to the commencement of operation.
- A detailed Acoustic Assessment of noise emissions from all car park exhaust fans is to be provided to the City prior to the commencement of operation.
- Compliance with the Environmental Protection (Noise) Regulations 1997.
- Noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and public holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
- Any music played in communal open space areas is to be limited to background music.
- Noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
- The level of noise emanating from all fixed plant and equipment (e.g. air-conditioners) installed at the premises is not to exceed that prescribed assigned level in the Environmental Protection Act 1986 and Environmental Protection (Noise) Regulations 1997.

Draft Local Planning Scheme No.4

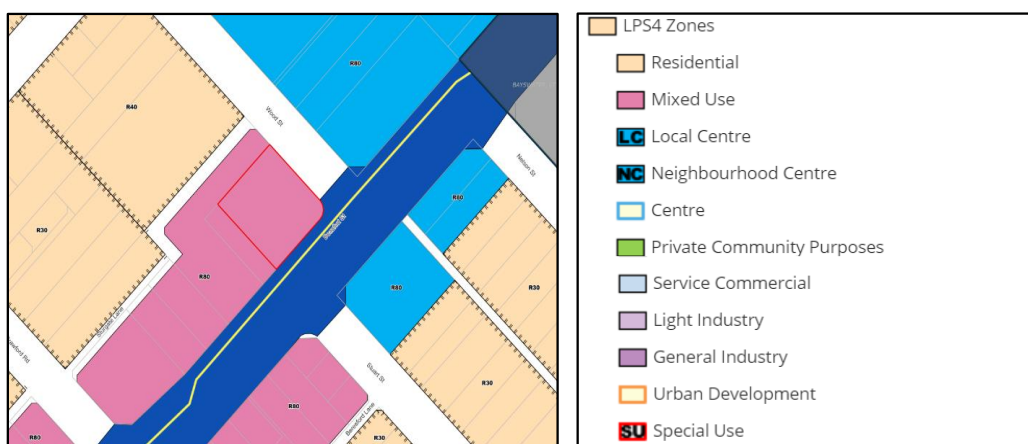
The City advertised draft Local Planning Scheme 4 (LPS4) from 18 October 2024 to 24 January 2025. Council will consider a report on submissions on draft LPS4 in May 2025.

The provisions of draft LPS4 relevant to the subject site include:

- Zoning: 'Mixed Use' with a residential density code of R80.
- The objectives for the 'Mixed Use' zone are proposed to be:
 - To provide for a variety of active uses on street level which are compatible with residential and other non-active uses on upper levels, and do not undermine the hierarchy of designated activity centres.
 - To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
- The site is bounded by properties proposed to be zoned 'Residential' (R30) and 'Residential' (R40) to the northwest, 'Neighbourhood Centre' (R80) to the northeast and east and 'Mixed Use' (R80) to the south.
- 'Dwelling' is proposed to be a 'D' use in the 'Mixed Use' zone under draft LPS4
- The R80 density coding is generally consistent with the applicable built form provisions of the Beaufort Street LDP.
- Clause 32 (6) of draft LPS4 includes a provision for all land zoned 'Centre', 'Neighbourhood Centre', 'Local Centre' and 'Mixed Use' which states:

Residential uses are not permitted at ground level unless:

 - i. located behind non-residential uses at the street frontage;*
 - ii. fronting a right of way; or*
 - iii. the use forms part of a multi-storey development and is designed for future adaptation to non-residential uses.*



Summary

The City has assessed the development application and considers the application is not supportable due to the matters of car parking, land uses of the ground floor, active façade to Beaufort Street and Wood Street, private outdoor living areas, communal open space and lack of heritage architectural style which has detrimental impact the heritage character and amenity of the Beaufort Street locality. The Beaufort Street locality envisions multi-storey buildings, which include retail, business and community uses at ground floor level which the proposal does not provide.

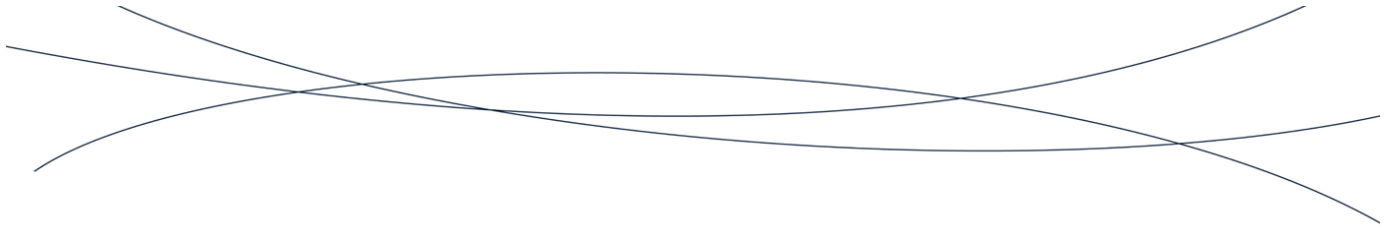
The proposed development does not provide enough information about how the proposal fits into the context, character and coherence that acknowledges the established pre-1960 building convention and context along Beaufort Street by not embodying the architectural styles set out in the Beaufort Street Local Development Plan.

The significant (41%) car parking shortfall would have a detrimental impact to the locality, by relying on public car parking bays and informal street parking along Beaufort Street.

As such, the City is unable to support the development.

Additional Comments

The City understands that the applicant proposes the complex as a social housing development. There are no specific provisions of SPP7.3 relating to social housing, and the proposal has been assessed as a Multiple Dwelling development. Additionally, the planning report provided does not identify how the development is intended to achieve the definition of social housing. If the WAPC is of mind to support the development, appropriate condition setting would be required to ensure that social housing is incorporated into the development. This is particularly pertinent if the WAPC supports any element of the development, such as the car parking shortfall, based on this consideration. The City has concerns how the WAPC will be able to enforce social housing within the development given the lack of clarity provided in the design and associated planning report on how the development can be considered, or can achieve social housing requirements and how this can be enforced.



Additionally, the City expresses concerns with 'convertible apartments', as demonstrated on drawing A109 of the plans package. A proposed increase of yield in terms of the apartments would only further exacerbate the proposed car parking shortfall and detrimentally impact the development on the surrounding locality.

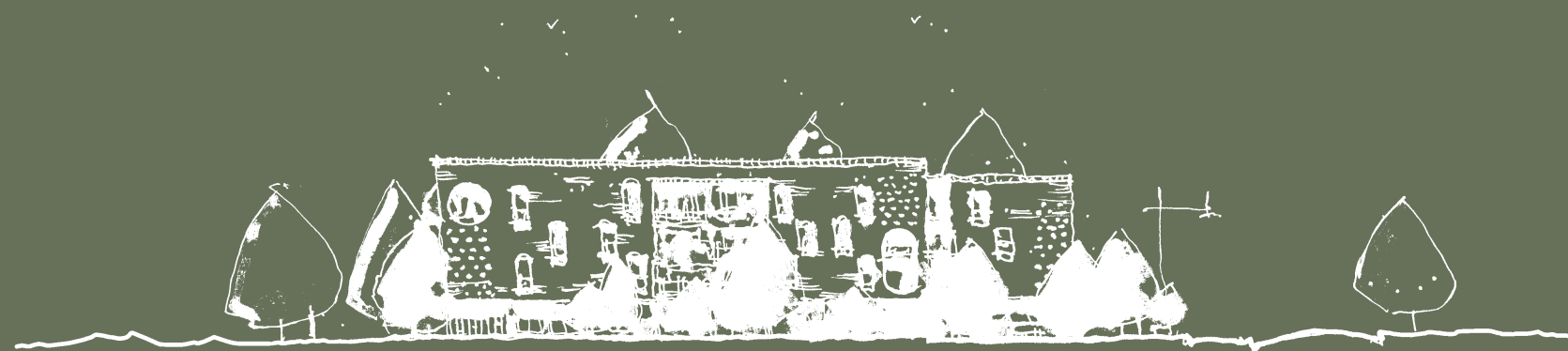
Should you have any queries regarding this matter, please contact me on 9205 8555 or via email.

Yours faithfully



Michael Italiano
Senior Planning Officer

City of Stirling
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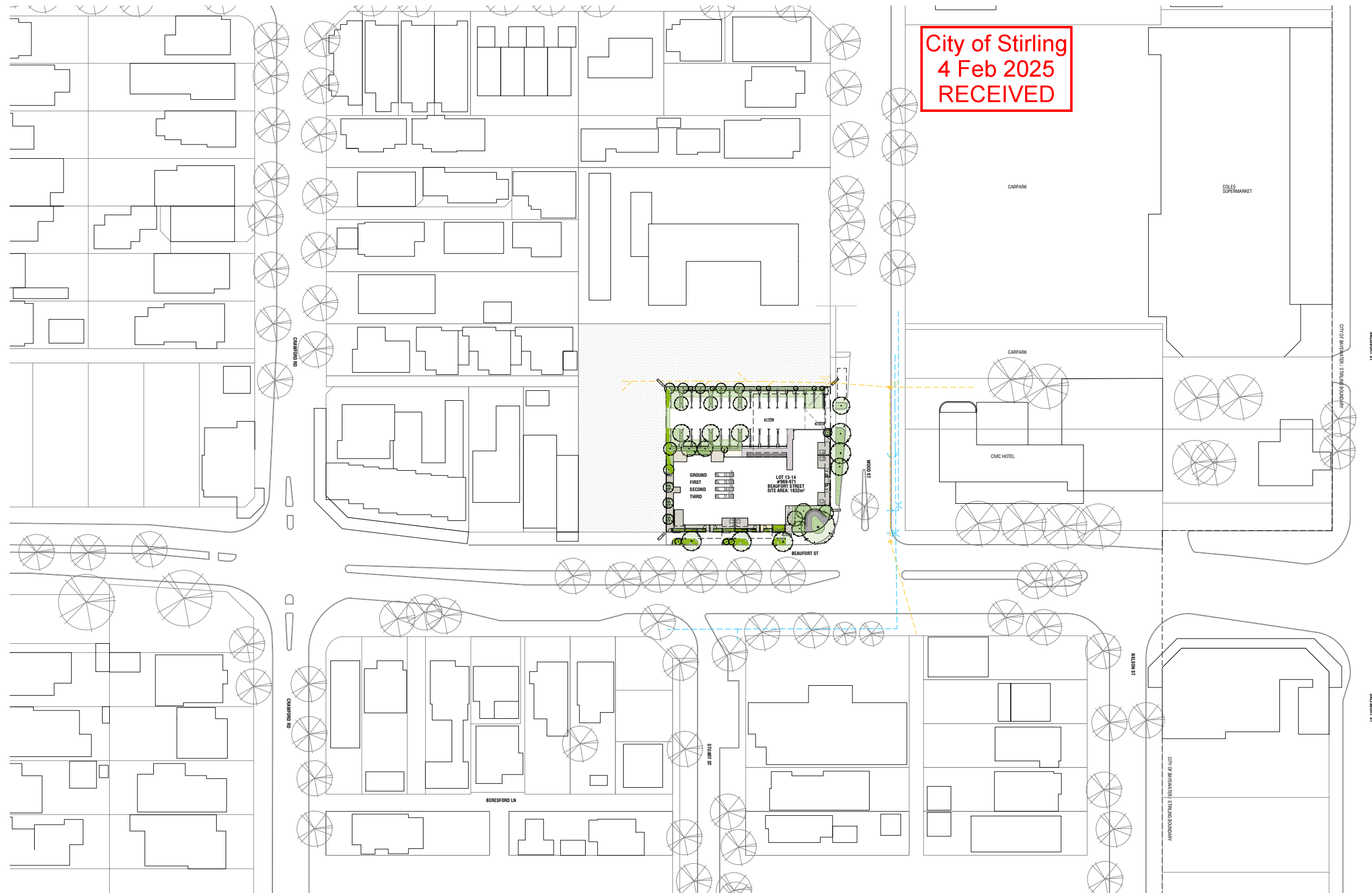
BEAUFORT APARTMENTS
ARCHITECTURAL DRAWINGS
02.12.24 REV A

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BEAUFORT APARTMENTS RESIDENTIAL APARTMENTS					THE INFORMATION PROVIDED IS INDICATIVE ONLY. KLOPPER AND DAVIS RETAIN THE INTELLECTUAL PROPERTY OF THIS INFORMATION.	KLOPPER & DAVIS ARCHITECTS
REVISION		DA ISSUE	ADDRESS	Lot 13 & 14 (696 & 971) Beaufort Street, Inglewood		
ISSUED		2/12/2024				

FLOOR	SITE				PER FLOOR AREAS												PARKING & STORES							TOTALS									
	NUMBER OF FLOORS	DEEP SOIL AREA ON GRADE	DEEP SOIL AREA ON STRUCTURE	COMMUNAL OPEN SPACE	FECA	UCA	CFA (GROSS)	STUDIO			1X1			2X1			CAR		MOTORCYCLE	BIKES	STORES		APARTMENT NUMBERS	BALCONIES	FECA	UCA	CFA (GROSS)	STRATA AREA RESIDENTIAL (*INTERNAL UNIT AREA)	PLOT RATIO RESIDENTIAL (*ASSUME STRATA X 1.05)	PLOT RATIO TOTAL			
								#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.																	
									37	8		47	8		67	10	DIRECT	VISITOR														#	AREA
GROUND	1	200	-	90	742	1087	1829	1	37	8	7	329	140	1	67	24	26	2	-	30	10	33	9	172	742	1087	1829	433	455	455			
TYPICAL	2	-	10	6	965	131	1096				24	1128	192	4	268	40	-	-	-	-	26	78	28	232	1930	262	2192	1396	1466	1466			
THIRD	1	-	20	80	910	181	1091				11	517	88	2	134	20	-	-	-	-	13	39	13	108	910	181	1091	651	684	684			
SUB-TOTALS	4	200	30	102	Refer to totals			1	37	8	42	1974	420	7	469	84																	
TOTALS	12%			6%				1	37	8	42	1974	420	7	469	84	26	2	-	30	49	150	50	512	3582	1530	5112	2480	2604	2604			
UNIT MAKE-UP							2%			84%			14%			28						Site Area						1832					
UNIT MIX							1	2%		42	84%		7	14%								Plot Ratio						1.42	1.42				

CFA = Construction Floor Area (CFA = UCA + FECA)
FECA = Fully Enclosed Covered Area
UCA = Unenclosed Covered Area



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DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
ISSUE NUMBER	DATE	FILE	
	31-Jan-2025	SD-019-24	

ISSUE NUMBER	DATE	DESCRIPTION
A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG:

LOCATION PLAN

SCALE: 1:500 @A1
1:1000 @A3

STAGE:

DESIGN DEVELOPMENT

JOB #:

2411



DWG: A101

ISSUE

A

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NOTICE
subject to
ment survey
culations.
should be
ed surveyor
truction.

LOT 14
Area 369m²
Brick & Tiles
Commercial

LOT 13
Area 1463m²
Parking Lot
Commercial

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Wood Street

Diagram illustrating the intersection of an existing sewer main and an existing water main. The sewer main is shown as a dashed line, and the water main is shown as a solid line. The sewer main is labeled "EXISTING SEWER MAIN (CONTRACTOR TO DETERMINE DEPTH AND LOCATION)". The water main is labeled "EXISTING WATER MAIN (CONTRACTOR TO DETERMINE DEPTH AND LOCATION)". A note at the top right states "Sewer manhole location not located".

TBM
nail in Island
RL 22.08

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 31-Jan-2025	FILE SD-019-24

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ISSUE NUMBER				ISSUE NUMBER			
				A	2-12-24	DEVELOPMENT APPLICATION	


PROJECT:	BEAUFORT APARTMENTS
CLIENT:	SPINNAKER DEVELOPMENTS
ADDRESS:	969 & 971 BEAUFORT ST. INGLEWOOD

DWG: SITE SURVEY
(BY OTHERS)

STAGE: DESIGN DEVELOPMENT

SITE SURVEY (BY OTHERS)

SCALE:	1:100	@A1
	1:200	@A3



DWG:
A102

ISSUE A





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ISSUE NUMBER			ISSUE NUMBER		
			A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: FIRST & SECOND FLOOR PLAN
SCALE: 1:100 @A1
1:200 @A3
STAGE: DESIGN DEVELOPMENT
JOB #: 2411

DWG: A105
NORTH
ISSUE A

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ISSUE NUMBER		ISSUE NUMBER	
		A	2-12-24
			DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: THIRD FLOOR PLAN
SCALE: 1:100 @A1
1:200 @A3
STAGE: DESIGN DEVELOPMENT
JOB #: 2411

NORTH
DWG: A106
ISSUE A

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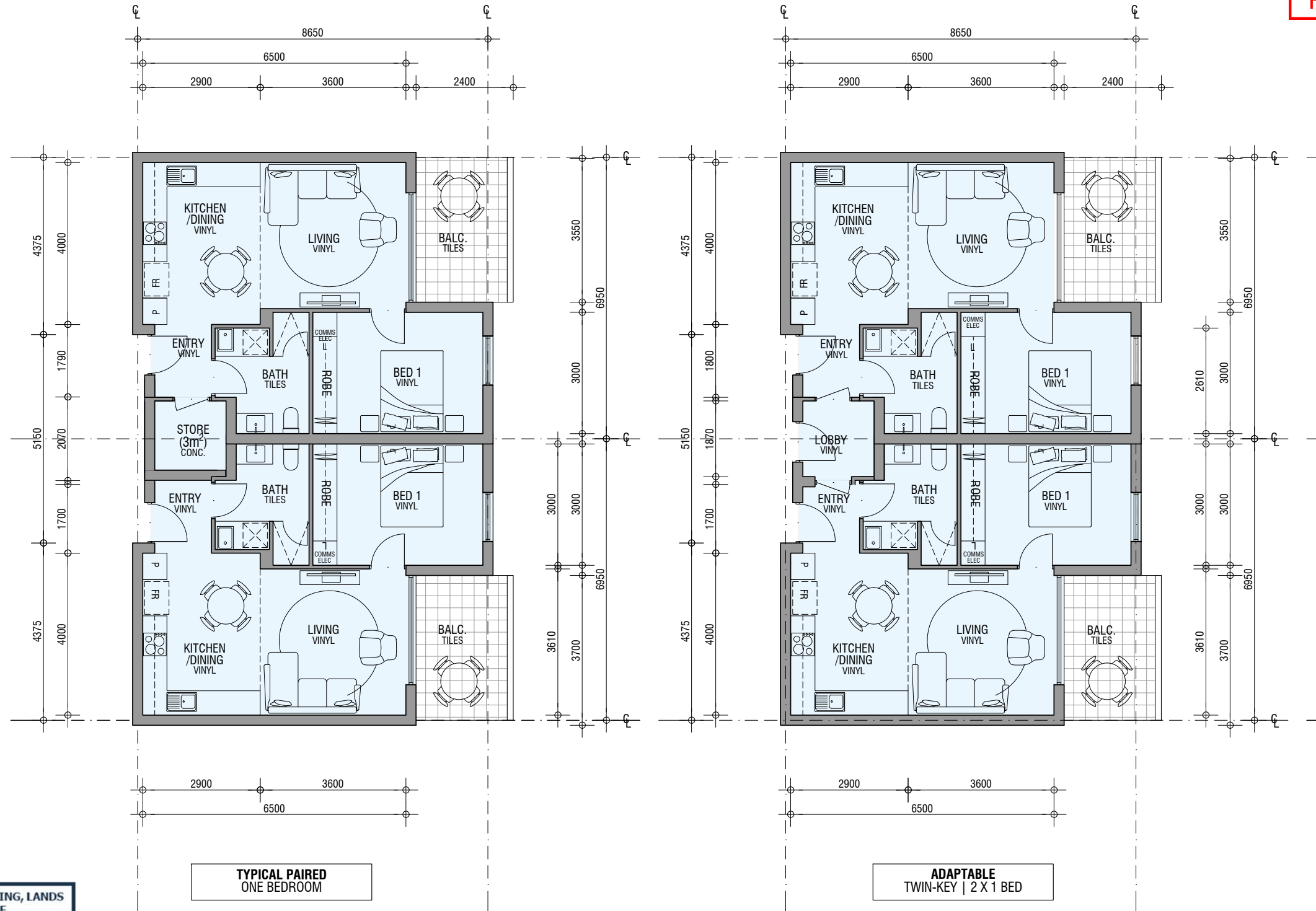
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				A	2-12-24	DEVELOPMENT APPLICATION	



DWG:
A107

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ISSUE NUMBER		ISSUE NUMBER	
		A	2-12-24
			DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

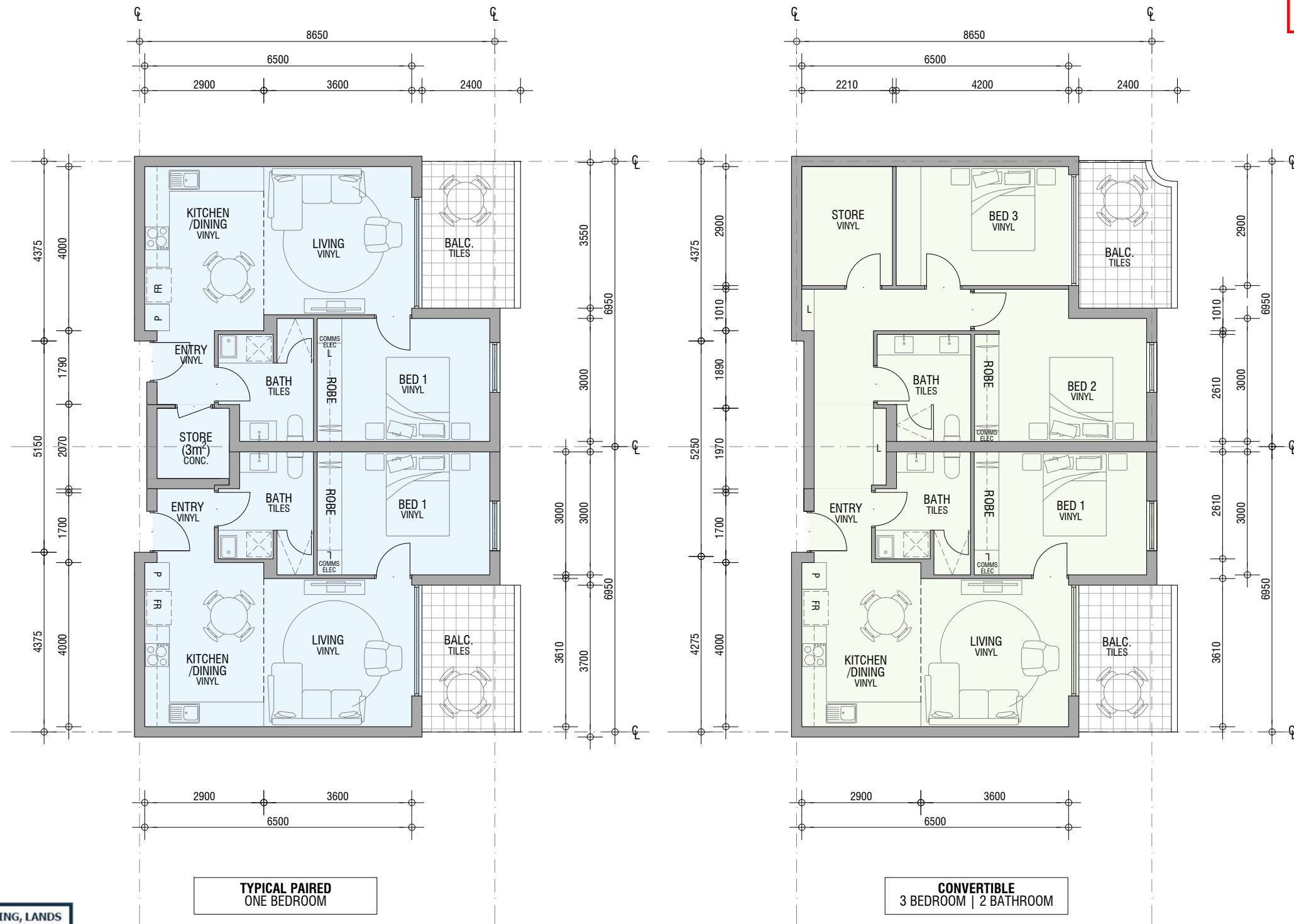
DWG: APARTMENT LAYOUTS
TYPICAL & TWIN KEY
STAGE: DESIGN DEVELOPMENT

SCALE: 1:50
JOB #: 2411

DWG: A108
ISSUE A

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ISSUE NUMBER		ISSUE NUMBER	
		A	2-12-24
			DEVELOPMENT APPLICATION


PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: APARTMENT LAYOUTS
TYPICAL & 3 BED CONVERTED
STAGE: DESIGN DEVELOPMENT


SCALE: 1:50
JOB #: 2411

NORTH
DWG: A109
ISSUE A


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PC1
PAINTED MASONRY



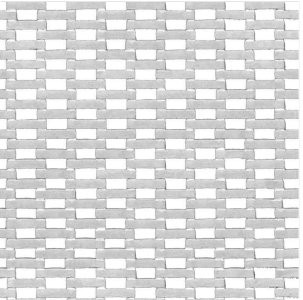
PC2 (SB)
PAINTED MASONRY
(STACK BOND)



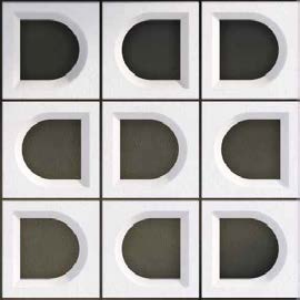
FB1
FACE BRICK-WORK
(COMMON BOND)




FB2 (SB)
FACE BRICK-WORK
(STACKED BOND)




HM
HIT & MISS BRICK
PATTERN (PERMEABLE)




BB
BREEZE BLOCK
MASONRY UNITS




C01
TEXTURE COAT FINISH
COLOUR 01 (MATCH RM1)




RM1
WALL FINISH
COLOUR 01




RM2
WALL FINISH
COLOUR 02



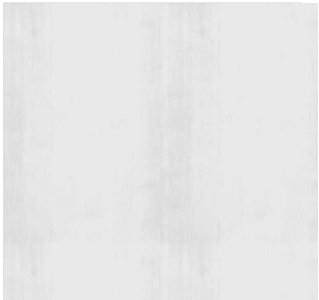
RM3
WALL FINISH
COLOUR 03




C02
TEXTURE COAT FINISH
COLOUR 02 (MATCH RM2)




C03
TEXTURE COAT FINISH
COLOUR 03 (MATCH RM3)




VPS
PRESSED COLORBOND
FLASHING - SURF MIST



AG
ALUMINIUM FRAMED
GLAZING - MONUMENT



CB
COLORBOND SHEET
METAL ROOF - SURF MIST



TL
GLAZED CERAMIC TILE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
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ISSUE NUMBER			ISSUE NUMBER		
			B	12-12-24	DEVELOPMENT APPLICATION
			A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: EXTERIOR FINISHES

STAGE: DESIGN DEVELOPMENT

SCALE: 1:100 @A1
1:200 @A3

JOB #: 2411

NORTH

DWG: A200

ISSUE B

MATERIAL SCHEDULE

PC1: PAINTED MASONRY 01
PC2: PAINTED MASONRY 02
FB1: FACE BRICK 01
FB2: FACE BRICK 02
TL1: GLAZED CERAMIC TILE
HM: HIT AND MISS MASONRY
RM1: WALL COLOUR 01
RM2: WALL COLOUR 02
RM3: WALL COLOUR 03
C01: CONCRETE COLOUR 01
C02: CONCRETE COLOUR 02
C03: CONCRETE COLOUR 03
AG: ALUMINIUM FRAMED GLAZING
VPS: PRESSED COLORBOND FLASHING
CA: CONCRETE AWNING
FC: FC FASCIA PAINT FINISH

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ISSUE NUMBER	DATE	DESCRIPTION
B	12-12-24	DEVELOPMENT APPLICATION
A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: EAST ELEVATION
BEAUFORT ST
STAGE: DESIGN DEVELOPMENT

SCALE: 1:100 @A1
1:200 @A3
JOB #: 2411

DWG: A201
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MATERIAL SCHEDULE	
PC1:	PAINTED MASONRY 01
PC2:	PAINTED MASONRY 02
FB1:	FACE BRICK 01
FB2:	FACE BRICK 02
TL1:	GLAZED CERAMIC TILE
HM:	HIT AND MISS MASONRY
RM1:	WALL COLOUR 01
RM2:	WALL COLOUR 02
RM3:	WALL COLOUR 03
C01:	CONCRETE COLOUR 01
C02:	CONCRETE COLOUR 02
C03:	CONCRETE COLOUR 03
AG:	ALUMINIUM FRAMED GLAZING
VPS:	PRESSED COLORBOND FLASHING
CA:	CONCRETE AWNING
FC:	FC FASCIA PAINT FINISH



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DATE	FILE
31-Jan-2025	SD-019-24

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ISSUE NUMBER			ISSUE NUMBER		
			B	12-12-24	DEVELOPMENT APPLICATION
			A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: NORTH ELEVATION

STAGE: DESIGN DEVELOPMENT

SCALE: 1:100 @A1
1:200 @A3

JOB #: 2411

DWG: A202
ISSUE B

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MATERIAL SCHEDULE

PC1: PAINTED MASONRY 01
PC2: PAINTED MASONRY 02
FB1: FACE BRICK 01
FB2: FACE BRICK 02
TL1: GLAZED CERAMIC TILE
HM: HIT AND MISS MASONRY
RM1: WALL COLOUR 01
RM2: WALL COLOUR 02
RM3: WALL COLOUR 03
C01: CONCRETE COLOUR 01
C02: CONCRETE COLOUR 02
C03: CONCRETE COLOUR 03
AG: ALUMINIUM FRAMED GLAZING
VPS: PRESSED COLORBOND FLASHING
CA: CONCRETE AWNING
FC: FC FASCIA PAINT FINISH

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ISSUE NUMBER			ISSUE NUMBER		
			B	12-12-24	DEVELOPMENT APPLICATION
			A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: SOUTH ELEVATION
STAGE: DESIGN DEVELOPMENT

SCALE: 1:100 @A1
1:200 @A3
JOB #: 2411

NORTH

DWG: A203

ISSUE B

MATERIAL SCHEDULE

PC1: PAINTED MASONRY 01
PC2: PAINTED MASONRY 02
FB1: FACE BRICK 01
FB2: FACE BRICK 02
TL1: GLAZED CERAMIC TILE
HM: HIT AND MISS MASONRY
RM1: WALL COLOUR 01
RM2: WALL COLOUR 02
RM3: WALL COLOUR 03
C01: CONCRETE COLOUR 01
C02: CONCRETE COLOUR 02
C03: CONCRETE COLOUR 03
AG: ALUMINIUM FRAMED GLAZING
VPS: PRESSED COLORBOND FLASHING
CA: CONCRETE AWNING
FC: FC FASCIA PAINT FINISH

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DATE 31-Jan-2025	FILE SD-019-24

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ISSUE NUMBER			ISSUE NUMBER		
			B	12-12-24	DEVELOPMENT APPLICATION
			A	2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: WEST ELEVATION

STAGE: DESIGN DEVELOPMENT

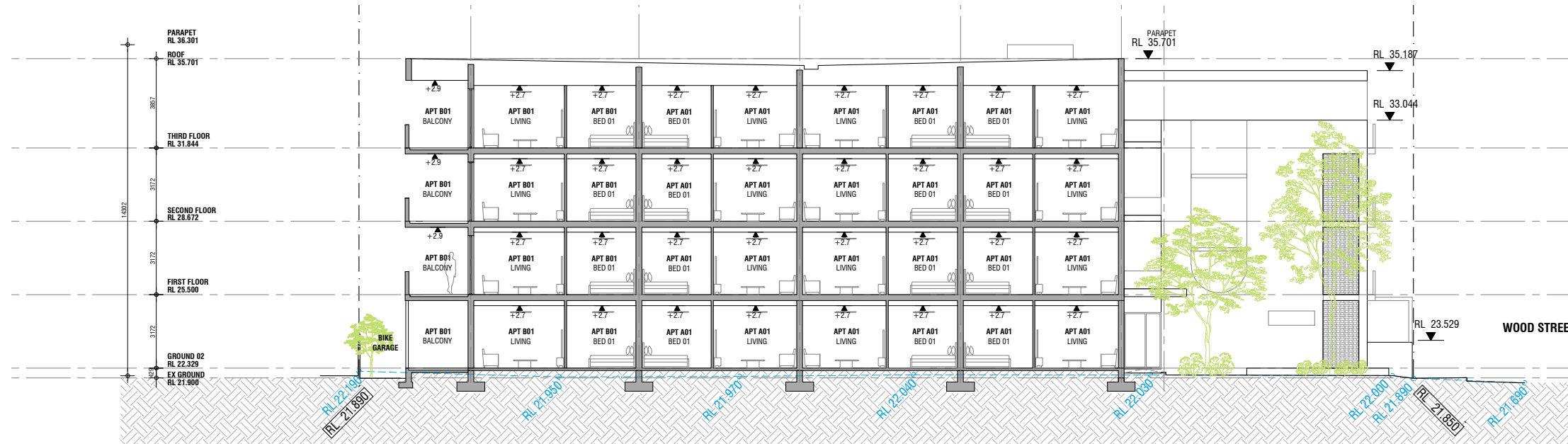
SCALE: 1:100 @A1
1:200 @A3

JOB #: 2411

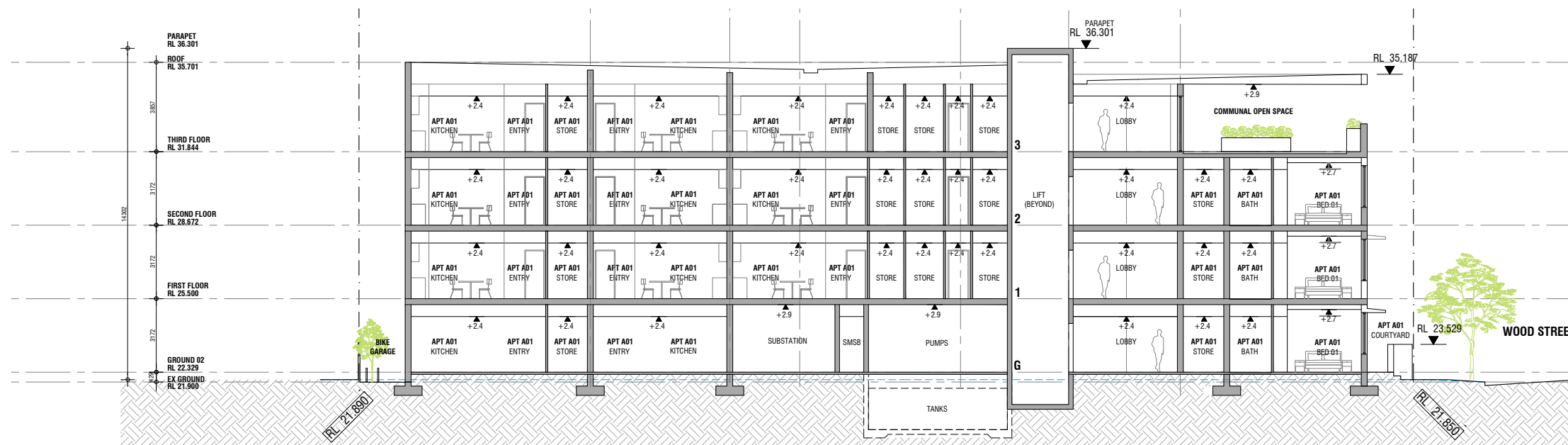
DWG: A204
ISSUE B

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SECTION AA



SECTION BB

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ISSUE NUMBER		ISSUE NUMBER	
		A	2-12-24
			DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: SECTION AA & BB

STAGE: DESIGN DEVELOPMENT

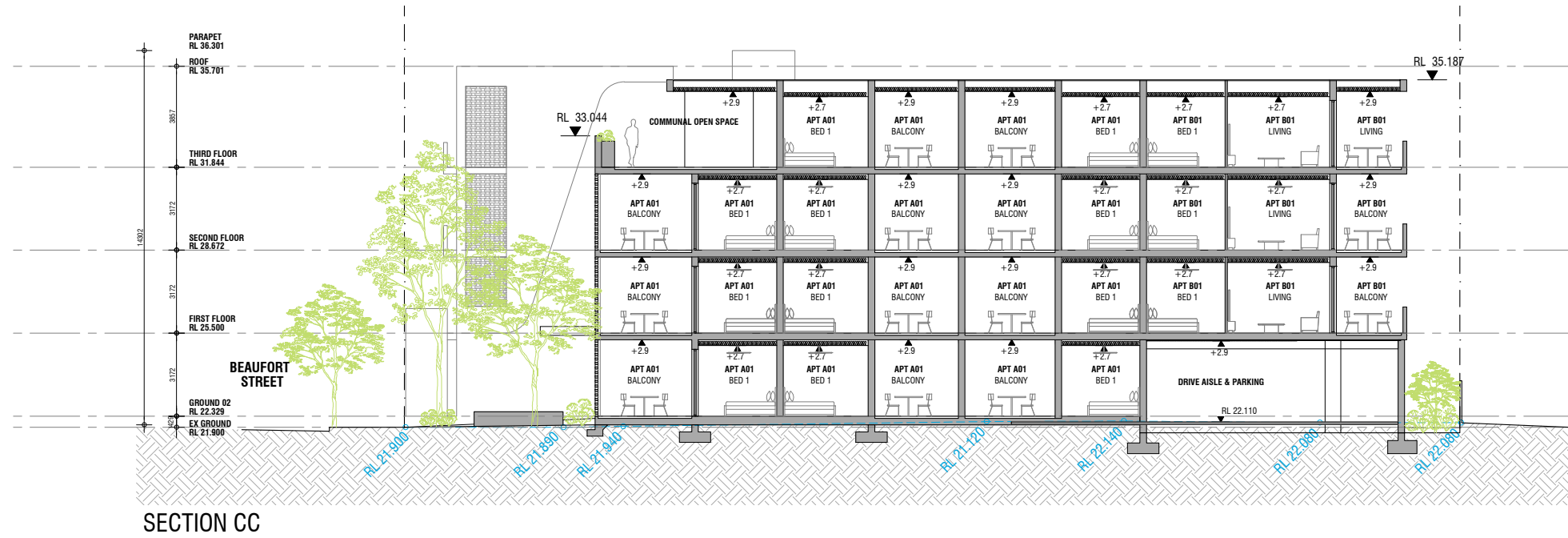
SCALE: 1:100 @A1
1:200 @A3

JOB #: 2411

NORTH	DWG: A301
ISSUE	A

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SECTION CC



SECTION DD

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ISSUE NUMBER		ISSUE NUMBER	
		A 2-12-24	DEVELOPMENT APPLICATION

PROJECT: BEAUFORT APARTMENTS

CLIENT: SPINNAKER DEVELOPMENTS

ADDRESS: 969 & 971 BEAUFORT ST, INGLEWOOD

DWG: SECTION CC & DD

STAGE: DESIGN DEVELOPMENT

SCALE: 1:100 @A1
1:200 @A3

JOB #: 2411

NORTH	DWG: A302
	ISSUE A

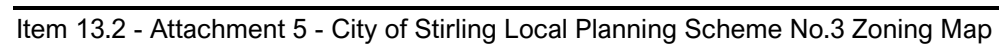
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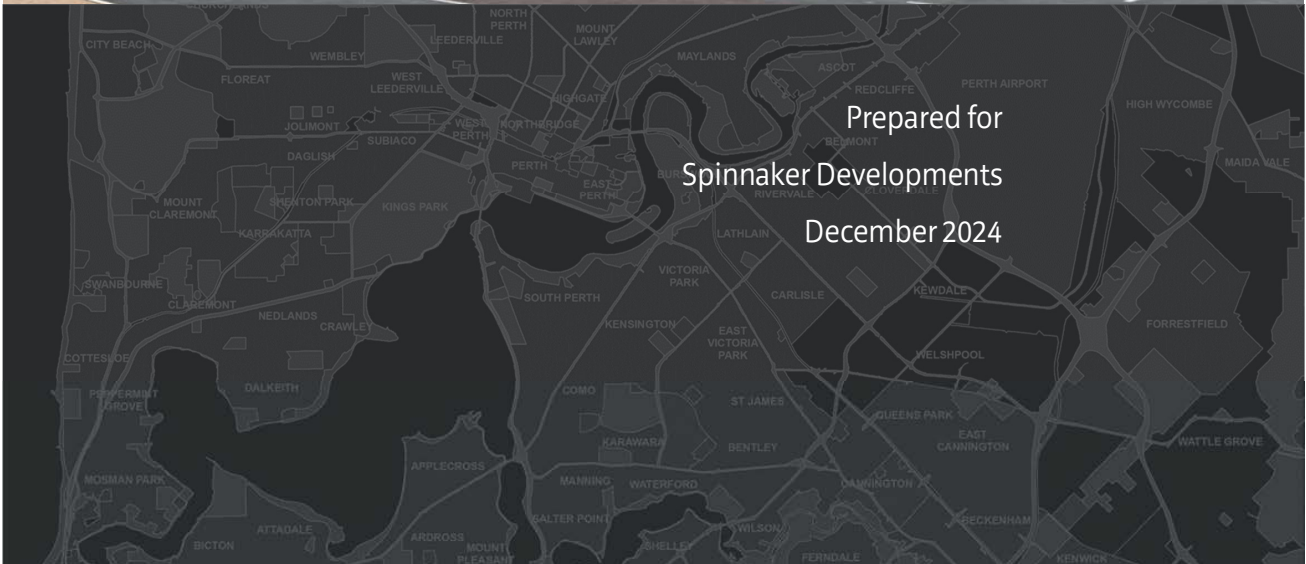
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Part 11B Significant Development Planning Report

Lot 13 (969) and 14 (971) Beaufort Street
Inglewood

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Direct all enquiries to:

Planning Solutions

Level 1, 251 St Georges Terrace
Perth WA 6000

All correspondence to:

Planning Solutions
GPO Box 2709
CLOISTERS SQUARE PO WA 6850

Phone: 08 9227 7970
Fax: 08 9227 7971
Email: admin@planningsolutions.com.au
Web: planningsolutions.com.au

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Project Summary

Job number	9082	
Client	Spinnaker Developments	
Prepared by	Planning Solutions	
Consultant Team	Town Planning Architect Landscape Sustainability Transport Acoustic Waste Management	Planning Solutions Klopper and Davis Architects REALM Studios Summation PTG Consulting E-Lab Consulting Talis Consultants

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- Appendix 7: Transport Impact Statement
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- Appendix 9: Waste Management Plan
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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Spinnaker Developments, the proponent of the proposed social housing development at Lot 13 and 14 (969 & 971) Beaufort Street, Inglewood (**subject site**).

Planning Solutions has prepared the following report in support of an application for development approval. This report will discuss various matters pertinent to the proposal including:

- Site details
- Proposed development
- Statutory planning framework
- Development assessment

The application seeks approval for the removal of all existing buildings and structures, and subsequent development of a four-storey residential building at the subject site. The development will comprise 50 social housing apartments with associated parking, access, communal open space and landscaping on the subject site.

The development proposes a built form scale that is complementary to the existing locality featuring generous landscaping and built form positioned to interact with Beaufort Street, providing a focal point at the northern end of the Inglewood commercial strip.

The development has been exceptionally designed, providing contemporary and sustainable dwellings, which are contextually appropriate and will positively contribute to the amenity of the surrounding area. Key matters including traffic, waste management, acoustics, sustainability and landscaping have been appropriately addressed.

Accordingly, it is respectfully requested that the WAPC consider the application on its merits and approve the development.

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2 STATE DEVELOPMENT ASSESSMENT UNIT ENGAGEMENT

2.1 Engagement with State Development Assessment Unit (SDAU)

2.1.1 Pre-lodgement meeting

Consultation and pre-lodgement engagement has occurred with the State Development Assessment Unit (SDAU) with respect to the proposed development. The pre-lodgement meeting was held on the 20 June 2024 and confirmed a requirement for the proposal to be reviewed by the SDRP. The Pre-lodgement meeting discussed a number of items including the social benefits of the proposed development, the local planning framework, key design elements, heritage considerations and the activation of Beaufort Street

Table 1 below provides a summary of the proponent action items arising from the pre-lodgement meeting and applicant responses.

Table 1 – Pre-lodgement meeting proponent action items response.

Pre-lodgement meeting action item	Response
<i>Suitably demonstrate that the proposal satisfies the minimum value threshold for entry into the Part 11B pathway.</i>	The quantity surveyor estimate for the proposed development will be provided as part of this application, confirming the proposal meets the minimum threshold for consideration via the Part 11B pathway.
<i>Prior to progressing to design review, confirmation as to whether the proposal is considered a public work.</i>	The proposed development is not considered Public Work given a public authority is not delivering the project. Confirmation was provided following the pre-lodgement meeting as required.
<i>Prior to progressing design review, confirmation as to whether pre-lodgement written referral and planning advice will be sought.</i>	The proponent opted not to seek pre-lodgement written referral or planning advice.
<i>Advise if a design readiness meeting is to be arranged prior to formal design review following receipt of referral advice (if sought).</i>	The proponent attended a design readiness meeting on 17 September 2024, prior to consideration by the State Design Review Panel (SDRP).
<i>Liaise with Design and Built Environment on potential design review timing and dates.</i>	The proposed development was considered by the SDRP on 3 October and 12 November 2024.
<i>Provide a list of consultants/attendees for design review.</i>	The requested list was provided prior to SDRP consideration as required.

2.1.2 State Design Review Panel

The proposed development was considered by the State Design Review Panel (SDRP) for the first time on 3 October 2024. The SDRP was supportive of the engagement with the panel and noted it *"looks forward to supporting [the project team] in further developing this aspirational project into a great example of social and affordable housing design"*. A second review session was recommended prior to lodgement of the development application.

The proposed development was then considered by the SDRP on 12 November 2024. The panel acknowledged the progress made in a number of areas of design and noted that *"residential uses to the ground floor are not envisaged by the Beaufort Street Local Development Plan (LDP) or permitted by the Local Planning Scheme, but also recognise the urgent need for social housing, and supports the inclusion of residential uses on the ground floor on this basis"*. Overall, the SDRP confirmed that the design approach is supported by the Panel subject to further consideration of the Panel's comments to refine the proposal.

The SDRP's interim advice from both meetings, and the design team's response are detailed in **Appendix 1**.

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2.2 Land description

Refer to **Table 2** below for the lot details and a description of the subject site.

Table 2 - Lot details

Lot	Diagram	Volume	Folio	Area (m ²)
13	44421	1344	489	1,463
14	44421	1344	490	369
Total area:				1,832

Refer **Appendix 2** for a copy of the Certificates of Title and Diagram.

2.3 Site and contextual analysis

2.3.1 Existing development and site conditions

The subject site currently comprises two lots, Lot 13 (971) and Lot 14 (969) Beaufort Street Inglewood, with an area of 1,832m². These lots contain an existing car park and a single-story building. The existing building is not operational and is in a poor, vandalised condition.

The subject site predominantly cleared and occupied by built form or hardstand. The topography of the site is generally flat.

Refer to the development plans package at **Appendix 3**, which includes a feature survey of the subject site.

2.3.2 Site context

The subject site is located within the municipality of the City of Stirling (**City**), approximately 5km north east of the Perth Central Business District and approximately 800m north east of Inglewood Town Centre. The site is located within the suburb of Inglewood, with commercial uses to the north east and south west along Beaufort Street and residential uses to the north west and south east.

Refer **Figure 1** for an aerial photograph showing the subject site and its immediate surrounds.

The subject site benefits from its close proximity to a range of local amenities and infrastructure, including:

- Inglewood Town Centre (800m)
- Inglewood Town Square (Civic Centre and Library) (500m)
- Remembrance Park (1km)
- Beaufort Park Hall (1.6km)
- Chisholm Catholic College (1.3km)
- Meltham Train station (1.4km)
- Edith Cowan University- Mount Lawley Campus (2.8km)
- Woolworths Inglewood (750m)
- Coles Inglewood (180m)
- Civic Hotel adjacent to the north east of the subject site.

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Figure 1 – Aerial photograph of the subject site and surrounds (Nearmap, 2024).

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3 PROPOSED DEVELOPMENT

The application seeks approval for the removal of existing buildings and structures, and subsequent development of a four-storey building, comprising 50 residential units as well as associated parking, access, amenities and landscaping on the subject site.

Refer **Figures 2 – 5** below, development perspectives.



Figure 2 – Proposed development, as viewed from Beaufort Street, looking west.



Figure 3 – Beaufort Street frontage of proposed development, looking north west.

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Figure 4 – Wood Street frontage of proposed development, looking south.



Figure 5 – Proposed streetscape to Beaufort Street, looking north.

Refer to **Appendix 3** for the Architectural Report, providing a series of renders of the proposed development, a summary of solar access, cross-ventilation and overshadowing, as well as the Development Plans Package.

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3.1 Development summary

A summary of the proposed development is provided in **Tables 3 and 4** below.

Table 3 - Development summary

Particulars	Proposed
Car Bays:	26 x Residential bays 2 x Visitor bays
Bicycle Bays:	30 bicycle bays
Landscaping:	Deep soil (on grade): 214.1m ² (11.7% of site area) Permeable paving: 42.8m ² Planting on structure: 12.5m ² (0.7% of site area) Total: 269.4m ² (14.7% of site area)
Land Uses:	Multiple Dwellings
Residential:	50 Multiple Dwellings including the following <ul style="list-style-type: none"> 1 - Studio 42 - 1 Bed 1 Bath 7 - 2 Bed 1 Bath

Table 4 - Development particulars

Level	Development Particulars
Ground Level	<ul style="list-style-type: none"> 26 x Resident bays 2 x Visitor bays 30 x Bicycle bays 10 x residential stores 1 x Studio dwelling 7 x 1-bedroom dwellings 1 x 2-bedroom dwelling Lobby, with lift and stair access to upper floors Crossover to Wood Street for car park access Bin storage room Substation and pump room Residents lounge area Landscaped seating area
First and Second Floors	<ul style="list-style-type: none"> Access via stairs and lift 24 x 1-bedroom dwellings 4 x 2-bedroom dwellings 26 x residential stores 2 x breakout tiles at both ends of corridor
Third Floor	<ul style="list-style-type: none"> 11 x 1-bedrooms dwellings 2 x 2-bedroom dwellings Landscaped communal open space with BBQ facilities and seating

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3.2 Design and sustainability

The proposed development is designed in a contextual and site-responsive manner, recognising the evolving character of Beaufort Street. The surrounding area features primarily commercial development in close proximity to Beaufort Street with residential development beyond. Built form in the area features varying architectural styles with the development providing a transition between both and contributing to the envisioned transformation for this site. The design includes extensive landscaping to soften the interface with neighbouring properties, a specifically designed Beaufort Street frontage to encourage interaction with the street, and building recesses to create pedestrian-friendly access around the site, enhancing connectivity and user experience.

The development is situated within the broader Inglewood precinct and synergises well with both the commercial nature of Beaufort Street and the residential nature of the area beyond through its architectural style and use.

Specifically, the development has the following key design and sustainability attributes:

- The development is specifically designed with both solar access and cross-ventilation in mind to reduce reliance on external energy sources required for the heating and cooling of the building. The development achieves 68% solar access, 44% cross-ventilation to proposed apartments and achieves an 8.7 star NATHERS rating.
- The development encourages movement in, along and around the site using soft edges, greening and dynamic façades when viewed from Beaufort and Wood Street pedestrian approaches.
- Passive design through the minimisation of glazed surfaces reduce reliance on active heating and cooling.

The key drivers for this proposal are:

- The maximisation of social housing delivery within the parameters of State Government budgets, and;
- The minimisation of ongoing operational costs to the residents (utility bills for example) and to the operator (maintenance costs for example).

With the above in mind, key sustainability initiatives include:

- Electrification and provision of Solar PV to reduce future potential emissions.
- Aim to exceed NCC Section J for reduced greenhouse gas emissions and sustainability during construction.
- Use of water and energy efficient fittings throughout development.
- Provision of extensive landscaping throughout the development with waterwise reticulation systems.
- Waste minimisation practices, encouraging the separation of waste through general, recycling and FOGO streams.
- Sustainable transport options, leveraging proximity to public transport and providing for future EV charging bays and car sharing opportunities.

For full details, refer to **Appendix 4** for a copy of the Sustainability Report and **Appendix 5** for a copy of the Section J report, prepared by Summation in support of the proposed development.

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3.3 Landscaping

The development provides a total of 269.4m² (14.7% of total site area) of landscaping to enhance the public realm and internal amenity. This includes 12.5m² of on-structure planting on the first and second floors fronting Beaufort Street and within the common area on the third floor, and 214.1m² of deep soil area at grade. The development also includes the planting of 1 new large tree, 25 medium trees and 6 small trees.

The proposed landscaping is specifically designed to improve and activate the streetscape through greening. Landscaping is focussed to:

- The Beaufort Street and Wood Street intersection, within the proposed seating area and featuring a large Smooth-barked Apple Gum tree.
- The Beaufort Street and Wood Street frontages, through the planting of three Peppermint Trees within the verge.
- The car parking area at the north western aspect of the subject site, through the planting of 14 trees within the parking area.
- The bicycle parking area along the south western boundary of the site.
- The third level common area, providing high-quality and functional outdoor space for the enjoyment of future residents and visitors.

The landscaping plan includes a species list suited to the local climate, offering a variety of textures that complement the overall design of the development.

Refer **Appendix 6** for a copy of the Landscape Report, prepared by Realm Studios in support of the proposed development.

3.4 Access and parking

3.4.1 Pedestrian access

The main pedestrian access is proposed via Beaufort Street, leading through a landscaped seating area to the lobby. This entrance provides direct access to the proposed development from Beaufort Street supporting an active street frontage.

3.4.2 Vehicle access and parking

Vehicle access is proposed via a single 5m crossover to Wood Street at the eastern aspect of the development, providing access to the car parking area at the north western aspect of the subject site. A crossover currently exists from Wood Street at the northern aspect of the subject site, this proposal will relocate this to the south.

A total of 28 car bays are proposed, including 2 visitor bays. Dedicated bicycle parking areas are proposed within the car parking area and along the south western boundary, including 30 bicycle parking spaces.

3.4.3 Transport assessment

A Transport Impact Statement (TIS) has been prepared by PTG Consulting in support of the proposed development. The TIS outlines the transport aspects of the proposed development focusing on traffic operations, access, and parking provisions, and has been prepared in accordance with the Western Australian Planning Commission's (WAPC's) *Transport Assessment Guidelines* (2016).

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The TIS makes the following conclusions for the proposed development:

- The development is estimated to generate 18 vehicle trips in the AM and 20 vehicle trips in the PM peak periods and 227 total trips per day. This traffic is estimated to have a negligible impact on the surrounding road network.
- The subject site benefits from accessibility to the existing road network, public transport and pedestrian/cycling paths.
- A low number of traffic incidents have been recorded on Wood Street, the proposed access arrangements will not present safety issues to the surrounding road network.

Overall, the proposed development will not have a significant impact on overall safety and traffic operations on the surrounding road network.

Refer **Appendix 7** for a copy of the TIS, prepared by PTG Consulting in support of the proposed development.

3.5 Environmental noise

An Acoustic Assessment was prepared by E-Lab Consulting in accordance with all relevant regulations, codes, planning policies, and Australian standards. The assessment considers the requirements *State Planning Policy 5.4 (Road and Rail Noise) (SPP5.4)*, as the subject site is within a trigger zone. The assessment also considers noise emissions from mechanical plant and equipment servicing the development.

A noise survey was conducted to ascertain base noise levels at the subject site from Beaufort Street. Reporting concludes the development is expected to comply with the relevant noise criteria controls for a residential development.

Refer **Appendix 8** for a copy of the Acoustic Report, prepared by E-Lab Consulting.

3.6 Waste Management

A Waste Management Plan (WMP) has been prepared by Talis Consultants to support the proposed development, considering waste generation, collection, storage, and recycling for the mixed-use development.

The development includes a bin store on the ground floor, details provided below.

- Residential store (18m²), sized to accommodate three 1100L recycling bins, three 660L general refuse bins and five 240L FOGO bins.

Bulk waste will be removed from the subject site as required and at the responsibility of the residents, allocated apartment stores can provide for temporary bulk waste storage. The City of Stirling offers on-demand pick up services for residents.

Collection is proposed to occur from Wood Street, at the north western aspect of the proposed development and will occur three times per week, facilitated by the City of Stirling. The strata manager/caretaker will ferry bins from bin storage areas to the Wood Street presentation area during collection days.

The strata manager/caretaker will oversee the waste management operations, including swapping full bins with empty bins, ensuring the waste system functions efficiently, and educating residents on proper waste disposal procedures.

Refer to **Appendix 9** for a copy of the WMP, prepared by Talis Consultants in support of the proposed development.

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4 STRATEGIC PLANNING FRAMEWORK

4.1 Perth and Peel @ 3.5 Million

The *Perth and Peel @ 3.5 Million Framework* is the overarching strategic plan designed to manage sustainable urban growth and accommodate a projected population of 3.5 million by 2050. It aims to create a compact, connected, and sustainable city, reducing urban sprawl and optimising the use of existing infrastructure. The document sets the context for sub-regional planning frameworks, guiding the development of infill and urban consolidation, particularly around activity centres, urban corridors, and transport nodes.

The framework emphasises the importance of delivering housing diversity and affordability, which aligns with the intent of providing higher density housing options within highly accessible central sub-region areas.

The proposal fits within this strategy, supporting the overarching goals of the Perth and Peel @ 3.5 Million plan by optimising land use in a well-served, high-amenity area.

4.2 Central Sub-Regional Planning Framework

The *Perth and Peel @ 3.5 Million Central Sub-Regional Planning Framework (Framework)* is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. The Sub-Regional Planning Framework provides the spatial framework to guide local governments in achieving optimal urban consolidation over the long term. The Central Sub-Regional Planning Framework supports the orderly and proper development of infill through the region by encouraging development adjacent to activity centres, station precincts, and urban corridors.

Whilst it is acknowledged that careful planning is required to preserve streetscapes and neighbourhood character, higher density housing typologies, including apartments, are required as part of a compact and sustainable urban form to promote housing choice and diversity in response to changing community needs.

It is essential to optimise the use of inner urban land to mitigate the impacts of ongoing residential sprawl. By providing higher density housing options, there is also less housing pressure on the existing, more traditional low-density housing supply that generally characterises the locality.

The Sub-Regional Strategy identifies a crucial role for private sector developers to invest in higher density housing projects and for local governments to encourage innovative infill solutions to meet the housing needs of future generations. Whilst this project is being delivered by the private sector, the end user (Department of Communities) will utilise this development to provide housing for participants in their program.

The proposal contributes to the City of Stirling density targets by providing high quality, active and easily accessible apartment dwellings. This is especially important, considering the Framework's emphasis on meeting the needs of changing demographics.

It is critical to provide higher density housing opportunities in areas close to Perth's key employment centres, activity centres and industrial centres to support their continued growth. In respect to residential density, the Framework includes a target for the City of Stirling to increase its existing housing stock from 89,570 dwellings (as of 2011) to at least an additional 60,330 dwellings by 2050. Based on 2021 Census data, the City provides 102,101 dwellings, which equates to approximately 1,253 additional dwellings per year. In order to reach the abovementioned 2050 target, this rate will need to increase to 1,648 dwellings per year. This project will contribute 50 new dwellings towards this goal.

It is considered that the proposed development is entirely consistent with the intent and objectives of the Framework and warrants approval accordingly.

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4.3 City of Stirling Local Planning Strategy

The City of Stirling Local Planning Strategy (**Strategy**), endorsed by the Western Australian Planning Commission (**WAPC**) on 25 October 2019, provides the long-term growth and development framework for the municipality, identifying key areas for urban growth. The subject site is identified as being located within the Inglewood District Centre precinct. Through WA Tomorrow projections, an additional 3,154 dwellings are required in the Mount Lawley – Inglewood area to support the 6,939 additional expected population.

Beaufort Street is also considered a Class 2 Activity Corridor with a desirable residential density growth target of 30 additional dwellings per gross hectare.

The vision for the Strategy is:

Focus investment, jobs and growth on corridors and centres around transit; improve the quality of suburbs and centres and the overall liveability of the City.

The development clearly aligns with the above vision as growth is proposed within the Beaufort Street Activity Corridor and provides an exemplary built form outcome which is sympathetic the existing and future surrounding development and promotes activity and walkability to the surrounding locality. The proposed development also provides crucial housing for members of the community through the Department of Communities programs.

5 STATUTORY PLANNING FRAMEWORK

5.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**) the subject site is zoned Urban. The proposed development is consistent with the intent of the Urban zone and may be approved accordingly.

The subject site fronts Beaufort Street, which is reserved *Other Regional Roads*.

The subject site is not directly affected by land reserved by the MRS, nor is it subject to any resolution or declaration made under the MRS.

5.2 State planning policies

5.2.1 Residential Design Codes (Volume 2)

In accordance with Clause 5.3.1 of LPS3, the proposed development has been assessed at a density code of RAC-0 under Volume 2 of the Residential Density Codes (**R-Codes**), noting provisions for the R-ACO coding are provided under the Beaufort Street Local Development Plan. As demonstrated in **Appendix 10**, the proposed development is aligned with the objectives of the R-Codes, with proposed dwellings are consistent with the minimum internal requirements, and provide appropriately located and sized private open spaces as well as various communal open spaces.

Refer **Appendix 10** for a copy of the Residential Density Codes Assessment for the proposal.

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Car parking provision

Table 5 below provides an assessment of the parking proposed, pursuant to the requirements of the R-Codes.

Table 5 – R-Codes parking assessment.

	Requirement	Proposed	Parking required	Parking provided
Residential	1-bedroom dwelling (0.75 bays per dwelling)	43 dwellings	32.25 bays	26 bays
	2+ bedroom dwelling (1 bay per dwelling)	7 dwellings	7 bays	
Residential visitor	1 bay per 4 dwellings 1 bay per 8 dwellings for the 13 th dwelling and above	50 total dwellings	7.75 bays	2 bays
Total			47 bays	28 bays
Shortfall			-19 bays	

As such, the development proposes a parking shortfall of 19 bays. The proposed car parking provision is considered acceptable as:

- The proposal previously provided more parking and was reduced at the suggestion of the SDRP to increase landscaping provision on site. The design changes also resulted in a greater provision of bicycle parking.
- The development proposes a provision of approximately 0.6 bays per dwelling. This ratio was informed by analysis of similar projects in the metropolitan region, which offer between 0.2 and 1.0 bays per dwelling. Given the nature of the proposed development, it is expected a social housing development will typically generate a lesser parking demand as compared to a private residential development
- The subject site benefits from high levels of access to public transport and bicycle networks, promoting the use of alternate means of transport. The development also provides 30 bicycle parking spaces for the use of residents.
- Public parking is provided along Beaufort Street and side streets in the wider locality, providing sufficient availability for visitors, in conjunction with access opportunities via public transport.

As such, the proposed car parking shortfall warrants support accordingly.

Bicycle parking provision

Table 6 below provides an assessment of the proposed bicycle parking in reference to the requirements of the R-Codes.

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Table 6 - Bicycle parking assessment.

	Requirement	Proposed	Parking required	Parking provided
Residential	0.5 per dwelling	50 dwellings	25 spaces	30 spaces
Residential visitor	1 per 10 dwellings		5 spaces	
Total			30 spaces	30 spaces
Shortfall/Surplus			0 spaces	

The development proposes a compliant number of bicycle parking spaces.

5.2.2 State Planning Policy 5.4 – Road and Rail Noise

As noted at Section 3.5 above, the subject site is located within an SPP5.4 trigger zone. The Acoustic Report, provided at **Appendix 8**, assesses the proposed development against the relevant requirements of SPP5.4 and concludes the proposal is likely to comply.

5.2.3 State Planning Policy 4.2 – Activity Centres

State Planning Policy 4.2 – Activity Centres (SPP4.2) outlines broad requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. SPP4.2 includes objectives for a range of activity centres, including Perth capital city, strategic metropolitan, secondary, specialised, district, and neighbourhood centres.

The subject site is located within the Inglewood District Centre. According to Appendix 1 of SPP4.2, District Centres are focused on servicing the daily and weekly needs of residents with a range of community focused services and facilities. These District Centres have a preferred residential typology that features a mix of town houses and medium rise apartment dwellings. The proposed medium rise apartment development is consistent with the intent for District Centres under SPP4.2.

Additionally, SPP4.2 highlights the need for District Centres to be well connected by transport infrastructure, ideally through high-frequency bus links. New developments within District Centres should create an attractive and coherent street frontage at a pedestrian scale that provides passive surveillance of the street. The proposed development has been specifically designed to interact with the Beaufort Street frontage to provide passive surveillance, but to also respect residents' needs for privacy.

The built form of the development responds to both the existing and emerging character of the area. The design has been carefully considered, incorporating setbacks, landscaping, and massing that ensure existing and future surrounding development is not unduly impacted by the proposed development. From a design, sustainability, transport, acoustic and waste management perspective, the development has been demonstrated to be acceptable, and the proposal meets the specific needs of the precinct while accommodating future growth for residential development.

In summary, the proposal is fully consistent with the objectives of SPP4.2. By providing a development is consistent with the housing typology and streetscape activation desired by SPP4.2 and warrants approval accordingly.

5.2.4 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy No. 7 – Design of the Built Environment (SPP7.0) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

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SPP7.0 establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review, and sets out a framework for effective design review.

The proposal was reviewed by the SDRP on 3 October 2024 and 12 November 2024, with the review being carried out in accordance with the framework set out in SPP7.0. The applicant's response to the SDRP1 interim advice is provided at **Appendix 1**. Refer **Table 7** below for an assessment against the ten design principles of SPP7.0.

Table 7 - Assessment against Schedule 1 – Design Principles of SPP 7.0

Design Element	Design Outcome
1. Context and character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	<p>The proposed development has been specifically designed in reference to the existing and emerging context of the local area. As demonstrated through the State Design Review process, the proposed built form language responds to existing materiality of the surrounding area, whilst creating a unique design language, which is cohesive across the site.</p> <p>The building form has been designed in reference to the two key street frontages, being Beaufort and Wood Streets and optimises site efficiency whilst respecting neighbours through the provision of appropriate setbacks and built form articulation. The development strikes a balance between referencing the character of the area and providing a built form which is visually appealing.</p> <p>The development aims to provide a missing landscaping provision to the site, provide an appropriate scale and built form in reference to the character of the area and provide activation to Beaufort Street to improve the streetscape of the locality.</p>
2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	<p>The subject site is currently devoid of any meaningful landscaping provision, no trees currently exist at the subject site. The proposed development presents an opportunity to greatly enhance the landscaping provision to both the site and the surrounding streetscape.</p> <p>The built form is articulated along both street boundaries to create opportunities for deep soil and tree canopy provision, which is focussed around the proposed 'pocket park' at the Beaufort Street and Wood Street intersection. General planting is intended to frame the proposed built form, whilst also improving shading to the public realm and increasing privacy for future residents.</p>
3. Built form and scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	<p>The built form and scale of the development have been well considered in reference to the location and constraints of the site, with the overarching intent of the project in mind, being for social housing. The development specifically addresses both street frontages, with the built form refencing each frontage through unique scale and articulation, the development appears almost as two unique buildings when viewed from the streetscape.</p> <p>The ground level fronting Beaufort Street is proposed at the boundary and incorporates materiality and design responses (such as stoops) to provide an active and interesting frontage to the primary setback. Outdoor living spaces have been located behind this façade to promote passive surveillance and interaction with the street, whilst also respecting future residents needs for privacy.</p>

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Design Element	Design Outcome
	<p>The development proposes a scale which is appropriate for the location. Overshadowing impacts were assessed and it is confirmed the proposed development will not unduly impact surrounding lots in terms of natural light access.</p>
<p>4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full lifecycle.</i></p>	<p>At its core, a social housing project is required to be both functional for a range of cohorts which may occupy the development in the future and of high build quality, to ensure this investment can be utilised for a significant amount of time. The development has been designed with adaptable floor plates and apartment layouts, which allows the building to evolve over time in reference to the changing needs of its residents.</p> <p>Careful consideration into the function and servicing of the development has informed the evolution of the development plans. Servicing will occur via Wood Street, with all waste management and servicing infrastructure integrated into the built form.</p> <p>The development includes the provision of secure bicycle storage within the internal car parking area, with access provided directly to Wood Street or to Beaufort Street via the western bicycle parking area. The proposed dwellings provide appropriately sized internals in reference to the requirements of the R-Codes and the end user.</p>
<p>5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>Sustainability has been integrated into the design of the development from early stages and forms a key aspect of the proposed building fabric. Key initiatives include:</p> <ul style="list-style-type: none"> • Compliance with Section J of the NCC (refer Appendix 5). • Provision of Solar PV on the roof. • Selection of waterwise planting species. • 8.7 Star NATHERS rating.
<p>6. Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i></p>	<p>The site is located on a prominent corner on Beaufort Street and therefore presents an opportunity to create a landmark presence. The development features activation to both Beaufort and Wood Streets through built form articulation at the boundary, providing opportunities to improve landscaping outlook to the streetscape and creative use of spaces to encourage resident interaction with the street whilst not compromising privacy requirements.</p> <p>The subject site is situated on a high-frequency bus route, with the nearest bus stop accessible adjacent to the Civic Hotel heading northbound and shopping precinct approx. 200m north of the subject site. The development also provides for the ample storage of bicycles offering residents with options for alternative means of transport.</p> <p>The development provides adequately sized outdoor living spaces and a third level outdoor common area, which is framed by landscaping and provides opportunities for seating and BBQ facilities.</p> <p>The development provides generous floor-to-floor heights which maximise access to light and ventilation.</p>

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Design Element	Design Outcome
7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	<p>The development has been designed with the local vernacular in mind, which is referenced throughout the proposal. The street edge of the development is clearly defined and integrates landscaping and articulation to clearly delineate between private spaces and the footpath.</p> <p>The development provides a clearly legible pedestrian entrance from Beaufort Street, framed by proposed deep soil landscaping and the proposed 'pocket park'.</p>
8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	<p>An open, permeable ground plane has been created along both Beaufort Street and Wood Street, overlooked by a balconies and residential parking areas. Landscaping zones have been integrated along both frontages for combined private and public use, offering maximum visual surveillance and opportunities for refuge.</p> <p>The development provides a sufficiently sized lobby and provides clear entry and exit points for resident safety. The floor plans have also been optimised to minimise opportunities for dark spaces or dead-ends.</p>
9. Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i>	<p>By nature, the proposed social housing development responds directly to the needs of the community and will be utilised by the Department of Communities to provide housing for those in need. The development provides a resident lounge on the ground floor, which encourages interaction and provides activity to the streetscape. The proposes third level outdoor common area provides an external space for socialisation.</p>
10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	<p>The design specifically engages with the character of Inglewood and draws inspiration from the diverse architectural landscape and intent for the precinct. This is reflected through the use of simple, yet expressive brickwork, material and colour shifts across the façade to create an articulated built form and through the focus on the ground floor façade and interaction with the streetscape.</p>

5.3 City of Stirling Local Planning Scheme No. 3

5.3.1 Zoning

The City of Stirling *Local Planning Scheme No. 3 (LPS3)* zones the subject site 'Mixed Use' but does not provide an applicable density coding. Clause 5.3.2 of LPS3 refers to the relevant Local Development Plan (the Beaufort Street Local Development Plan in this case), which provides the relevant planning provisions for consideration.

The objectives of the zone are as follows:

- *To provide for a wide variety of active uses on the street level that contribute to a vibrant and active street which are compatible with residential and other nonactive uses on upper levels.*
- *To facilitate the creation of employment within the area so as to reduce the demand for travel and enhance the level of self-sufficiency.*
- *To ensure a high standard of design that negates issues such as noise, smell and vibration that are related to mixed use developments.*

Refer to **Section 6.1** for a detailed assessment of the proposed development in reference to the objectives for the zone. Refer to **Figure 6** below for a LPS3 zoning map.

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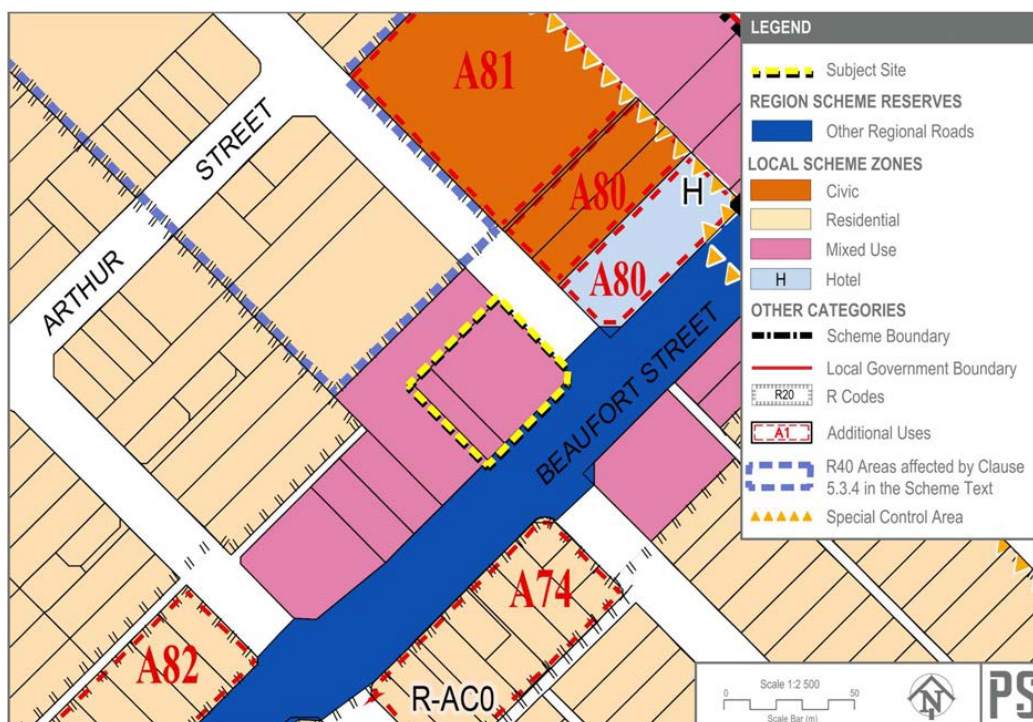


Figure 6 – LPS3 zoning map.

5.3.2 Land use permissibility

The proposed development best aligns with the Multiple Dwellings land use classification, which is a D (Discretionary) use in the Mixed Use zone, meaning the use is capable of approval at the site, subject to the discretion of the decision maker. However, the LPS3 zoning table also applies note 2 to the Multiple Dwellings use in the Mixed Use zone, which states:

Note 2: Not permitted on the ground floor fronting a road reserve greater than 10m in width.

Beaufort Street is a road reserve greater than 10m in width, therefore the Multiple Dwellings land use is prohibited on the ground floor at the subject site. It is noted Multiple Dwellings are proposed on the ground floor. Discretion does not exist under LPS3 to approve Multiple Dwellings on the ground floor.

For the reasons described in Section 5.3.1 above, the subject site is an appropriate location for residential uses at ground level, and this is considered to be the land use most likely to achieve a positive streetscape outcome.

Extraordinary discretion is being sought pursuant s171R of the *Planning and Development Act 2005* via the Part 11B significant development pathway. Refer to **Section 6.1** below for justification regarding the discretion sought.

5.3.3 Development standards and requirements

Part 5 of LPS3 out general development requirements applicable to zoned land. **Table 8** below provides an assessment of applicable development requirements under LPS3.

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Table 8 – Assessment of relevant development requirements under LPS3.

Development requirement	Response
5.3 Special Application of Residential Design Codes	
5.3.2 Except as otherwise required in the Scheme, Local Planning Policy, Structure Plan, Activity Centre Plan or Local Development Plan, residential development not within the Residential Zone is to comply with the relevant requirements under the R80 density coding in the Residential Design Codes	The Beaufort Street Local Development Plan (LDP) applies to the subject site and designates a density coding of R-AC0. Built form is generally controlled through the LDP, assessed at Section 5.5 below.
5.8 Cash-in-lieu of Car Parking	
5.8.1 Subject to the remaining provisions of this clause 5.8, an applicant for planning approval for a non-residential development or use may, if Council agrees, make a cash payment to the Council in lieu of providing all or any of the number of car parking spaces required under a Local Planning Policy for the development or use for which planning approval has been sought by the applicant.	<p>Refer Section 5.2.1 which provides a parking assessment against the requirements of the R-Codes.</p> <p>The development proposes an on-paper shortfall of 19 bays. However, cash-in-lieu is not considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> The development provides an appropriate number of parking spaces in relation to the nature of the use. Similar approved and operating developments provided a similar or lesser ratio of bays to dwellings. The subject site benefits from access to high-frequency public transport routes and provides a sufficient bicycle parking allocation, encouraging the use of alternate means of transport. There is no identified need for additional public parking in the locality, that would be funded by cash-in-lieu contributions.
5.13 Trees and Development	
5.13.3 b) Where the Council approves development on a site which, at the time does not contain a established tree or involves the removal of a significant tree from the site, 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 at a maximum ratio of one advanced tree for every 500m ² (or part thereof) of the site's area. Where this ratio is inconsistent with the maximum ratio specified by a Local Planning Policy, Structure Plan or Local Development Plan which applies to the particular site or the area in which the site is located, the Council may vary the maximum ratio specified above having due regard to the maximum ratio of that Local Planning Policy, Structure Plan or Local Development Plan.	The subject site currently does not contain any established or significant trees. The development proposes the planting of 1 new large tree, 25 medium trees and 6 small trees, significantly increasing the provision of trees, this equates to 1 tree per 57.25m ² of site area, well in excess of the City's requirement.

5.3.4 Heritage Protection Area Special Control Area

The City's Heritage Protection Area Special Control Area (SCA) applies to the subject site. Clause 6.6.1 of LPS3 provides the following objectives for the SCA:

- a) To ensure the conservation and retention of buildings within the Heritage Protection Area Special Control Area dating from the early 1900s to the 1950s where the architectural style of the building is generally intact;

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- b) *to ensure the retention of existing buildings referred to in a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape;*
- c) *to ensure that new buildings (where permitted), alterations, additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;*
- d) *to maintain and improve existing street trees, grass verges and front gardens; and*
- e) *to retain mature trees wherever possible.*
- f) *To ensure that new development within the area which is subject to the Beaufort Street Local Development Plan enhances and respects the heritage, character and amenity of Beaufort Street.*

The existing built form on the subject site, located on Lot 13, is not listed on the City's Local Heritage Survey. Historic aerial imagery indicates the building previously formed part of a wider development and was constructed in the early 1970's. As such, the development does not present heritage significance worthy of retention. Demolition is proposed as part of this application. Consideration of points c) to f) is provided below.

- The proposed four storey development has been carefully designed with scale in mind. The built form is focused towards the Beaufort Street and Wood Street frontages. The north western aspect of the subject site fronts three storey residential development, with Lot 600 (971) Beaufort Street providing separation. Further, the Civic Hotel, located adjacent to the subject site across wood street is of three storey scale. It is expected the proposed scale will have minimal impact on existing surrounding development.
- The development vastly improves on the landscaping provision to the subject site. The site is almost entirely hard stand and built form except for grassed areas on both street frontages, with the development proposing 31 new trees and 200m² of landscaping area at the ground level.
- The development is generally consistent with the Beaufort Street Local Development Plan (refer **Section 5.5** below).

Building height

Figure 6.6.6 of LPS3 prescribes maximum building height for the SCA. It is also noted this provision is not capable of variation pursuant to Clause 6.6.6 c) of LPS3. A maximum building height of four storeys is designated for the subject site. The proposed four storey development is consistent with this requirement.

5.4 City of Stirling Draft Local Planning Scheme No. 4

The City is currently advertising draft Local Planning Scheme No. 4 (**Draft LPS4**), which will replace the current LPS3. Advertising of Draft LPS4 will conclude on 24 January 2025. Although Draft LPS4 is likely to undergo changes following the conclusion of the advertising period and subsequent review by the Western Australian Planning Commission and Minister, an assessment is provided in relation to the considerations outlined in below.

5.4.1 Zoning

The current advertised version of Draft LPS4 proposes the subject site to be zoned Mixed Use with an applicable density coding of R80. The objectives of the Mixed Use zone are as follows:

- *To provide for a variety of active uses on street level which are compatible with residential and other non-active uses on upper levels, and do not undermine the hierarchy of designated activity centres.*

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- *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*

Given the development is considered consistent with the objectives of the Mixed Use zone under LPS3 (refer **Section 5.3.1**), it is also considered consistent with the objectives of the Mixed Use zone under draft LPS4.

5.4.2 Land use permissibility

The proposed development is best described as a Dwelling use, pursuant to the land use terms of draft LPS4. The Dwelling use is a D (Discretionary) use in the Mixed Use zone, meaning the use is capable of approval at the site, subject to the discretion of the decision maker. However, Table 6 of draft LPS4 provides a series of additional requirements which apply to land in the Scheme area. Point (6) applies to all land zoned Centre, Neighbourhood Centre, Local Centre and Mixed use and states the following:

Residential uses are not permitted at ground level unless:

- i. located behind non-residential uses at the street frontage;*
- ii. fronting a right of way; or*
- iii. the use forms part of a multi-storey development and is designed for future adaptation to non-residential uses.*

Points i. and ii. do not apply to the proposed development. Regarding point iii, it is unlikely ground floor commercial uses of a social housing development at the periphery of the Inglewood commercial precinct will be feasible in the foreseeable future. As such, the proposed residential use is considered the best solution for the subject site and streetscape.

The requirements of Table 6 under draft LPS4 can be varied by Clause 34. Further, Clause 34(5) provides matters for consideration in exercising discretion, these are:

- a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application or development approval as set out in clause 67(2) of the deemed provisions; and*
- b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

In consideration of the above matters and in reference to the justification provided throughout this report in conjunction with the technical reporting prepared in support of the proposal, it is considered ground floor residential is appropriate in the context of the proposed development and subject site.

5.4.3 Development requirements

Draft LPS4 does not propose any development requirements which require consideration.

5.5 Beaufort Street Local Development Plan

The Beaufort Street Local Development Plan (**LDP**) was adopted by the City's Council on 18 September 2018 and provides a series of development standards intended to guide the form and character of development within Mixed Use and Residential precincts of the LDP area.

The subject site is located with the North Inglewood Mixed Use Precinct. The following character statement is provided for this precinct.

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The North Inglewood Precinct, from Crawford Street to Salisbury Street, includes the Civic Hotel which provides a strong corner building presence at the intersection with Wood Street.

Otherwise, the presence of a supermarket to the rear and car based shops provides a predominantly hostile pedestrian environment. The precinct is to be consolidated around the Civic Hotel with multi-storey mixed use buildings replacing the low-intensity buildings fronting Beaufort Street.

The follow urban form outcomes are also provided for the precinct:

- To ensure the retention of the Civic Hotel and buildings built before 1960;
- consolidate the North Inglewood Precinct around the Civic Hotel through redevelopment into smaller and larger-scaled street-fronting mixed use building types of up to 4 storeys; and
- To encourage a cohesive street-wall form of the precinct with up to four storey development by maintaining consistent setbacks and development in accordance with the architectural styles and frontage types defined in this Local Development Plan.

The proposed development is consistent with the above urban form outcomes as:

- Aerial imagery indicates the existing built form was constructed in the early 1970s. Additionally, the structure is not identified as having heritage significance pursuant to the City's Heritage List or Survey.
- The proposed development is of four storey scale and respects the surrounding scale of development through
- The development proposes a 'brick-simple' stoop-type built form to the Beaufort Street boundary as consistent with existing built form to the south west along Beaufort Street and as consistent with the requirements of the LDP. The scale of the built form proposed at the boundary is consistent with the existing scale of development at the boundary.

5.5.1 Development controls

Section 3.0 of the LDP provides a series of development standards applicable to development within the Mixed Use precincts. **Table 9** below provides an assessment of the standards applicable to the North Inglewood and **Table 10** below provides an assessment of general standards.

Table 9 – North Inglewood precinct development standards assessment.

Provision	Requirement	Proposed	Compliance
Maximum building height	4 storeys	4 storeys.	✓
Front setbacks	Beaufort Street – 0m Front façade return – 0m	0m to Beaufort Street.	✓
Other setbacks	Side Street – 0-2m Rear ground – 2m	0m to Wood Street. 12m setback proposed to rear boundary at ground level. 1.25m setback proposed at level one.	✓
Active ground floor frontage (minimum %)	Beaufort Street – 70 Front façade return side street – 45	With the exception of the proposed landscaped seating area, the remainder of the Beaufort Street frontage is considered active, despite no commercial uses are proposed.	Variation

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Provision	Requirement	Proposed	Compliance
Communal open space	10% of lot area	A total of 143m ² of communal open space is proposed (7.8% of subject site).	Variation
Car parking	Residential – As per R-Codes.	Refer Section 5.2.1 for an assessment of car parking provision.	Variation

The identified variations are considered acceptable for the following reasons:

- **Active ground floor frontage** – The development proposes the use of built form at a nil setback to both streets and carefully designed outdoor spaces to provide activation to the streetscape whilst balancing the need for privacy for occupants. The proposed landscaped seating area at the Beaufort Street and Wood Street intersection provides an opportunity for both occupants and passersby to provide activation to the street through use of the space.
- **Communal open space** – the development proposes approximately 7.8% of the site area for communal open space, this is focussed through the proposed landscaped seating area at the Beaufort Street and Wood Street intersection and the outdoor communal open space on the third floor. The development encourages the use of the wider locality and walkability through the extensive provision of landscaping to a site which is currently severely under landscaped and through the use of articulated built form to the street boundary with awnings to promote walkability throughout the year.
- **Car parking** – refer **Section 5.2.1** for an assessment and justification of the proposed car parking.

Table 10 – General LDP standards assessment.

Provision	Proposed	Compliance
<u>Floor heights</u> Ground floor: 4.2m min or as per existing. Upper floors: 3m min. Awning height: 2.7m min, 3.2m max.	The development proposes floor to floor heights of 3.127m to the ground, first and second floors. The third floor proposes a floor to parapet height of 3.857m. Given the development does not propose commercial uses at the ground floor, a greater floor to floor height is not considered appropriate as it will not be utilised and adds unnecessary development cost to a social housing project. The proposed awning sections to Beaufort Street will be at the same floor to floor height (3.127m).	Variation
<u>Maximum building width</u> Where building frontages to Beaufort Street are more than 20m in width, building massing shall be articulated or “broken up” to ensure that façades are not overly long. This can be achieved by: <ul style="list-style-type: none"> • Creating multiple buildings on wide sites; or • Breaking up the façades through the use of vertical articulation and breaks, together with step-backs and different façade treatment for different vertical segments, to resemble multiple buildings. 	The subject site is approximately 45.5m in width fronting Beaufort Street. The development provides a high level of variation to both street frontages through articulation and varying vertical segments to appear as though separate buildings front each street (refer Figure 2 above).	✓

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Provision	Proposed	Compliance
<u>Limiting blank side walls</u> <i>Where new taller buildings are to be constructed next to an existing smaller building or vacant site, the material finish of the side wall shall complement the architectural character of the main building façade(s) and, where practical, the wall is to be visually articulated.</i>	The development fronts a vacant site at the western and northern elevations. Both frontages continue the design language of the wider development in terms of materiality and built form articulation. No blank walls are proposed.	✓
<u>Street surveillance</u> <i>Buildings shall be designed to provide for surveillance between individual dwellings and the street in accordance with the following:</i> <ul style="list-style-type: none"> <i>The street elevation(s) of the building shall address the street, with facades parallel to the street and with clearly defined entry points.</i> <i>The building shall have habitable room windows with major openings or balconies that face the street.</i> <i>Basement parking structures between a street frontage and the main front elevation shall extend no more than 1m above natural ground level at any point.</i> <i>Habitable rooms adjacent to laneways shall include a window with a major opening or balcony that face the laneway for surveillance.</i>	The proposed development achieves a high level of street surveillance through: <ul style="list-style-type: none"> A clearly defined entry point to the lobby, adjacent to the proposed seating area, which promotes activity and therefore surveillance. Outdoor living spaces on the ground floor fronting the street. Balconies on upper levels fronting the street where possible. 	✓

As demonstrated above, the proposed development is generally consistent with the requirements of the LDP or provides sufficient justifications to warrant departure from the requirements.

5.6 Local planning policies

5.6.1 Local Planning Policy 3.1A – Character Retention Guidelines Inglewood

Local Planning Policy 3.1A – Character Retention Guidelines Inglewood (LPP3.1A) is intended to ensure the heritage character of Inglewood is retained, protected and reflected in new development. As noted above, the existing built form at the subject site does not trigger retention requirements through its age or heritage significance. Further, LPP3.1A stipulates the provisions of the LDP prevail over those of itself.

Given the LDP controls built form and design, the provisions of LPP3.1A do not require consideration as they duplicate those of the LDP.

5.6.2 Local Planning Policy 4.2 – Mixed Use Design Guidelines

Local Planning Policy 4.2 – Mixed Use Design Guidelines (LPP4.2) is intended to promote high quality-built form and attractive streetscapes for non-residential and mixed-use development within the City's Activity Centres and other commercial sites. It also works to supplement the requirements of State Planning Policy 7.3 Residential Design Codes for residential components of mixed-use development.

Although the proposed development is purely residential, LPP4.2 applies to multiple dwelling development in the Mixed Use zone. **Table 11** below provides an assessment of the relevant LPP4.2 provisions. Provisions which are duplicated under the LDP are not considered below as the LDP provisions prevail.

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Table 11 – LPP4.2 assessment.

Provision	Proposed	Compliance
Building Appearance <i>Design Intent – To ensure the appearance of buildings adds visual interest and minimizes building bulk on streetscapes and nearby sites.</i>		
<ul style="list-style-type: none"> Glazing limited to a maximum of 75% of the surface area per storey of all facades of a building; The façade above ground floor level for all buildings provide at least four of the following; <ul style="list-style-type: none"> Openings; Balconies; Awnings over windows; Different colours and textures; and Indentations, extrusions and wall/floor articulations to break the building into individual elements; and Air conditioning units, ducts and other services to be screened from view from abutting sites and not located on the building façade facing the street. 	<ul style="list-style-type: none"> The development aims to minimise glazing to reduce reliance on active cooling and heating measures. Much less than 75% of any façade is proposed. The development provides openings, balconies (outdoor living spaces), awnings, a variety of colours, textures and materials and built form articulation at the ground floor. All mechanical plant and services will be screened from view from the public realm as required. 	✓
Activity and Uses <i>Design Intent – To facilitate pedestrian safety along footpaths and encourage activity between site uses and the street.</i>		
Buildings designed to provide passive surveillance of the street.	The proposed development provides passive surveillance to the street through the location of outdoor living spaces fronting the street at the ground floor and the location of balconies fronting the street at upper levels.	✓
Balconies <i>Design Intent – To enhance internal living and working areas, by providing suitable natural lighting and ventilation, and to articulate a building façade.</i>		
Balcony balustrades shall be at least 50% permeable.	<p>The development proposes impermeable balustrades to provide privacy and mitigate the impacts of traffic on Beaufort Street. Natural lighting and ventilation is facilitated through openings provided via balconies.</p> <p>The proposed balustrades allow design cues to continue across the frontage through the use of rendered masonry.</p>	Variation

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Design and Location of Car Parking

Design Intent – To minimize the visual impact of car parking and access from the street so that it does not adversely affect streetscape character.

<ul style="list-style-type: none"> Parking and vehicle entries should not present as a dominant element when viewed from the street. Appropriate and innovative screening and screen planting should be incorporated where necessary. Car parking within buildings should be sleeved, as depicted in Figures 2, 3, 4, 5 and 6. Use of other screening from street, such as landscaping and / or articulated screening, may be acceptable where an applicant can demonstrate that sleeving is not achievable. At grade car parking areas shall be obscured from view from the primary street and not located within the front setback area. 	<p>The development proposes a single crossover entry to the car parking area from Wood Street and is appropriately sleeved using built form and landscaping. The car parking area is generally not visible from the public realm (with the exception of the crossover) and is not located within the front setback area.</p>	✓
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Pedestrian and Vehicle Access

Design Intent – To facilitate safe and direct pedestrian and vehicle movement within a site.

<ul style="list-style-type: none"> Pedestrian access and footpaths be provided: <ul style="list-style-type: none"> From parking areas to building entrances and along all street frontages; Between the street and rear parking areas; Along building frontages; and With clear view corridors from end to end. A maximum of two vehicle crossovers be permitted onto a site. 	<p>The development proposes clear pedestrian access via the main entrance to the lobby and via the car parking area at the rear of the building. Corridors provide clear views end to end as required and only one vehicle crossover is proposed.</p>	✓
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Service Access

Design Intent – To ensure that service access (and facilities) to sites are conveniently located, have minimal impact on the amenity of a site and do not dominate the streetscape.

<ul style="list-style-type: none"> Parking for service/loading vehicles be: <ul style="list-style-type: none"> Provided on site; Accessed via a Rights of Way where possible; and Screened from view from the street and abutting residential sites (eg, sleeved by buildings). The provision of parking for service / loading vehicles may be considered off-site in adjacent streets where the Design Intent for Service Access is met. 	<p>Servicing (waste collection) is proposed to occur from Wood Street as detailed in the WMP (refer Appendix 9). This collection method was supported by the City through SDRP sessions.</p>	✓
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As demonstrated above, the proposed development is generally consistent with the relevant provisions of LPP4.2 and warrants approval accordingly.

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5.6.3 Local Planning Policy 6.3 – Bin Storage Areas

The City's Local Planning Policy 6.3 – Bin Storage Areas (**LPP6.3**) sets out various standards and requirements for the storage and servicing of bins. The proposed bin storage areas are located in the basement for residential waste and on the ground floor for commercial waste. **Table 12** below provides an assessment of the proposed development against the relevant requirements of LPP6.3.

Table 12 - Assessment against provisions of LPP6.3

Required	Proposed	Complies
Bin Storage Area Size		
<u>Non-residential zones:</u> Size: 10m ² Width: 3.5m ²	The proposed bin storage area is appropriately sized (18m ² and 3.4m min in width) and adequate for the proposed development. The WMP confirms sufficient manoeuvring space is provided for the management of bins.	✓
Location of Bin Storage Area		
<ul style="list-style-type: none"> Shall be located behind the building setback line. Shall ensure that adequate space is available for the bulk refuse truck to access the bin area and manoeuvre. 	The bin storage areas are located within the ground floor, adequately screened from view. Adequate space is provided for the waste truck to park parallel to the verge. A bin collection area is provided along Wood Street, for bins to be wheeled to prior to collection.	✓
Design of Bin Storage Area		
<ul style="list-style-type: none"> Shall be screened from view to a minimum height of 1.8m so that it is not be visible from the street; Materials shall match with the building; Shall be sealed and regularly cleaned and maintained; and Stormwater and effluent drainage facilities shall be contained within this area. 	The proposed bin storage areas are adequately screened from view and integrated within the proposed built form. The WMP prepared in support of the proposed development confirms maintenance and cleaning practices, the bin store will also be appropriately drained to ensure all liquid is contained within the store.	✓

As demonstrated above, the proposed development is consistent with the provisions of LPP6.3 and warrants approval accordingly. The development is also supported by a WMP, consistent with the requirements of the City (refer **Appendix 9**).

5.6.4 Local Planning Policy 6.11 – Trees and Development

Local Planning Policy 6.11 – Trees and Development (**LPP6.11**) applies to all development valued over \$100,000 on land zoned under LPS3. LPP6.11 aims to minimise the removal of significant trees on zoned land as a consequence of development and ensure appropriate advanced trees are planted which are suitable to their environment and location. No trees exist at the subject site, therefore no retention can be accommodated.

Site areas between 1,500m² and 2,000m² require four advanced trees to be planted. The development proposes to plant a total of 31 trees, significantly exceeding the 4-tree requirement. The proposal is therefore consistent with the provisions of LPP6.11 and warrants approval accordingly.

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5.6.5 Local Planning Policy 6.12 – Public Art on Private Land

The City's Local Planning Policy 6.12 – Public Art on Private Land (**LPP6.12**) applies to all development with an estimated cost of development exceeding \$2 million. LPP6.12 also provides a series of exemptions, none of which apply to the proposed development. The value of the public art provided is to be no less than one percent of the construction value of the development which in this case is approximately \$215,400.

The required public art contribution can be provided in accordance with a suitably worded condition of approval.

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6 KEY PLANNING CONSIDERATIONS

This section provides an assessment against the relevant provisions of the local planning framework where the exercise of discretion is required.

In making a determination on the suitability of a proposal, regard is to be had to the following:

- a) any relevant purpose, objectives and provisions of LPS3;
- b) any relevant objectives and provisions of the R-Codes and other State Planning Policies; and
- c) orderly and proper planning.

6.1 Ground floor residential use

The City of Stirling's Local Planning Scheme No. 3 prohibits residential uses on the ground floor of development within the Mixed Use zone. Draft Local Planning Scheme No. 4 similarly does not allow residential uses on the ground floor of development within the Mixed Use zone, unless:

- i. *located behind non-residential uses at the street frontage;*
- ii. *fronting a right of way; or*
- iii. *the use forms part of a multi-storey development and is designed for future adaptation to non-residential uses.*

The proposed development is considered appropriate in this circumstance as:

- The subject site is at the periphery of the Inglewood commercial strip. The surrounding area includes a mix of ground level offices, restaurants, drive through fast food and liquor stores, and car parking within street setback areas. On the opposite side of Beaufort Street are single houses, some used as dwellings and some as consulting rooms. Several have solid front fences to mitigate the impacts of traffic along Beaufort Street. There are several vacant sites nearby where businesses have closed in recent years, and a large unfinished construction site that is unlikely to proceed in the near future. The subject site has been vacant except for the TAB for nearly a decade, and the TAB closed several years ago. The site was briefly utilised as a drive-through testing facility during the COVID pandemic.
- The combined effect of the above factors is that the site is an extremely challenging location for commercial uses. It is highly unlikely that a retail tenant would be secured to occupy a ground level tenancy of the social housing development, and inspection of the site and surrounds demonstrates that the other commercial uses do not particularly contribute to a 'vibrant and active street', arguably with the exception of the restaurants and Civic Hotel. As such, it is likely that any commercial tenancy at ground level would, in reality, contribute very little vibrancy or activity to the area, and would potentially remain untenanted for an extended time.
- In the context of the site and proposed development, residential uses at ground level are an appropriate response to the current and likely future character of the locality. The dwellings are carefully designed to interact with Beaufort Street. This is achieved through built form and outdoor living areas to the Beaufort Street boundary which carefully balances interaction with the need for privacy. The development has also been designed at a high standard, with technical reporting prepared in support demonstrating minimal impacts in terms of traffic and noise.

With the above in mind, the proposed development warrants the use of extraordinary discretion in relation to the proposed ground floor use variation.

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6.2 Car parking provision

The development proposes a car parking shortfall of 19 bays in reference to the requirements of the R-Codes Volume 2. However, the proposed parking provision is considered adequate for this development as:

- The proposal previously provided more parking and was reduced at the suggestion of the SDRP to increase landscaping provision on site. The design changes also resulted in a greater provision of bicycle parking. The development proposes a provision of approx. 0.6 bays per dwelling. This ratio was informed by analysis of similar projects in the metropolitan region, which offer between 0.2 and 0.5 bays per dwelling. Given the nature of the proposed development, it is expected a social housing development will generate a lesser parking demand as compared to a standard residential development
- The subject site benefits from high levels of access to public transport and bicycle networks, promoting the use of alternate means of transport. The development also provides 30 bicycle parking spaces for the use of residents.
- Public parking is provided along Beaufort Street and side streets in the wider locality, providing sufficient availability for visitors, in conjunction with access opportunities via public transport.

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7 SIGNIFICANT DEVELOPMENT CONSIDERATIONS

The Part 11B pathway includes the capacity for the WAPC to approve proposals which would not normally be approvable under the local planning framework, subject to s171R of the *Planning and Development Act 2005*.

Proposals that seek the use of this extraordinary discretion are required to demonstrate the following:

S17R Requirements	Applicant Response
<i>The conflict is of a minor nature and the proposal is aligned with relevant State planning policies, planning codes, region planning scheme and any current local planning strategy;</i>	<p>The primary conflicts are associated with the proposed residential ground floor use and provision of car parking. The residential ground floor use is considered aligned with state planning framework as:</p> <ul style="list-style-type: none"> The development provides much needed housing to not only improve infill towards density targets for the wider area (as consistent with the <i>Perth and Peel @ 3.5 Million Central Sub-Regional Planning Framework</i>) but also provides social housing in a highly accessible and serviced location. The development is generally consistent with key state planning policies, such as SPP4.2 and the R-Codes. The development was generally supported by the SDRP, with specific mention of support for ground floor residential uses. <p>The car parking variation is considered consistent with state planning framework as:</p> <ul style="list-style-type: none"> Pursuant to the nature of the use, social housing typically generates a lesser requirement for car parking as compared to standard residential development. Analysis of similar developments in the wider metropolitan region revealed the proposed ratio of bays to dwellings (approx. 0.6) is equal to or greater than peers (0.2 to 1.0). The subject site benefits from access to high-frequency public transport routes and provides a sufficient level of bicycle parking, which encourages use of alternate means of transport. <p>The potential community benefit of the proposed development is considered to outweigh the degree of discretion sought, warranting support accordingly.</p>
<i>The planning framework has not been maintained in accordance with the statutory requirement is and is no longer contemporary</i>	<p>LPS3, gazetted 6 August 2010, has not kept pace with the growing need for housing in the Perth metropolitan region and the strategic objectives for district centres. The current framework limits the potential for development which counteracts the State Government's objectives for medium-scale apartment developments within District Centres. These uncertainties underscore the need for the WAPC to exercise its discretion under the Part 11B pathway.</p> <p>Further, draft LPS4 provides for an opportunity for discretion to be exercised in relation to the appropriateness of ground floor residential uses in the Mixed Use zone. As demonstrated above, the proposed development sufficiently addresses the considerations for the exercise of discretion pursuant to Clause 34(5) of draft LPS4 and warrants support accordingly.</p>
<i>The proposal raises issues of State or regional importance and determination is demonstrably in the public interest; and</i>	<p>The proposal seeks to provide a high-quality social housing is consistent with the intent of increased density for the City of Stirling under the <i>Perth and Peel @ 3.5 Million Central Sub-Regional Planning Framework</i> and will provide a community benefit through the provision of housing for members of the community who need it.</p>

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S17R Requirements	Applicant Response
<i>Any proposal seeking 'extraordinary discretion' must demonstrate how it ensures orderly and proper planning and preserves the amenity of the locality.</i>	As outlined above, the proposal has appropriately been designed to ensure the amenity of the local area is maintained. Bulk and scale are appropriately mitigated through effective use of setbacks, materiality, articulation and landscaping. The proposed yield allows for the provision of adequate resident and visitor parking and is designed to avoid impacts in relation to access and additional traffic generation.

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8 CONCLUSION

As detailed within this report, the development proposes the development of a 4-storey residential development to be used for social housing. The proposed development includes 50 apartments, and appropriately responds to all relevant aspects of the planning framework. The proposed development warrants approval for the following reasons:

- The development will provide crucial social housing in the midst of an extreme housing crisis. The private sector is finding it challenging to deliver housing in areas where there is a demonstrated need, but where the economic circumstances do not favour residential development. The provision of social housing is essential infrastructure.
- The proposed land uses are entirely suitable in the Mixed Use zone and is consistent with the zone objectives.
- The proposed development has been accompanied by comprehensive technical reporting demonstrating acoustic, landscaping, traffic, waste, and sustainability considerations have been addressed, and will not create a nuisance in the locality.
- The development is consistent with the strategic intent for the wider Inglewood District Centre.
- The proposed development is generally consistent with the relevant development standards and provisions of LPS3, the R-Codes, LDP and relevant local planning policies.

Having regard to the above, the proposal has been assessed to meet the requirements of the applicable planning framework and the application warrants approval accordingly.

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

12.1 COMMUNITY AND RESOURCES COMMITTEE - 25 MARCH 2025

12.1/CSA1 SAFER EXCHANGE SITES

Business Unit:	Community Safety	Service: Safer Stirling
Ward:	City Wide	Location: 679 Beaufort Street, Mount Lawley
Applicant:	Not Applicable	

Role

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

Moved Councillor Perkov, seconded Councillor Migdale

1. That Council PROCEEDS with a Safer Exchange Site trial for a period of 12 months at 679 Beaufort Street, Mount Lawley.
2. That a further report be PRESENTED to Council following completion of the Safer Exchange Site trial period to determine its effectiveness and inform the consideration of additional sites in the future.

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

“and that this will be communicated to the public via social media and other relevant channels.”

With the agreement of the mover and seconder, the recommendation was reworded as follows:

Council Resolution**0425/003****Moved Councillor Perkov, seconded Councillor Migdale**

1. That Council **PROCEEDS** with a Safer Exchange Site trial for a period of 12 months at 679 Beaufort Street, Mount Lawley and that this will be communicated to the public via social media and other relevant channels.
2. That a further report be **PRESENTED** to Council following completion of the Safer Exchange Site trial period to determine its effectiveness and inform the consideration of additional sites in the future.

The motion was put and declared CARRIED (14/1).**For:** Councillors Creado, Dudek, Ferrante, Giudici, Hatton, Krsticevic, Lagan, Migdale, Olow, Paparde, Perkov, Proud, Thornton and Mayor Irwin.**Against:** Councillor Re.**Committee Recommendation**

1. That Council **PROCEEDS** with a Safer Exchange Site trial for a period of 12 months at 679 Beaufort Street, Mount Lawley.
2. That a further report be **PRESENTED** to Council following completion of the Safer Exchange Site trial period to determine its effectiveness and inform the consideration of additional sites in the future.

Officer's Recommendation

1. That Council **PROCEEDS** with a Safer Exchange Site trial for a period of 12 months at 679 Beaufort Street, Mount Lawley; and
2. That a further report be **PRESENTED** to Council following completion of the Safer Exchange Site trial period to determine its effectiveness and inform the consideration of additional sites in the future.

Purpose

In response to a Notice of Motion resolved by Council at its meeting held 19 November 2024 (Council Resolution Number 1124/017), this report provides information on the investigation into options for Safer Exchange Sites within the City of Stirling and a proposed Safer Exchange Sites 12-month trial.

Details

Use of online platforms for the exchange and trade of goods for non-commercial purposes has increased over time. Traded goods are often sought-after items including tools, toys, utensils, clothes, electronic goods and artwork. As trades are arranged through online platforms, a convenient and safe location is needed to perform the trade.

A 'Marketplace Safer Exchange Sites' initiative was designed to provide a location for community members to safely exchange and trade goods bought online. The initiative was proposed by Victoria Police following a successful six-month trial in 2022 and subsequently commenced on 28 October 2024 outside 35 police stations that operate 24/7.

The locations identified were:

- In well-lit areas;
- Provided CCTV surveillance; and
- Included signage to identify the location, including wording for indemnity.

The WA Police Force has confirmed there is currently no plan to replicate the Victoria Police 'Marketplace Safer Exchange Sites' initiative in Western Australia.

An investigation of a 'Safer Exchange Sites' initiative was undertaken by the City to identify options for safe goods exchange and trading locations. Most of the locations identified were deemed to be unsatisfactory without the investment of additional security infrastructure, including lighting and CCTV. One satisfactory location identified with existing infrastructure to support the initiative is 679 Beaufort Street, Mount Lawley at the entry to the City's public car park.



Figure 1. Proposed Beaufort Street Location



Figure 2. Proposed Beaufort Street Location

The City's proposed Safer Exchange Sites initiative was raised at the Crime Prevention Advisory Group meeting held 27 November 2024. The Beaufort Street, Mount Lawley location was discussed with unanimous support provided from members including Elected Members and WA Police Force representatives. Locally, the WA Police Force Mirrabooka District Office has advised they are supportive of this initiative.

The Beaufort Street location provides the following benefits:

- Well-lit area
- Existing CCTV infrastructure
- High traffic area (passive surveillance)
- Free public parking
- Licence Plate Recognition CCTV
- Public transport accessible
- Accessible seating
- Public toilet

The following activities will be undertaken to advise the community of the Safer Exchange Sites location:

- Floor decals
- Pole signage indicating site location and indemnity wording
- Safer Exchange Sites web page
- City of Stirling social media promotions
- Digital signage
- City of Stirling eNewsletters
- QR code signage to seek feedback

To manage safety expectations and perceptions, the Victoria Police initiative provides indemnity signage at each location advising “*People engaging in online purchases or sales do so at their own risk. Victoria Police will not be liable for any incidents or offending that may occur. Victims of crime should immediately seek police assistance.*” Similar indemnity signage will be installed at the City of Stirling's Safer Exchange Site location to mitigate the same legal risks. Initiative promotions will also warn of the risks associated with engaging in online purchasing and sales.

Survey data will be gathered from traders in person and online (including through on-site QR codes). Survey feedback will be sought before and during the initiative to determine the utilisation and effectiveness. Captured data will be used to determine the initiative's success and expansion opportunities in the City. Surrounding businesses will also be surveyed seeking feedback on the initiative.

Financial Assessment and Implications

It is estimated that the costs for the signage and promotion of the Safer Exchange Sites initiative will be \$3,000 and will be funded through the Community Safety Business Unit operational budget.

Stakeholder Engagement

Community engagement surveys will be conducted to determine the use and effectiveness of the initiative.

Options Summary

The following options were considered, presented in the order in which they are recommended.

OPTIONS	
1.	Proceed with a 12-month pilot of a Safer Exchange Site at 679 Beaufort Street, Mount Lawley
2.	Not proceed with the Safer Exchange Sites initiative

Recommended Action

It is recommended that the City conducts a 12 month trial of a Safer Exchange Site at 679 Beaufort Street, Mount Lawley.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
19 November 2024	1124/017	That a report be PRESENTED to a Community and Resources Committee Meeting before the end of March 2025 that investigates options to establish Safer Exchange Sites within the City of Stirling, in public areas covered by City CCTV cameras, to allow community members to safely exchange and trade goods bought online.

Sustainable Stirling 2022-2032**Key Result Area:** Our community**Objective:** A safer City**Priority:** Educate our community and provide support to enhance community safety**Strategic Risk**

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

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

12.1/P1 CLIMATE CHANGE ADAPTATION PLAN REVIEW**High level review of the City's Climate Change Adaptation Plan**

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

Role

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

Council Resolution**0425/004****Moved Councillor Perkov, seconded Councillor Lagan**

1. That Council **RECEIVES** the review of the City's 2013 Climate Change Adaptation Plan.
2. That Council **NOTES** the City's proposed next steps to engage with the community and address the priority improvement opportunities via the City's Integrated Planning and Reporting Framework.
3. That the City **SUBMITS** a report to the Audit Committee to be held 19 May 2025 regarding the findings of the review.

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

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

Against: Nil.

Committee Recommendation

1. That Council RECEIVES the review of the City's 2013 Climate Change Adaptation Plan.
2. That the City SUBMITS a report to the Audit Committee to be held 19 May 2025 regarding the findings of the review.

Officer's Recommendation

1. That Council RECEIVES the review of the City's 2013 Climate Change Adaptation Plan.
2. That Council NOTES the City's proposed next steps to engage with the community and address the priority improvement opportunities via the City's Integrated Planning and Reporting Framework.
3. That the City SUBMITS a report to the Audit Committee to be held 19 May 2025 regarding the findings of the review.

Purpose

To provide an update on the City's Climate Change Adaptation Plan (the Plan) which was developed in 2013. The high-level review includes the risks, impacts and related adaptation actions to three of the City's Key Result Areas ('Our Built Environment', 'Our Natural Environment', and 'Our Community').

Details

Background

The *Local Government Act 1995* prescribes 'the general function of local governments must be performed having regard to the need (ii) to plan for, and to plan for mitigating, risks associated with climate change'. The current review will help the City to meet its legislative requirements under the Act.

A 2023 Notice of Motion (Council Resolution Number 0823/089) requested a review of the Plan.

The Plan provided an assessment of the potential impacts that climate change could have on the City's essential services and operations. Climate change variables identified to be of significance to the City were sea-level rise, average temperatures increasing, reduced rainfall and infiltration, and increased frequency and intensity of storms.

A Climate Change Adaptation Plan Working Group was formed to provide representation from a cross-section of business units that oversee and deliver works related to the climate adaptation risks and actions. Based upon existing program delivery, and proposed actions set out in the Plan, it was noted that the City was well-placed to respond to the impacts of climate change.

High level review and analysis of the risks, impacts and adaptation actions

The City has undertaken a high-level review of the risks, impacts and adaptation actions from the Plan. An independent assessment of the climate risk identification and adaptation processes was procured for quality assurance. The key points from this review are as follows:

- The majority of the 45 adaptation actions from the Plan have been delivered or continue to be implemented, as part of ongoing programs. See Attachment 1 for itemised adaptation actions and comments.
- Climate risks have increased because climatic changes are occurring at a faster rate than was predicted in the Plan. Half of the City's control ratings have been assessed as Poor with 'long term risks with controls' rated as Catastrophic. See Attachment 2 and 3 for more detail about the review.
- The City could improve its control measures across impacts from increasing temperatures, reduced rainfall and extreme weather events. There are opportunities for better integration of priority climate risks into the City's existing processes and procedures. The high-level review has identified strategic integration, project risk, financial impacts, shade provision, water infiltration and social impacts as areas that the City has climate risk exposure beyond acceptable appetite.
- The City has revised its timeframes and emissions scenarios, in line with the latest climate science, to inform the next steps for climate risk assessment and adaptation planning.
- A Climate Science Context table (Attachment 4) was developed to guide the City's service units to better understand future climate projections. Observed changes in climate variables are in some cases already escalating beyond the projected 2030 levels.

Next steps

The following steps are proposed to conduct a detailed risk assessment and develop a revised set of adaptation actions:

- Undertake community engagement to hear from the community about the impacts from climate change and explore the potential to enhance alignment between climate risk and adaptation planning and the City's strategic framework.
- Update the City's Climate Risk Register and restructure in line with recommendations from the review.
- Provide a report to the Audit Committee in May 2025 regarding the findings of the review and propose better alignment with the City's Integrated Planning and Reporting framework.
- Develop a package of climate adaptation resources to better support service units to undertake assessments of climate risks and select the most suitable adaptation actions within standard business planning processes.

- Further considerations from relevant service units of climate adaptation risks, as part of their project initiation procedures and standard annual corporate risk management processes.
- Updates on climate risk and adaptation would be provided to Council annually via the Integrated Planning and Reporting Framework.

Financial Assessment and Implications

The longer-term financial implications from climate risk are not yet fully known. This has been identified as a gap to be addressed as part of the City's approach to climate adaptation across all variables.

Stakeholder Engagement

As part of the review, the City has re-formed the internal Climate Change Adaptation working team to engage with representatives from business units that oversee and deliver works related to the risks and actions identified in the Plan.

A major review of the Strategic Community Plan is scheduled for 2025. This provides an opportunity to conduct strategic engagement to hear from the community about the impacts from climate change and explore the potential to enhance alignment between climate risk and adaptation planning and the City's strategic framework. Officers have initiated conversations with the City's Community Engagement team to explore the potential objectives and negotiables. Gaining Elected Member feedback will be an important next step as part of the wider Strategic Community Plan review.

As a key interest group, the Environmental Advisory Group was consulted as part of the climate risk and adaptation review process. High level findings were presented around the increase of climatic impacts and that some of the City's adaptive efforts were unable to meet new extremes that are occurring.

Recommended Action

The City's high-level climate change risk assessment and adaptation review has identified several improvement opportunities which respond to the latest science and climate change impacts occurring locally. It is recommended that the City better align climate risk management and adaptation planning within its existing Integrated Planning and Reporting Framework. This would empower service units to more regularly identify priority climate risks and manage them more responsively. Integrating climate adaptation risks into corporate systems and existing frameworks would provide Council with more regular updates on adaptation action progress as part of standard reporting processes.

Relevant Policies, Legislation and Council Resolutions

Local Government Act 1995

Meeting Date	Council Resolution Number	Council Resolution
29 August 2023	0823/089	<ol style="list-style-type: none"> 1. That a report be PRESENTED to a Community and Resources Committee meeting to be held in mid-2024, undertaking a high-level review and gap analysis of the risks, impacts and related adaptation actions related to the built and natural environment, and our community, in the City's Climate Change Adaptation Plan (2013). 2. That based on findings of the Climate Change Adaptation Plan (2013) review, a report be PRESENTED to a future Community and Resources Committee meeting with a revised set of adaptation actions to better mitigate risks and improve the City's resilience to climatic changes.
18 June 2013	0613/052	That Council ADOPT the Climate Change Adaptation Plan as detailed in Attachment 3.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A biodiverse City

Priority: Plan and adapt to climate change impacts

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.
Governance	The City will act with integrity and implement appropriate processes and controls to avoid breach of legislation.
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.
People and Safety	The City will employ a capable workforce that is culturally aligned and is empowered to deliver strategic objectives without comprising safety.

Relevant Documents and Information

Attachments

Attachment 1 - Endorsed 2013 adaptation actions and status update [↓](#)

Attachment 2 - Summary of Climate Change Adaptation Plan review [↓](#)

Attachment 3 - City of Stirling control ratings and consequence table [↓](#)

Attachment 4 - Revised Science Context [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Sea Level Rise	Erosion and/or inundation of seawalls, jetties and other coastal defences	1	Asset planning to consider projections for change in climate and associated risks to erosion and/or exceedance of seawalls, jetties and other coastal defences	keep - ongoing	Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) is now complete with options assessment underway to determine best treatments along the coast, e.g. groynes, offshore reefs, defensive walls, sand nourishment
Sea Level Rise	Erosion and/or inundation of seawalls, jetties and other coastal defences	2	Implement new measures noted in asset plans	keep - ongoing	Managed through Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)
Sea Level Rise	Erosion and/or inundation of seawalls, jetties and other coastal defences	3	Remove non-essential vulnerable infrastructure from areas exposed to the impacts of erosion and inundation	remove	Managed through Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)
Sea Level Rise	Erosion and/or inundation in the coastal zone leading to damage to infrastructure (both private and council owned) situated in close proximity to the coast	4	Investigate and report on opportunities to change planning requirements e.g. limit infill development/ change setbacks/ change zoning	keep - ongoing	Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) complete with options assessment underway to determine best treatments along the coast, e.g. groynes, offshore reefs, defensive walls, sand nourishment
Temperature and Rainfall Variation	Groundwater bores increasingly saline	5	Investigate the feasibility of aquifer recharge to reduce salinization of groundwater (the focus is on bore aquifer not drinking water)	In progress	Water Sensitive Urban Design (WSUD) opportunities are being investigated in drainage projects where feasible and viable. The City has undertaken high-level investigation into aquifer recharge. It requires a high cost for implementation with significant regulatory requirements.
Temperature and Rainfall Variation	Groundwater bores increasingly saline	6	Investigate the feasibility of wet and dry detention basins as tools to reduce salinization of groundwater	remove	remove and combine into action #5
Temperature and Rainfall Variation	Groundwater bores increasingly saline	7	Implement waste water treatment and re-use in key precincts	In Progress	City has consultant undertaking an investigation into water recycling opportunities.
Sea Level Rise	Inundation and/or erosion of roads in coastal areas	8	Undertake an integrated planning and engineering assessment of west coast drive and its future sustainability	remove	Managed through Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Extreme Weather Events	Over extension of drainage capacity	9	Catchment analysis program developed to include climate change scenarios to assess sensitivity to drainage capacity on publication of revised Australian Rainfall and Runoff (ARR) guidelines in 2014	start delayed	Additional resourcing required. Budget request has been submitted for 25/26.
Extreme Weather Events	Over extension of drainage capacity	10	Implement drainage system improvements based on catchment analysis program	start delayed	Additional resourcing required. Budget request has been submitted for 25/26.
Extreme Weather Events	Increased number of emergency response and recovery operations in response to floods and storm events	11	Consider projected changes in extreme climatic events (using the latest climate projections) during reviews of emergency management plans	in progress	As part of the statutory review of the City's local emergency management arrangements, the City conducts a community emergency risk assessment every 5 years. Climate risks will be assessed during the review (circa 2027).
Temperature and Rainfall Variation	Decrease in the quality of public open green space; reduced water quality and quantity resulting in less watering/irrigation of open space and sports grounds and closure of ovals	12	Implement alternative surface coverings - e.g. more climate resilient species and reduced turf areas	in progress/ongoing	The City is investigating options to balance the impacts from the drying climate with community use and expectations for public open space. Waterwise plant selection decreases demand for water while achieving desired green aesthetics and environmental services.
Temperature and Rainfall Variation	Decrease in the quality of public open green space; reduced water quality and quantity resulting in less watering/irrigation of open space and sports grounds and closure of ovals	13	Set targets and a work plan to increase the number of indoor recreation areas within the City. There are six existing indoor facilities in the City. Construction new recreational areas would occur in the long term.	Complete	The City has completed a Community Infrastructure Plan, Public Open Space Strategy and drafted localised action plans to guide the development of community infrastructure needs across the City.
Temperature and Rainfall Variation	Decrease in the quality of public open green space; reduced water quality and quantity resulting in less watering/irrigation of open space and sports grounds and closure of ovals	14	Review and report on the feasibility of altering timing of recreation use changes between seasons to avoid exposure to extreme heat	Complete	The City has completed a Community Infrastructure Plan, Public Open Space Strategy and drafted localised action plans to guide the development of community infrastructure needs across the City.

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Temperature and Rainfall Variation	Decrease in the quality of public open green space; reduced water quality and quantity resulting in less watering/irrigation of open space and sports grounds and closure of ovals	15	Investigate and report on improvements to irrigation technology	In progress / ongoing	Upgrades to irrigation use the latest communications networks. Field upgrades are designed for future needs and to ensure that different areas within POS are supported by the ability to apply different irrigation volumes to support the community's recreation type.
Temperature and Rainfall Variation	Decrease in the quality of public open green space; reduced water quality and quantity resulting in less watering/irrigation of open space and sports grounds and closure of ovals	16	Implement soil conditioning for water retention	In progress / ongoing	Soil modification, to improve water and nutrient retention, is now standard for turf managers who apply seasonal requirements. Where appropriate, improvements are made for shrub and turf planting as part of capital works projects.
Temperature and Rainfall Variation	Opportunity: Tourist numbers increase due to extended periods of warm weather providing more opportunities for coastal recreation	17	Undertake activities to improve the connectivity of business and services along the coastal drive. Increased shade structures and recreational areas	remove	Impacting connectivity of businesses and services is beyond the scope of the City.
Temperature and Rainfall Variation	Opportunity: Tourist numbers increase due to extended periods of warm weather providing more opportunities for coastal recreation	18	Undertake transport planning for coastal recreational use (increase bike use and access, public car parking) in areas beyond SEAS focus area	start delayed	The Integrated Cycling Strategy was reviewed in 2024 and Council recently engaged via a workshop briefing. The report is expected to be submitted to Council by mid 2025.
Temperature and Rainfall Variation	Increase in geographical range and/or incidence of vector-borne and water-borne diseases	19	Increased monitoring range and occurrence	Keep - monitor	The Department of Health are the responsible agency.

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Temperature and Rainfall Variation	Increase in geographical range and/or incidence of vector-borne and water-borne diseases	20	Develop a plan to respond to changes in vector-borne disease	Keep - monitor	A plan is not currently required. The Department of Health are the responsible agency for advice on this matter. The Department notifies the City of any mosquito borne diseases impacting residents for the Environmental Health team to investigate. Currently there is no increase in risks. Retain in case things change.
Temperature and Rainfall Variation	Increase in geographical range and/or incidence of vector-borne and water-borne diseases	21	Implement education campaigns to raise awareness to mitigate the risk of vector-borne disease	Keep - monitor	Department of Health take the lead on any communications for this. Our responsibility would be to share the messaging from the Department through our Marketing & Communications Team.
Temperature and Rainfall Variation	Increase in geographical range and/or incidence of vector-borne and water-borne diseases	22	Implement the plan to respond to changes in vector-borne disease	Keep - monitor	If a plan become required, the plan should be endorsed by the Department of Health first. Staged implementation would then follow.
Extreme Weather Events	Higher rates of building damage and deterioration (focus on council owned buildings)	23	When assets come up for replacement, implement standards that cater for projected changes in climate over the asset's lifetime	yet to be actioned	These standards will need to be incorporated in project charter/scope.
Temperature and Rainfall Variation	Increased building heating/cooling costs for council owned buildings	24	Monitor developments in building codes and best practice and adjust council building design standards accordingly	keep - ongoing	Environmentally Sustainable Design Management Practice (ESD MP) was recently endorsed to ensure the City meets appropriate standards. The City will update ESD to include climate adaptation.
Temperature and Rainfall Variation	Reduced resilience and increased costs for infrastructure (council owned) in regards to water use for buildings	25	Investigate the feasibility of policy changes that will increase the resilience and cost effectiveness of infrastructure (council owned) in regards to water use in natural areas and reserves	keep - ongoing	Groundwater conservation initiatives have been presented to Council

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Reduced rainfall	Reduced resilience and increased costs for infrastructure (council owned) in regards to water use for buildings	26	Investigate the feasibility of policy changes that will increase the resilience and cost effectiveness of infrastructure (council owned) in regards to water use in built environments	Keep - ongoing	Environmentally Sustainable Design Management Practice (ESD MP) recently endorsed ensures council meets appropriate standards - may need to add 'climate adaptation' as a key criteria to the ESD MP
Temperature and Rainfall Variation	Increase in heat island effect in built up areas	27	Undertake aerial imagery assessment of the City of Stirling	keep - ongoing	Annual survey's being completed since 2012
Temperature and Rainfall Variation	Increase in heat island effect in built up areas	28	Conduct a flyover to determine the baseline percentage (%) vegetation cover of the total City area. Subsequently, set annual targets for increase in urban tree establishment	keep - ongoing	Baseline was established in Mar/Apr 2013. City undertakes annual flyover and reports this in annual report.
Temperature and Rainfall Variation	Increase in heat island effect in built up areas	29	Increase the number of shaded structures/trees available in public spaces	In progress / ongoing	The City installs shelters on Community, District and Regional reserves in line with it's Public Open Space Strategy. Tree planting is ongoing across the City but is undertaken with consideration of preserving open areas on reserves to allow for informal ball sports.
Extreme Weather Events	Interruption of road traffic from extreme weather events and emergency transport routes disrupted	30	Include related risk (i.e. interruption of road traffic and emergency transport routes during extreme events) into reviews of emergency management plans	review to remove	The City of Stirling has an extensive road network but does not have any direct influence on the transport routes emergency services use during emergencies. In the event of a significant emergency/disaster event, the Hazard Management Agency (HMA) will request assistance from the City as required.
Extreme Weather Events	Loss of and damage to street trees	31	Review and incorporate climate change projections in review of the Street Tree Policy	In progress / ongoing	Species selection for street trees each year considers previous years performance and information regarding future climate projections. The City Trees Policy, endorsed 15 October 2024, provides the City with the responsibility to determine species to be planted to ensure the long term survival of the trees.

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Extreme Weather Events	Loss of and damage to street trees	32	Implement new measures developed in consideration of climate change as identified through the updated Street Tree Policy and research being conducted through street tree trials	In progress / ongoing	The established watering program for newly planted trees results in a survival rate of 80% on average years. A gap has been identified due to intensifying temperatures and drying conditions (23/24 summer)
Sea Level Rise	Loss of existing public space in coastal and estuarine areas and Erosion, inundation and storm damage leading to loss of coastal and estuarine recreational infrastructure	33	Research and report on further information on projected impacts (e.g. maps of projected sea level rise and additional sediment transport studies)	Complete	Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) is now complete with options assessment underway to determine best treatments along the coast, e.g. groynes, offshore reefs, defensive walls, sand nourishment.
Sea Level Rise	Loss of existing public space in coastal and estuarine areas and Erosion, inundation and storm damage leading to loss of coastal and estuarine recreational infrastructure	34	Managed retreat for Watermans Bay (infrastructure protection as determined by coastal sediment transport study and sand bag trial)	remove	Managed through Coastal Hazard Risk Management and Adaptation Plan (CHRMAP).
Sea Level Rise	Loss of existing public space in coastal and estuarine areas and Erosion, inundation and storm damage leading to loss of coastal and estuarine recreational infrastructure	35	Mettams Pool, north - implement protective structures	remove	Managed through Coastal Hazard Risk Management and Adaptation Plan (CHRMAP).

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Sea Level Rise	Loss of existing public space in coastal and estuarine areas and Erosion, inundation and storm damage leading to loss of coastal and estuarine recreational infrastructure	36	Deliver community education/awareness campaign to raise awareness of projected risks including loss of existing public space in coastal and estuarine areas and loss of coastal and estuarine recreational infrastructure	In progress	Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) has completed engagement and consultation; engagement occurring to identify preferred treatment option.
Temperature and Rainfall Variation	Shift in distribution of plant and animal species	37	Remove threats and disturbances as outlined in the Local Biodiversity Strategy	in progress / ongoing	Removing threats is unrealistic. They can only be managed. A condition assessment and threat identification program is being developed. City will reword adaptation action.
Temperature and Rainfall Variation	Shift in distribution of plant and animal species	38	Undertake land use planning and on-ground conservation measures	in progress / ongoing	Currently collecting on-site condition assessments with newly developed methodology to enable better planning of on-ground conservation efforts.
Temperature and Rainfall Variation	Shift in distribution of plant and animal species	39	Implement natural and assisted regeneration through on-ground conservation measures (monitoring, corridor planning and implementation)	in progress / ongoing	Review of seed provenance / collection sites under way with the intent of widening the tolerance profile of plants used in revegetation.
Temperature and Rainfall Variation	Decline in wetlands due to lowering of groundwater table and/or saltwater intrusion; increase in acid sulphate soils, loss in wetland biodiversity; acidification of water bodies	40	Aquifer recharge, shallow water recharge: Investigate opportunities to increase aquifer recharge.	In progress	Water Sensitive Urban Design (WSUD) opportunities are being investigated in drainage projects where feasible and viable. City has completed a high-level assessment of alternative water sources that could replace and conserve groundwater. Options are being further investigated.

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Temperature and Rainfall Variation	Decline in wetlands due to lowering of groundwater table and/or saltwater intrusion; increase in acid sulphate soils, loss in wetland biodiversity; acidification of water bodies	41	Re-establish wetland transition vegetation, planting naturally occurring species and natural biodiversity in the following sites: Carine Lakes, Lake Gwelup, Jackadder Lake, Herdsman Lake	in progress / ongoing	Restoration of wetland transition vegetation ongoing at Carine wetlands since 2017 Ongoing restoration of wetland transition vegetation at Lake Gwelup Ongoing restoration of wetland transition vegetation at Careniup Wetlands which connects with Lake Gwelup Ongoing maintenance of wetland transition vegetation at Jackadder Lake Minor revegetation efforts at Maurice Hamer (Herdsman Lake) in 2024
Temperature and Rainfall Variation	Decline in wetlands due to lowering of groundwater table and/or saltwater intrusion; increase in acid sulphate soils, loss in wetland biodiversity; acidification of water bodies	42	Investigate opportunities to use biofilters to increase water retention, reabsorption and provide update report	in progress / ongoing	Improved water testing program has been developed with implementation commencing in FY 2025/26, to enable identification of plausible sites for biofilters.
Temperature and Rainfall Variation	Decline in outdoor working conditions leading to increased incidence of OH&S issues for staff working outdoors, i.e. Rangers; Engineering Ops etc.	43	Investigate and report on the feasibility of alternative shifts and working hours for outdoor staff to avoid extreme temperatures	Complete	These items have been considered and are included in Management Practices and Outdoor Work Agreement. Further control measures - Heat Management Plan, Working in Heat Procedure, Hazard Identification, Risk Assessment & Control (HIRAC) Procedure.
Temperature and Rainfall Variation	Decline in outdoor working conditions leading to increased incidence of OH&S issues for staff working outdoors, i.e. Rangers; Engineering Ops etc.	44	Implement active measures identified through the outdoor staff heat avoidance assessment	Complete	These items have been considered and are included in Management Practices and Outdoor Work Agreement. Further control measures - Heat Management Plan, Working in Heat Procedure, Hazard Identification, Risk Assessment & Control (HIRAC) Procedure.

Climate Change Variable	Risk Name	Action #	Endorsed Adaptation Action	Status Update	Notes
Risk Assessment and Adaptation Planning	OPPORTUNITY: The City has access to a wide range of spatial information, which if compiled within its central management system, would provide a useful tool to support risk assessment and adaptation planning	45	Investigate and compile a list of climate change adaptation data (natural environment and community) that is available within the City in various formats (Excel spread sheet, hard copy) and determine if it would be beneficial to future adaptation planning processes	Keep - ongoing	The City's Intramaps system increasingly hosts environmental/sustainability data that helps to increase electronic access. A review of the adaptaton information would need to occur to report adequately on this action

Attachment 2: Summary of Climate Change Adaptation Plan review

Status of 2013 adaptation actions

An update on the status of the 45 endorsed adaptation actions from the Climate Change Adaptation Plan (the Plan) initiated the high-level review. Almost half of the actions (20 or 44%) were assigned 'keep – ongoing', indicating that they are being implemented in an ongoing way as part of the City's normal operations. Examples of 'keep – ongoing' actions include undertake aerial imagery assessment of the City of Stirling to monitor percentage vegetation cover; and investigate and report on opportunities to change planning requirements e.g. facilitate appropriate infill development/ change setbacks/ change zoning. Table 1 provides a summary of the endorsed adaptation action status. For the detailed update please see Attachment 1.

"In progress" actions (five or 11%) referred to large programs that are being tailored in response to changing climate pressures, such as increased demand for shade, tree species selection to survive extended warm periods, drainage system improvements for heavier rainfall events and coastal asset planning in line with the recommendations from the Coastal Hazard Risk Management and Adaptation Plan (CHRMAP).

Table 1. Summary of the status of the endorsed 2013 adaptation actions

Keep - ongoing	In progress	Monitor need	Completed	Start delayed	Remove – not required
20 (44%)	5 (11%)	4 (9%)	5 (11%)	4 (9%)	7 (16%)

A small number of actions (four or 9%) were assigned as "monitor need", referring to the risk of increase in geographical range and/or incidence of vector-borne and water-borne diseases. The Department of Health currently monitors and manages mosquito nuisance but the City may take on a bigger role if outbreaks increase.

Completed actions (five or 11%) included the Community Infrastructure Plan, which guides the development of community infrastructure needs across the City; the endorsement of CHRMAP in 2023; and the implementation of safe work practices across the City through the Outdoor Work Agreement, Heat Management Plan and 'working in heat' procedures.

Some complex and/or strategic actions (four or 9%) were assigned 'start delayed', including 'catering for projected changes over the infrastructure assets lifetime' and 'catchment analysis program developed to include climate change scenarios to assess sensitivity of drainage capacity'. The delayed projects are expected to be initiated within the next financial year.

Various business units advised that seven actions (16%) were not required due to duplication or the scope being beyond the City's role.

Risk identification and assessment

A risk assessment was recently completed as an indicator of how the City is tracking with its climate risk and adaptation efforts. The key climate variables identified in 2013 were used to conduct a pulse check on the City's adaptation practices in light of current climate conditions and observed impacts.

Table 2 presents the control and consequence ratings assigned through the climate risk assessment. It indicates the City's essential services and operations are exposed to significant climate risk, despite the adaptation projects that have been implemented over the past 12 years. Risk exposure has increased because climate impacts are occurring at a faster rate than was predicted in the 2013 Plan (see Table 3).

Risks become more extreme (Major and Catastrophic) in the long-term since climate impacts are projected to intensify in future. Half of the City's current control ratings have been assessed as Poor with long term risks with controls rated as Catastrophic. The City's Risk Framework's control effectiveness ratings and consequence table was used for the risk assessment to ensure ratings were consistent with corporate frameworks (see Attachment 3).

Table 2. High level assessment of the City's corporate risk from climate change using 2013 timeframes (2030 and 2070).

Climate variable	Control rating	Priority consequence	Risk with controls (2030)	Risk with controls (2070)
Average temperatures increasing	Poor	Environment	Major	Catastrophic
Reduced rainfall and infiltration	Poor	Environment	Major	Catastrophic
Extreme rainfall events	Some weakness	Reputation	Major	Major
Sea level rise	Satisfactory	Environment	Moderate	Major

Observed climatic changes are in some cases already reaching averages beyond the 2030 projected levels. Increasing average temperatures, extended heat waves, and declining average annual rainfall are expected to become more extreme for the City. In light of these conditions Perth local governments have faced challenges in managing public open spaces and vegetation.

Common tree species have been impacted by recent heat waves. The 2023/24 summer had nine days of temperatures at, or above, 40°C. There was an increased number of tree deaths regionally, including across the City. Additionally, these conditions put additional pressure on the City's irrigation. By the end of April 2024 our groundwater consumption was 10% above our allocation for the combined licences of 5.3 Billion litres. The State Government has planned 10% cuts to local government groundwater licence allocations from July 2028, under the Gngangara Groundwater Allocation Plan 2022. This highlights the adaptation challenges that the City increasingly faces from climate change.

Whilst sea level rise has potential impacts for coastal areas within the City, the control rating was considered satisfactory due to implementation of the CHRMAP program. Extreme weather events, specifically intense rainfall events, are causing impacts to private and public infrastructure through localised flooding. Reduced infiltration of stormwater poses issues for groundwater recharge and increases pressure on City managed drainage systems. Increased urban density and infill increases paved and concreted surfaces that prevent natural stormwater infiltration processes. Drainage services cannot meet extreme rainfall conditions. The catchment analysis program, along with implementing water sensitive urban design projects to improve water retention and infiltration, aims to address some of these issues.

Global emissions and projected trends

Global emissions are tracking above the emissions scenario that was used up to 2030 in the Plan. A high emissions scenario (RCP 8.5 or business as usual) is more appropriate for the current assessment of short-term climate risks to the City (2030 to 2040). Table 3 shows the different climate scenarios that are recommended for each timeframe, compared to those used in 2013.

Table 3. Comparison of timeframes and scenarios for the 2013 risk assessment and adaptation planning with recommendations from the current review.

Year of assessment	Short-term (2030 – 2040)	Medium-term (2050-2070)	Long-term (2070 and 2090)
2013 Climate risk assessment and adaptation plan.	A1B climate scenario (2030) (moderate emissions scenario - balanced approach to development)	Not considered 2070 used for long-term assessment	A1FI (2070) (high emissions scenario or business as usual - fossil fuel intensive)
2024/25 Climate risk and adaptation review	RCP 8.5 (2030 – 2040) (upper emissions scenario or business as usual)	RCP 8.5 (2050 – 2070) (upper emissions scenario or business as usual); and RCP 4.5 (2050 – 2070) (moderate scenario or strong mitigation)	RCP 8.5 (2090) (upper emissions scenario or business as usual); and RCP 4.5 (2090) (moderate scenario or strong mitigation)

Using two emissions scenarios to assess medium and longer term risks would help the City to account for uncertainty around future global emissions. Pathways could include an upper emissions scenario (RCP 8.5 or business as usual) to plan for more extreme climate impacts. A moderate emissions scenario (RCP 4.5 or strong mitigation) would allow the City to consider the risks associated with large global emissions reductions occurring. Strong mitigation would require considerable political and social changes.

Climate science

A climate science review has informed the current risk assessment and will provide a resource for officers to assess climate risk as part of standard business planning. Table 4 presents each climate variable with a summary of the expected changes (projected trends). Note that confidence levels provide a measure of how likely the projected range of change is for a given emission scenario. For a more detailed table of the climate variable observations and projections see Attachment 4-Revised Climate Science Context.

Table 4. Climate variables with summary of projected change (see Attachment 4 for the Revised Climate Science Context).

Climate variable	Summary of projected changes
Average temperatures	Increasing average temperature - projected with very high confidence
Hot days and warm spells	Increased frequency of hot days and warm spells - projected with very high confidence.

Average rainfall	Decreasing annual, winter and spring rainfall - projected with high confidence. Projected change in rainfall across other seasons is unclear. Suggested that there will be continuation of autumn rainfall decline. Projections made with low confidence.
Extreme rainfall events	Increasing intensity of extreme rainfall events - projected with medium confidence (lower confidence attributed to strongly decreasing average rainfall).
Drought	Increasing time spent in drought - projected with high confidence.
Groundwater recharge and storage	It is highly likely that groundwater levels will reduce in the near, mid and long-term due to rainfall decline. Future ground water levels are expected to reduce beyond levels currently considered as acceptable (be non-compliant).
Sea level rise – average	Increasing average sea level rise - projected with very high confidence.
Sea surface temperature and marine heat waves	Sea surface temperatures are expected to increase.
Dangerous fire days	Increasing frequency and severity of dangerous fire days - projected with high confidence.
Solar radiation	Increase in solar radiation during winter - projected with high confidence. Increase in solar radiation during spring - projected with medium confidence.

Improvement opportunities identified

Climate change impacts are expected to increasingly add pressure to the built and natural environments, along with our community. Table 5 presents improvement priorities that have been identified through the high-level review of the Plan. These priorities will be added to the updated climate risk register for consideration by the relevant service teams.

Table 5. Proposed improvement priorities identified through the high-level review of the 2013 Climate Change Adaptation Plan.

High priority actions identified	Detail
Strategic Community Plan (SCP):	Strategically, climate adaptation in the SCP sits under 'Our Natural Environment' in Biodiverse City. This is not considered sufficient as there are risks evident for other areas including the built and social environment. Stronger links could be made to broader climate risks and priorities at a strategic level.
Strategic Risk Register / Business Unit Risk	There are limited strategic risks or KPIs being monitored related to climate change adaptation. This makes it difficult for the City to prioritise adaptation efforts unless risks become extreme or catastrophic. The City could better embed climate change adaptation processes into corporate risk management procedures and systems.

Project Risk	There are no requirements or consistent process for project managers to assess climate adaptation risk as part of project initiation for capital works. The City could better include these requirements for proposed projects via its Environmentally Sustainable Design Management Practice.
Financial impacts and long-term financial plan implications	An analysis of longer-term financial impacts and risks has not yet been undertaken across key climate variables. The City, and Council, could benefit from investigating the medium and longer-term investment requirements and financial risks.
Additional tree & vegetation deaths	As observed during the unprecedented hot and dry summer of 2023/24 the existing response, and City's processes, are not currently adequate when extended heat waves occur.
Shade provision	Shade infrastructure is important to the community and increasingly being incorporated within facility design and shade structures. Despite the City's ongoing planting efforts, average canopy on streets is 12%. This is not considered sufficient during hot weather. There are challenges for space for street trees which compete with crossovers and development.
Water infiltration management	Localised capture, retention and infiltration of stormwater on private and public land within the City is required to maximise groundwater recharge and ameliorate localised flooding occurrences. These improvements would reduce pressure on the City's drainage system.
Social impacts	An analysis of social impacts and risks has not yet been undertaken across the climate variables. Ideally the community would be engaged to find out their needs and priorities. It may be helpful to focus on home design and performance, along with community facilities, parks and streetscapes to find out ratings of comfort and satisfaction levels in extreme conditions. The CHRMAP Options Assessment has provided an excellent example of how our community can be included in decision making in vulnerable hot spots.
Transitional risk	The City has not yet assessed the transitional risks to its operations, services and community associated with impacts from strong global action to reduce emissions. If global commitments are mandated, significant changes would be required to reduce use of fossil fuels and associated emissions. The recommended moderate scenario (RCP 4.5) would help the City to investigate transitional risks.

Attachment 3: City of Stirling Control Rating and Consequence Table

Rating	Description
Excessive	Controls are reducing residual risk too far below risk appetite.
Satisfactory	Controls are effective and reducing residual risks at or below risk appetite.
Some Weakness	Controls are reducing residual risk to risk appetite but may not be effective
Poor	Controls do not reduce residual risks to risk appetite and/or ineffective.

Table 3: Control Effectiveness Rating

	Environmental	Financial	Legislative/ Regulatory	Occupational Safety and Health	Performance (objectives)	Project	Reputation	Service Delivery/Business Disruption
Catastrophic	Extensive and irreversible environmental damage to flora/fauna/ soil/ water/air.	Loss of assets > 15% of asset value. Adverse impact on annual revenues. Over \$5 million loss.	Sustained non-compliance to legislation that could have funding impacts on the City or dismissal of Council.	Injury resulting in fatality or near miss with potential of fatality, member of the public injured	Non achievement of major key objectives.	Project objectives not achieved, requiring the project to be fully re-scoped or discontinued.	Significant long term damage to public confidence in the City, compromising the achievement of strategic objectives, extensive media coverage (local and national).	Major loss of service, including several important areas of service and/or an extended period. Ongoing loss of business systems.
Major	Significant long term environmental harm. Limited damage to flora/fauna/soil/ water/air.	Loss of assets, 5% - 15% of asset value. Adverse impact on revenue and costs 5% - 15% deviation from budget. <i>Between \$1 million and \$5 million loss.</i>	Major regulatory breaches/non-compliance resulting in material fines, penalties and restrictions on Council operations.	Serious injury or potential resulting in lost time injury, notifiable incident or a member of the public put at risk of injury	Non achievement of major deliverables	Significant variation to scope causing significant delays in project delivery.	Adverse local publicity affecting the perception/standing of the City within the community, local media coverage.	Complete loss of an important service area for a short period. Major disruption in business processes
Moderate	Short term environmental harm/effects on flora/fauna/soil/ water/air	Loss of assets 2%-5% of asset value. Adverse impact on revenue and costs 2% - 5% deviation from budget. <i>Between \$250 000 and \$1million loss.</i>	Moderate regulatory breaches/non-compliance resulting inspections/reports	Incident resulting in medical treatment injury or complaint from member of the public regarding safety	Significant delays to major deliverables.	Moderate variation to scope, slight delay in project delivery.	Negative publicity or damage to reputation to a specific audience, local media coverage.	Major effect to an important service area for a short period. Moderate disruption in business processes.
Minor	Minor environmental harm, contained and reversible	Loss of assets <2% of asset value. Adverse impact on revenues and costs <2% deviation from budget. <i>Between \$5000 and \$250 000.</i>	Minor regulatory breaches/non-compliance	Incident resulting in first aid injury	Minimal delays to major deliverables.	Minor disruption in the delivery of the project.	Minor negative publicity or damage to reputation to an insignificant audience, complaint from a large group of people, minimal media coverage.	Brief disruption of important service area. Minor disruption in business processes.
Insignificant	Little impact, non-contaminating	Insignificant loss of assets or insignificant adverse impact on annual revenue or costs. <i>Less than \$5 000 loss.</i>	No regulatory impact	Incident without the requirement for first aid treatment	Little impact on major deliverables.	Limited impact on project delivery	Minor unsubstantiated negative publicity. No media coverage.	Brief disruption of non-crucial service area.

Attachment 3: Revised Science Context



Table 2. Revised Climate Science Context

Variable	Observed Change	Summary of Projected Change	Detailed Projections		
			Short-term (2030)	Mid-term (2050-2070)	Long-term (2090)
Average temperature	Australia's climate has warmed by an average of 1.51 ± 0.23°C since national records began in 1910. Western Australia's mean temperatures have increased by about 1.1°C since 1910, with the rate of warming higher since 1960.	Increasing average temperature projected with very high confidence.	<ul style="list-style-type: none"> Under RCP 8.5, by 2030, average annual temperatures are projected to be 0.78 (0.52-1.23°C) higher than the baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070, average annual air temperature is projected to be 2.34 (1.96-2.95°C) higher than the baseline. Under RCP 4.5, by 2070, average annual air temperature is projected to be 1.53 (0.99-1.82°C) higher than the baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, average annual air temperature is projected to be 3.40 (2.58-4.03°C) higher than the baseline. Under RCP 4.5, average annual air temperature is projected to be 1.67 (1.17-2.04°C) higher than the baseline.
<p><i>Projections relating to average temperature based on a baseline of 1986-2005 for the Southern and South-Western Flatlands Region sourced from the CSIRO Climate Change in Australia Summary Data Explorer.</i></p> <p><i>The annual average air temperature for Perth between 1986 and 2005 was 18.6°C (BoM, 2025).</i></p>					
Hot days and warm spells	Average of 40 days with a maximum temperature over 35°C recorded during the 2019-2023 period. This equates to 23.13 days above the historic baseline.	Increased frequency of hot days and warm spells projected with very high confidence.	<ul style="list-style-type: none"> Under RCP 8.5, by 2030, projected 23.02 days above 35°C. This equates to 6.15 days above the historic baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070, projected 37.68 days above 35°C. This equates to 20.81 days above the historic baseline. Under RCP 4.5, by 2070, projected 29.67 days above 35°C. This equates to 12.8 days above the historic baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2090, projected 48.07 days above 35°C. This equates to 31.2 days above the historic baseline. Under RCP 4.5, by 2090, projected 29.96 days above 35°C. This equates to 13.09 days above the historic baseline.
<p><i>Projections relating to number of hot days should be compared to a historic average of 16.87 days (average between 1981 and 2010).</i></p> <p><i>Projections are for Perth, sourced from the CSIRO Climate Change in Australia Thresholds Calculator.</i></p>					
Frost		Decrease in frost projected with high confidence.	None available or easily accessible.		
Average rainfall - annual	<ul style="list-style-type: none"> The south west of Australia has experienced a 16% decline in cool season (April to October) rainfall since 1970. Largest decline has been observed in May to July, with a 20% decline since 1970. Average reduction of 80% in streamflow runoff, with a reduction in the average streamflow to Perth's drinking water dams by 395 GL from 1975 to 2024 (GoWA, 2024). 	Decreasing annual rainfall projected with high confidence.	<ul style="list-style-type: none"> Under RCP 8.5, by 2030 annual rainfall projected to decline by 3.87% (14.10% decline to 2.27% increase). 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070 annual rainfall projected to decline by 15.41% (3.39-28.54% decline). Under RCP 4.5, by 2070 annual rainfall projected to decline by 7.96% (0-18.83%). 	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 annual rainfall is projected to decline by 14.60% (2.50-36.19%). Under RCP 4.5, by 2090 annual rainfall is projected to decline by 10.43% (0.52-21.59%).
Annual rainfall - winter		Decreasing winter rainfall projected with high confidence.			
Average rainfall - spring		Decreasing spring rainfall projected with high confidence.			
Average rainfall - other seasons		Projected change in rainfall across other seasons is unclear. Suggested that there will be continuation of autumn rainfall decline. Projections made with low confidence.	N/A	N/A	N/A
<p><i>Projections relating to annual rainfall are provided as percentage change relative to 1995 (1986-2005). Projections are for the Southern and South-Western Flatlands Region sourced from the CSIRO Climate Change in Australia Summary Data Explorer.</i></p> <p><i>Average annual rainfall received in Perth between 1986 and 2005 was 746.88 mm (BoM, 2025).</i></p>					
Extreme rainfall events	<ul style="list-style-type: none"> More frequent short-duration (hourly) extreme rainfall events across the State causing localised flooding and infrastructure damage (DWER 2023). Since 2010 the City has recorded three extreme rainfall events (1 in 100 Year ARI or above) that have caused flooding incidents across various sites. 	Increasing intensity of extreme rainfall events projected with medium confidence ² .	<ul style="list-style-type: none"> Under RCP 8.5, by 2030 the average number of days per year above the 99.9 percentile is projected to be 0.90. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070 the average number of days per year above the 99.9 percentile is projected to be 0.65. Under RCP 4.5, by 2070 the average number of days per year above the 99.9 percentile is projected to be 0.89. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 the average number of days per year above the 99.9 percentile is projected to be 0.63. Under RCP 4.5, by 2090 the average number of days per year above the 99.9 percentile is projected to be 0.88.
<p><i>Projections relating to 99.9 percentile rainfall events derived from CSIRO Climate Change in Australia Thresholds Tool for Perth, compared to a historical baseline of 0.69 days (average between 1981 and 2010).</i></p>					
			<ul style="list-style-type: none"> Under RCP 8.5, by 2030 1-in-20 year rainfall events projected to increase in 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070 1-in-20 year rainfall events projected to increase in 	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 1-in-20 year rainfall events projected to increase in

² Lower confidence attributed to strongly decreasing mean rainfall (Source: Climate Change in Australia). Magnitudes cannot be confidently projected.



Variable	Observed Change	Summary of Projected Change	Detailed Projections		
			Short-term (2030)	Mid-term (2050-2070)	Long-term (2090)
			frequency by 7.82% (decrease of 9.78% to increase of 28.18%).	frequency by 18.43% (decrease of 0.44% to increase of 28.24%). • Under RCP 4.5, by 2070 1-in-20 year rainfall events projected to increase in frequency by 6.30% (decrease of 2.66% to increase of 16.15%).	frequency by 21.90% (decrease of 4.95% to increase of 33.22%). • Under RCP 4.5, by 2090 1-in-20 year rainfall events projected to increase in frequency by 9.93% (decrease of 5.67% to increase of 25.18%).
<i>1-in-20 year rainfall event frequency projections are derived from the CSIRO Climate Change in Australia Extremes Tool for the Southern and South-Western Flatlands Region relative to 1995 (1986-2005) baseline.</i>					
Drought	Refer to declining rainfall.	Increasing time spent in drought projected with high confidence.	Refer to declining rainfall.		
Groundwater recharge and storage	<ul style="list-style-type: none"> Groundwater (GW) levels in the Gngangara Mound have been declining. Recharge has dropped by 70% over the past half-century, with a threefold drop compared to declining rainfall (Gelsinari et al 2024). In 2016 GW levels were the lowest on record, and water levels at 18 of the 30 representative wetland and bushland sites were below the minimum water level criteria (DWER 2022). Across the Gngangara Mound groundwater levels have fallen by up to 10 meters in some places, indicating a 1,000 GL loss since 1980 (WA Gov,2024). 	<ul style="list-style-type: none"> With the level of rainfall likely to decrease from 2005 to 2090 as previously identified, and groundwater levels relying on rainfall for replenishment, it is highly likely that groundwater levels will reduce in the near, mid and long-term. If no changes to GW allocations were implemented projections suggest the Gngangara Mound could decline up to 2m in areas in the City (DWER 2022). DWER have proposed a limit of groundwater abstraction in the Gngangara groundwater resources of 44 GL per year by 2030. Future projected water levels for 2030 are expected to be non-compliant with existing water level criteria (Kavazos et al., 2020). 	None available or easily accessible. Revert to Summary of Projected Change.		
Sea level rise - average	<ul style="list-style-type: none"> Global mean sea level has isen by over 22 cm since 1990, with half of that rise having occurred since 1970 (CSIRO & BoM, 2024). Rate of SLR in the north and southeast of Australia have been significantly higher than the global average, whereas rates elsewhere in Australia have been closer to, or lower than, global SLR (CSIRO & BoM, 2024). Using 2013 as a baseline, SLR has increased by 0.04m or 40mm. SLR is accelerating, increasing to 3 cm per decade since the 1990s; this amplifies the risks of coastal erosion and inundation, and saltwater intrusion into groundwater systems (DWER, 2023) 	Increasing average sea level rise projected with very high confidence.	<ul style="list-style-type: none"> Under RCP 8.5, by 2030 average sea levels in City of Stirling are projected to rise by 0.12 m (0.08-0.17 m) compared to a 1986-2005 baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2070 average sea levels in City of Stirling are projected to rise by 0.40 m (0.26-0.55 m) compared to a 1986-2005 baseline. Under RCP 4.5, by 2070 average sea levels in City of Stirling are projected to rise by 0.33 m (0.21-0.46 m) compared to a 1986-2005 baseline. 	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 average sea levels in City of Stirling are projected to rise by 0.60 m (0.39-0.84 m) compared to a 1986-2005 baseline. Under RCP 4.5, by 2090 average sea levels in City of Stirling are projected to rise by 0.45 m (0.28-0.64 m) compared to a 1986-2005 baseline.
Sea level rise - extreme events		Increasing extreme sea level rise events projected with very high confidence.			
Sea surface temperature and marine heat waves	<ul style="list-style-type: none"> Average sea surface temperature in the Australian region has warmed by 1.05 °C since 1900. Warming of the ocean has contributed to longer and more frequent marine heatwaves, which has permanently impacted marine ecosystem health, marine habitats and species. 		<ul style="list-style-type: none"> Under RCP 8.5, by 2030 average sea surface temperatures are expected to increase by 0.6°C (0.4-0.9°C). 	Not available.	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 average sea surface temperatures are expected to increase by 2.6°C (1.8-3.3°C).



Variable	Observed Change	Summary of Projected Change	Detailed Projections		
			Short-term (2030)	Mid-term (2050-2070)	Long-term (2090)
	<ul style="list-style-type: none"> Marine environment and fisheries are also being impacted through increased average sea surface temperatures & increased marine heatwaves (DWER 2023). 				
Dangerous fire weather days - frequency	<ul style="list-style-type: none"> Bushfire weather is changing, with fires burning more intensely and bushfire seasons getting longer (DWER 2023). These increases are particularly evident during spring and summer and are associated with an earlier start to the southern fire weather season. 	<p>Increasing frequency and severity of dangerous fire days projected with high confidence.</p> <p>Magnitude of change in dangerous fire weather days unclear. Projected with low confidence³.</p>	<ul style="list-style-type: none"> Under RCP 8.5, by 2030 the number of days with 'severe' fire danger rating is projected to increase to 4.7 days (12% increase). 	Not available.	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 the number of days with 'severe' fire danger rating is projected to increase to 6.9 days (64% increase). Under RCP 4.5, by 2090 the number of days with 'severe' fire danger rating is projected to increase to 5.3 days (26% increase).
Dangerous fire weather - magnitude of change	<ul style="list-style-type: none"> Between 2016-2022 five fires occurred in the City due to extreme weather events, such as lightning strikes and high temperatures, during summer. There were 354 deliberately lit fires within the City over this period (2016-2022). 	<p>Relative change is variable depending on location, with the projected change in cooler areas being larger than that for warmer areas.</p>	<p><i>Projected changes in the frequency of dangerous fire weather days are relative to a 1986-2005 baseline of 4.2 days.</i></p>		
Solar radiation	Little change observed.	<p>Increase in solar radiation during winter projected with high confidence.</p> <p>Increase in solar radiation during spring projected with medium confidence.</p>	<ul style="list-style-type: none"> High confidence in little change in solar radiation by 2030. 	N/A	<ul style="list-style-type: none"> Under RCP 8.5, by 2090 annual solar radiation may increase by 1% (-0.6-3%). Under RCP 4.5, by 2090 annual solar radiation may increase by 1% (0-2.1%). <p><i>Projections relating to solar radiation are provided as percentage change relative to 1995 (1986-2005). Projections are for the Southern and South-Western Flatlands Region sourced from the CSIRO Climate Change in Australia Summary Data Explorer.</i></p> <p><i>Average annual solar radiation for the Perth region for the 1995(1986-2005) baseline is 19.23 MJ per square metre (MJm⁻²) (BoM, 2025).</i></p>

³ Low confidence in projected change and unclear magnitude of change is a result of high correlation with volume of summer rainfall, where projections are unclear.

12.1/P2 BECOMING AN 'OWL FRIENDLY' CITY

Outcomes of investigation about phasing out the use of second generation rodenticides by the City of Stirling

Business Unit:	Parks and Environment	Service: Conservation & Wildlife
Ward:	Not Applicable	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0425/005

Moved Councillor Perkov, seconded Councillor Proud

1. That Council **ADOPTS** an Integrated Pest Management approach that excludes the use of second-generation anticoagulant rodenticides in rodent control delivered by the City and its contractors for the protection of native wildlife and domestic pets.
2. That Council **ENDORSES** promotion to the community of responsible rodent control methods that exclude the use of second-generation anticoagulant rodenticides.
3. That the City **INITIATES** any consequential updates to Council Policy, Local Laws, Practices, Procedures and other relevant documents to give effect to 'Owl Friendly' measures as outlined in the report.

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

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

Against: Nil.

Committee Recommendation

1. That Council ADOPTS an Integrated Pest Management approach that excludes the use of second-generation anticoagulant rodenticides in rodent control delivered by the City and its contractors for the protection of native wildlife and domestic pets.
2. That Council ENDORSES promotion to the community of responsible rodent control methods that exclude the use of second-generation anticoagulant rodenticides.
3. That the City INITIATES any consequential updates to Council Policy, Local Laws, Practices, Procedures and other relevant documents to give effect to 'Owl Friendly' measures as outlined in the report.

Officer's Recommendation

1. That Council ADOPTS an Integrated Pest Management approach that excludes the use of second-generation anticoagulant rodenticides in rodent control delivered by the City and its contractors for the protection of native wildlife and domestic pets.
2. That Council ENDORSES promotion to the community of responsible rodent control methods that exclude the use of second-generation anticoagulant rodenticides.

Purpose

At its meeting held 19 November 2024, in response to a Notice of Motion, Council resolved (Council Resolution Number 1124/018) for officers to investigate pest control approaches, including 'owl friendly' rodent controls.

Details

Second-generation anti-coagulant rodenticides (SGARs) are used widely for the control of rodents, however, they pose a significant threat to bird species, such as Boobook Owls and Tawny Frogmouths, through secondary poisoning. Secondary poisoning can occur when a predator consumes a rodent that contains a lethal dose of a poison, thus indirectly causing the death of the predator. This can also affect other native wildlife as well as domestic pets.

Rodenticides are used in several applications throughout the City to address rodent infestations on private and commercial properties, and within City managed building facilities.

The City is committed to using an Integrated Pest Management Approach to manage weeds and pests in Public Open Spaces and Conservation Reserves. Officers are supportive of the adoption of this approach (and more specifically exclusion of SGARs) being extended to include all outdoor spaces within City-managed land, thereby minimising the risk of secondary poisoning to native wildlife and pets.. The City is also supportive of the promotion of this practice within the community.

As part of an integrated pest control approach which seeks to reduce SGARs, points for consideration are listed below.

City Managed Buildings

City buildings are managed by the Facilities, Projects and Assets (FPA) Business Unit. SGARs are currently used for the control of rodents through the Pest Control Contract. Stations with SGAR bait are managed on a routine basis or as stipulated via the contract schedule. FPA understands the harm of secondary poisoning and is currently working with the pest control provider to seek alternative solutions away from SGARs. The Pest Control Contract for buildings moving forward will remove the use of SGARs, and use other forms of pest management approach.

City Buildings under Lease or Licence to Community Tenants

Community tenants are managed by the Property and Commercial Services Business Unit. Community tenants that occupy premises under leases or licences from the City are generally responsible for pest control within the premises (noting that many of the premises are shared by more than one tenant). Property Management Officers conduct regular inspections, usually at least annually. If no evidence of pests or vermin are present at the time, it is not identified as a matter for tenant action.

Lease and Licence provisions outline maintenance responsibilities but do not determine the methodology by which the obligations are to be conducted, except to the extent that works should meet applicable Australian Standards. Property Services can provide information to assist tenants to make informed choices about pest control options, including avoiding SGARs.

Building Demolitions

Building demolitions are managed by the Development Services Business Unit. The City currently receives demolition permit applications for the demolition of all buildings and incidental structures that are not exempt under the Building Regulations 2012. As part of the demolition permit application process, the applicant is required to provide a rat baiting confirmation letter from a licensed pest control company. The City does not require applicants to provide evidence of methodology which excludes SGARs.

The City will update the permit letter for contractors recommending pest control contractors exclude SGARs. This methodology could only be a recommendation; enforcement could only occur through changes to City Local Laws.

Registered Food Premises

The City currently undertakes regular assessments of registered food premises to ensure compliance with the *Food Act 2008* and Food Standards Code. Food vendors are responsible for pest control within the premises. Environmental Health Officers conduct regular inspections of premises. If there is evidence of pests or vermin, Environmental Health Officers can then provide advice to the vendors on the best way to address the situation, including encouraging vendors to avoid the use of SGARs.

General Community Engagement

Community engagement for rodenticides is managed by both the Parks and Environment Business Unit and the Development Services Business Unit. When the City receives generic complaints from residents regarding rat sightings, the City engages with local residents in the sighting locations to recommend baiting. To support baiting, the City provides free starter sample packs to residents which are available at the Administration Centre customer service area. The samples that the City provides are products which do not contain SGARs. The City provides one starter sample pack per rateable property per year. Information about the starter sample packs can be found on the [Pests and Domestic Animals](#) section of the City's website, however this is not currently advertised to the community.

As part of the City's general wildlife awareness campaigns, social media engagement has been undertaken regarding the use of rodenticides, referencing the information provided by Birdlife Australia. The City has information on the [Pests, Weed and Diseases](#) section of the website which provides an overview of owl-friendly rodent control and provides links to the Birdlife Australia website for more information. The City has engaged with Owl Friendly Margaret River, which has provided permission for the City to utilise its marketing materials as part of the City's campaigns, should the City transition to becoming more owl friendly.

The City will update the existing website with more pictures and educational materials about owl friendly practices, including the adaptation of advertisement materials developed by Birdlife Australia. The City will complement this with an increased social media campaign which includes two engagements per year in Autumn and Spring. The City will advise, through social media, about the free starter packs to encourage the community to try owl friendly products.

Financial Assessment and Implications

City Buildings Rodent Management

The City is awaiting accurate pricing for alternatives to SGARs, via the current pest management provider. Initial discussions have indicated a 25% increase in costs; this would be an increase in the region of \$5,000 per year.

General Community Engagement

Increased social media engagement and additional owl friendly starter sample packs would increase costs by an estimated \$1,000 per year.

Stakeholder Engagement

At least 20 unprompted requests have been received from the community urging the City to cease using SGARs and to become an 'Owl Friendly' City. Owl Friendly Margaret River was contacted to seek their support for the City to use the term 'Owl Friendly', which they have granted.

Recommended Action

Over the last few years, community awareness about the impacts of SGARs has increased, and with it, increased pressure on the City to stop using SGARS in favour of 'Owl Friendly' options that reduce the risk of secondary poisoning to native wildlife and domestic pets. Importantly, effective rodent control is possible without SGARs.

It is recommended that the City adopts an integrated pest management approach that excludes SGARs and takes on an active role promoting 'Owl Friendly' rodent control in the community.

Relevant Policies, Legislation and Council Resolutions

[Weed and Pest Management Policy](#)

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
19 November 2024	1124/018	<p>That the City investigates the following proposals and a report be PRESENTED to Council:</p> <ol style="list-style-type: none">1. Ensure it uses an integrated pest control approach that excludes the use of second-generation anticoagulant rodenticides directly or through contracts.2. Promote the use of 'Owl Friendly' products for rodent control in the community and local businesses.3. Work with Birdlife Australia and other Local Governments to promote the "Owl Friendly" movement.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A biodiverse City

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

Priority: Support, engage and guide our community to connect with nature and improve biodiversity 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.
Reputation	The City will ensure that any decisions that may affect the City's reputation are made at the appropriate level with stakeholders remaining informed and engaged.

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

Councillor Teresa Olow left the meeting at 8.29pm during consideration of Item 12.1/FPA1, and returned to the meeting at 8.31pm.

12.1/FPA1 SUSTAINABLE ENERGY ACTION PLAN 2020-2030: PROGRESS UPDATE (2023/24)

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

Role

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

Moved Councillor Perkov, seconded Councillor Migdale

That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030.

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

“(noting there is no current action in relation to the investigation into battery storage at the Stirling Administration and Civic Centre).”

With the agreement of the mover and seconder, the recommendation was reworded as follows:

Councillor Perkov, seconded Councillor Migdale

That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030 (noting there is no current action in relation to the investigation into battery storage at the Stirling Administration and Civic Centre).

It was suggested that a second motion be ADDED, as follows:

“2. That Council ENDORSES a review of this Plan within the next 12 months, which may determine if it is reviewed every five years.”

The suggestion was not accepted by the mover and seconder.

It was suggested that a second motion be ADDED, as follows:

“2. Following Strategic Community Plan consultation, that CONSIDERATION by Council be given to a major review of SEAP.”

With the agreement of the mover and seconder, the substantive motion was reworded as follows:

Moved Councillor Perkov, seconded Councillor Migdale

1. That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030 (noting there is no current action in relation to the investigation into battery storage at the Stirling Administration and Civic Centre).
2. Following Strategic Community Plan consultation, that CONSIDERATION by Council be given to a major review of SEAP.

At the request of Council, the Presiding Member put the motions separately.

Council Resolution

0425/006

Moved Councillor Perkov, seconded Councillor Migdale

1. **That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030 (noting there is no current action in relation to the investigation into battery storage at the Stirling Administration and Civic Centre).**

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

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

Against: Councillor Re.

2. **Following Strategic Community Plan consultation, that CONSIDERATION by Council be given to a major review of SEAP.**

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

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

Against: Councillor Giudici.

Committee Recommendation

That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030.

Officer's Recommendation

That Council RECEIVES the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030.

Purpose

To report on 2023/24 progress for the City's Sustainable Energy Action Plan 2020-2030 (SEAP).

Details

To contribute to global climate change action and show environmental leadership in the sector, Council endorsed (Council Resolution Number 0521/019) the City's Sustainable Energy Action Plan 2020-2030 with two targets for the City's corporate operations and services:

- 70% emissions reduction by 2030 / 35% by 2025; and
- 100% renewable electricity provision by 2030 / 50% by 2025.

The key vision that guides the actions in SEAP are that:

- The City is a recognised innovator and leader in the local government sector, taking action to reduce carbon emissions and invest in renewable energy;
- The City conserves energy and its facilities, fleet, parks and reserves are energy efficient;
- The City is 100% powered by renewable energy;
- Our people are engaged and take positive action;
- Our data enables strategic decision making and reporting; and
- The City produces net zero emissions.

The City's main strategies to achieve these goals are outlined in SEAP. They are to:

- Reduce energy consumption and increase energy efficiency;
- Increase generation and utilisation of renewable energy;
- Deeper engagement with City officers, our value chain and the community; and
- Improve data management for strategic decision making and reporting.

Energy conservation and efficiency program

The City aims to improve its energy management and maximise energy efficiency, with a key focus on high-efficiency HVAC (heating, ventilation and air conditioning), irrigation and LED (light-emitting diode) lighting systems. The below initiatives were undertaken in line with the City's Energy Improvement Program and Sustainable Energy Action Plan in 2023/24.

- The City completed a boiler and heat exchangers upgrade at Stirling Leisure – Balga, which saved \$50,380 and reduced greenhouse gas emissions by 315 tCO₂-e per annum.
- Annual irrigation pumps upgrades were completed for 2023/24. Pump models that have been superseded have been replaced with more efficient models.
- Completed the annual upgrade program for energy-efficient LED floodlighting at AS Luketina Reserve, Millington Reserve, Inglewood batting cages and Richard Guelfi batting cages.
- An Environmentally Sustainable Design (ESD) management practice was endorsed for buildings and capital projects to implement energy-efficient best practice for major refurbishments and new builds.
- The City contributed to the gradual decarbonisation of the electricity grid (South West Interconnected System [SWIS]) through the City's renewable electricity power purchase agreement (PPA) and solar installations.
- The City upgraded external lighting (that required replacement) to new LED lights at Empire Avenue Reserve Public Toilet and Changerooms (external); Hamersley Sports – LED; Stirling Community Centres – Nollamara; Stirling Community Centres – Tuart Hill; Stirling Community Centres – Dianella; Nollamara Day Club – external lights LED; and the Administration Centre and Civic Centre.

Renewable Energy Program

The City will increase the generation and utilisation of renewable energy with a key focus on solar installations, reducing gas usage, transitioning fleet to electric, exploring battery storage technologies and procuring power purchase agreements.

Under the City's Energy Improvement Program and SEAP initiatives, the City implemented the following measures:

- In May 2024 the City implemented 330 kW of solar installation at the Administration Centre and 70kW at Scarborough Civic Centre. These systems are predicted to reduce greenhouse gas emissions by 423 tonnes of carbon dioxide equivalent (tCO₂-e) per year and save \$183,481 in energy costs annually.
- The City now has a total of 1,334 kW of solar PV panels, which is equivalent to approximately 260 medium-sized home solar PV systems. The City's combined solar PV systems reduced greenhouse gas emissions by 848 tCO₂-e per annum and saved \$390,810 in energy costs in 2023/24
- The City undertook a battery feasibility study for four City-managed community centres as a part of the SEAP battery trials program.
- The City, in partnership with WALGA and other local governments, received grant funding of \$1.2 million from the Australian Renewable Energy Agency (ARENA) Future Fuels Fund for corporate and public EV charging infrastructure. This funding will cover the installation of 32 slow chargers and two fast chargers at Stirling Administration and Civic Centre, Operations Centre, Hamersley Public Golf Course, and Scarborough Beach.
- 37 electric vehicles (28 EV passenger cars, eight Utes and one EV light truck) were procured. This reduced corporate vehicle greenhouse gas emissions by 47 tCO₂-e in 2023/24.
- An Expression of Interest was submitted for a second joint Power Purchase Agreement (PPA) with 52 other local governments to source renewable electricity from local WA wind farms, aiming to bridge the gap in the City's generation and storage capabilities.
- Installed a public electric vehicle charging network at Puccini Court, within the Administration Centre, and at Inglewood Town Square on Beaufort Street, both funded by the State Government's Charge Up Workplace EV Charging Scheme.

Data and Monitoring Program

The City aims to improve its data management for decision making and reporting, with a key focus on energy data quality, monitoring systems and emissions reporting systems. In 2023/24, the City:

- Evaluated all energy and greenhouse gas and billing data to enhance the online energy and greenhouse reporting portal accuracy.
- Developed an automated billing system using the Building Management System for tenants at the Administration Centre and Civic Centre.
- Developed a concept design on the Building Management System at the Administration Centre.

- Installed a monitoring system for all electric vehicle chargers.
- Installed solar monitoring systems and undertook monthly quality checks.

City's performance towards targets

The City is currently off track to meet its goals of providing 50% renewable electricity and reducing carbon emissions by 35% by 2025.

	Performance 2023/24	KPI 2023/24	Progress	KPI 2025	Target 2030
Renewable electricity provision (% of total electricity demand)	11%	18%	Off-track	50%	100%
Operational Emissions	13,446 t	12,070 t	Off-track	8,915 t (35% reduction)	5,030 t (70% reduction)

In 2023/24, the City's solar PV system produced 11% of its total electricity demand, falling short of the 18% KPI primarily due to delays with Western Power approvals. The City's emissions increased by 29%, emitting 13,446 tCO₂-e. This exceeded the 12,070 tCO₂-e key performance indicator due to the unexpected maintenance shutdown of the geothermal heating system at Stirling Leisure – Scarborough and increased cooling demands due to the exceptionally hot summer and warm autumn.

To bridge the gap in solar generation and carbon emission reductions, the City plans to purchase renewable energy certificates (RECs) through power purchase agreement (PPA) and carbon credit markets, ensuring it reaches the 50% renewable electricity provision and the 35% carbon reduction target by 2025.

Stirling Administration and Civic Centre Battery Storage

In conjunction with battery and solar manufacturers, the City has conducted a high level investigation into battery storage opportunities at the Main Administration and Civic Centre. The investigation will identify challenges and solutions to reduce energy costs, maximise solar generation, lower greenhouse gases, and accommodate future demand.

- Despite the City installing a 430kW solar PV system at Stirling Administration and Civic Centre, covering all available roof space, the building still imports 100-300kWh of electricity from the grid.
- On weekends and public holidays, the building's electricity load is significantly reduced. The energy produced by the solar during these times cannot be exported back to the grid. There is opportunity for a battery to store the electrical production to use during peak demand.
- By leveraging battery storage technology combined with a carpark solar to the Main Admin staff carpark or/and basement green area, the City can achieve lower electricity costs, enhanced energy resilience, and reduced carbon emissions.

Expected benefits

- Reduce Electricity Costs
- Achieve SEAP Targets
- Ensure Energy Security (Backup power)

The cost to install a 2,000kW battery with solar PV system at the Main Administration and Civic Centre is in the region of \$2.3 million.

An opportunity exists for the City to lease batteries from external providers; estimated costs could be:

- CAPEX: \$1.75 million (one-time upfront payment)
- Leasing: \$27,000 per month for 10 years (increasing annually with CPI), with an estimated total payment of \$3.6 million based on a 2.5% annual CPI increase.

The City is engaging with renewable energy specialists to explore a solar carpark system integrated with battery storage and is preparing a feasibility study for a pilot project. Subject to the outcome of the feasibility study, a project proposal may be presented for consideration in the future four-year building capital programme.

Financial Assessment and Implications

WALGA has calculated that the City saved \$1,631,089 in energy costs by participating in the joint local government power purchase agreement, compared to open market tariffs. Additionally, the City estimates that its energy initiatives will save approximately \$260,000 in energy costs for 2023/24.

Stakeholder Engagement

Nil.

Recommended Action

That Council notes the information provided in the 2023/24 progress update for the Sustainable Energy Action Plan 2020-2030.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

[National Construction Code 2019 Building Code of Australian – Volume one amendment 1](#)

Meeting Date	Council Resolution Number	Council Resolution
18 May 2021	0521/019	1. That Council ENDORSES the Sustainable Energy Action Plan (Corporate) 2020-2030. 2. That the City DEVELOPS a detailed business case with funding options for escalation of solar program and options in relation to wind energy. 3. That the City UNDERTAKES a review of progress at 2024 and submits a 'Sustainable Energy Action Plan 2024 Review Report' to Council for consideration.
3 August 2021	0821/005	2. That Council ENDORSES three Parking Services vehicles be replaced with Electric Vehicles in the 2022/2023 Fleet Replacement Program.
24 May 2022	0522/044	1. That Council ENDORSES Option 2 which delivers on the SEAP targets to 2030 and continued investment in Solar PV systems, and notes the draft budget includes \$600,000 in 2022/2023 to achieve this. 2. That a report be PRESENTED to Council each year prior to budget allocation to provide an update/progress on the works in detail.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: An energy-smart City

Priority: Improve the City's energy management and maximise energy efficiency

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

Priority: Support, engage and guide our community to transition to net zero emissions

Strategic Risk

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

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

[Sustainable Energy Action Plan 2020 - 2030](#)

In accordance with Clause 8.5(1) of the City of Stirling Meeting Procedures Local Law 2021, the Presiding Member ADJOURNED the meeting at 9.11pm during consideration of Item 12.1/FPA2, due to technical issues. The meeting resumed at 9.20pm.

12.1/FPA2 CEUF OPPORTUNITY

Community Energy Upgrade Funds Opportunity

Business Unit:	Facilities, Projects and Assets	Service: Project Management
Ward:	Lawley	Location: 62 Alexander Drive, Inglewood Western Australia 6052
Applicant:	Not Applicable	

Role

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

Moved Councillor Lagan, seconded Councillor Re

1. That Council DOES NOT SUPPORT heat pumps as the preferred renewable heating option for Stirling Leisure Inglewood.
2. That Council DOES NOT ENDORSE the submission of an application to the Community Energy Upgrade Funds (Round 2) for the installation of heat pumps at the Stirling Leisure Inglewood.
3. That a future review is UNDERTAKEN for future renewable heating options at Stirling Leisure Inglewood.

Council Resolution

0425/007

Moved Councillor Olow, seconded Councillor Proud

That Item 12.1/FPA2 - CEUF Opportunity be REFERRED to the Council meeting to be held 13 May 2025 to allow further information to be provided to Elected Members.

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

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

Against: Nil.

Committee Recommendation

That Item FPA2 – CEUF Opportunity be REFERRED to the Council Meeting to be held 1 April 2025, in order to provide clarity and further detail to Elected Members on expenditure.

Officer's Recommendation

1. That Council SUPPORTS heat pumps as the preferred renewable heating option for Stirling Leisure Inglewood.
2. That Council ENDORSES the submission of an application to the Community Energy Upgrade Funds (Round 2) for the installation of heat pumps at the Stirling Leisure Inglewood.
3. That Council NOTES the project commitments of \$2.5m in 2026/27 and \$2.5m in 2027/28 that will be listed for approval in the relevant annual budgets.

Purpose

To seek Council endorsement of a funding application to the CEUF.

Details

Sustainable Energy Action Plan (SEAP) 2020-2030

Council endorsed (Council Resolution Number 0521/019) the City's [Sustainable Energy Action Plan 2020-2030](#) (SEAP) with two targets for the City's corporate operations and services:

- 70% emissions reduction by 2030 (and 35% by 2025); and
- 100% renewable electricity provision by 2030 (with 50% by 2025).

The reduction of gas use in aquatic centres is a key action to achieve SEAP goals and Stirling Leisure - Inglewood is projected to be the highest carbon emitter and gas consumer when the Scarborough Beach Pool returns to normal operations. Sustainable energy for pool heating has been included in all previous concepts for a pool upgrade.

Comment

City staff have worked with engineering companies to identify the most cost-effective renewable heating option for the Stirling Leisure - Inglewood and heat pumps have been chosen as the optimal solution. If the City installs heat pumps at Stirling Leisure - Inglewood, it could be the first fully electric public aquatic centre powered by renewables in Western Australia.

There are two main options for a renewable energy source - either geothermal heating or heat pumps. The pros and cons are listed in Table 1 and a comparison is shown in Table 2.

	Pros	Cons
Geothermal	<ul style="list-style-type: none"> • Long life span: 50 years • Low carbon density throughout the entire life cycle • Quiet operations: minimal noise during operation • Environmentally friendly: fully powered by natural energy resources 	<ul style="list-style-type: none"> • Difficult maintenance: invisible and corrosive submerged pumps and pipes • Complex systems: complex 5 steps for heating with components spread across the entire site • Long out of service: few geothermal specialists available in WA • High installation cost: \$6.6 million • High maintenance cost: \$1.5 million over the past six years • Poor reputation: many local governments with geothermal have experienced similar issues
Heat pumps	<ul style="list-style-type: none"> • Easy to maintain: only 3 simple steps for heating, all components in one casing • Simple system: operates like home A/C • Dual functionality: provides both heating and cooling simultaneously • Tailored temperature control: each pool has its own individual heat pump • Short payback: 13 years without the grant and 6.5 years with the grant (\$7.7 million in energy savings over 20 years) • Fully renewable: combined with solar PVs, offers the same carbon savings as geothermal 	<ul style="list-style-type: none"> • Shorter life span compared to geothermal: 20 years • Higher carbon density for the full life cycle: due to the carbon emissions associated with producing and installing solar panels • Higher noise level compared to geothermal: more noticeable operational noise so may require some noise attenuation

Table 1: Pros and Cons

		Heat pumps + Solar PVs (pools & space heating + domestic hot water)	Geothermal (Pool heating only)
Estimated capital cost		\$ 4,800,000	\$6,600,000
Estimated annual cost saving	Total	\$360,000	\$80,000
	Maintenance cost savings	- \$30,000	- \$230,000
	Energy cost savings	\$320,000	\$240,000
	*Carbon offset purchasing cost saving	\$70,000	\$70,000
Simple Payback	(Years)	13	82
Expected lifetime	(Years)	20	50
Carbon reductions	(tCO2-e)	762	763

Table 2: Renewable heating options comparison table

**Carbon offset purchasing cost: Gas boilers need to buy renewable energy certificates (RECs) to compensate for their whole emissions to achieve the City's SEAP targets. In contrast, heat pumps and geothermal systems, which are powered by renewable energy, need fewer RECs than gas boilers.*

A breakdown of the budget estimate is shown within confidential Attachment 1.

At this stage, the project does not include a battery as it is anticipated that all power generated by the solar panels will be used in real time, that is, there will be no excess generation to be stored. A battery of sufficient capacity for this site would cost in the vicinity of \$1 million.

Community Energy Upgrades Funds opportunity

CEUF strongly supports the use of heat pumps, and the City could leverage this opportunity to make the Stirling Leisure - Inglewood more sustainable.

The Department of Climate, Energy, the Environment, and Water (DCCEEW) launched the CEUF in December 2023. The fund is a specialised, competitive grant initiative that offers a 50% co-contribution, up to \$2.5 million, for energy improvements at local government facilities. The aim is to enhance energy efficiency, reduce greenhouse gas emissions, and decrease energy costs. The deadline for the second-round submission is the end of June 2025.

Key milestones for CEUF round two submission

- Application open: March 2025
- Budget allocation commitment letter (CEO): May 2025
- Application submission: June 2025

CEUF project timeline (Maximum project length is 24 months)

- Outcome notification: September 2025
- Project starts: December 2025
- Projects complete due date: June 2028

The CEUF fund requires a detailed project plan to be submitted, and the City is currently collaborating with an external engineering company to prepare this. This work involves outlining the capital budget commitment, setting milestones, conducting risk assessments, assessing the availability of electrical supply upgrades, and providing cost estimates.

Financial Assessment and Implications

The estimated cost for the heat pump project at Inglewood Pool is approximately \$4.8 million. This includes \$2.8 million for mechanical work, \$0.6 million for adding new and replacing old solar PV panels, and \$1.4 million for electrical and miscellaneous expenses. If the City is successful, it needs to secure a budget of at least \$2.4 million over the next three years.

The City expects that the heat pumps at Inglewood Pool can save \$7.7 million in reduced energy costs over the next 20 years and reduce carbon emissions by 65% (762 t CO₂-e/yr). The expected simple payback period is 13 years, which is shorter than the heat pumps' 20-year lifespan. The 13-year period could be reduced to five years if the City successfully secures the CEUF funding.

Stakeholder Engagement

On 17 September 2017, the Stirling Leisure Inglewood Project Steering Group discussed renewable heating options for the Inglewood Pool. The group, which includes representatives from Infrastructure, Community Development and Corporate Services, endorsed heat pumps as the preferred option over geothermal heating. They also endorsed the submission of an application for CEUF funding (round 2) to support the installation of heat pumps at Stirling Leisure - Inglewood.

These decisions were also endorsed by the Executive team.

Recommended Action

That Council supports the funding application to the Community Energy Upgrade Funds, and subsequent co-funding costs in future budget allocations.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: An energy-smart City

Priority: Improve the City's energy management and maximise energy efficiency

Strategic Risk

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

Relevant Documents and Information

Attachments

Attachment 1 - Budget Estimate (previously circulated to Elected Members under confidential separate cover)

Available for viewing at meeting

Nil

Linked Documents

Nil.

Council Resolution

0425/008

Moved Councillor Perkov, seconded Councillor Proud

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

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

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

Against: Nil.

12.1/F1 SCHEDULE OF ACCOUNTS FOR PERIOD 8 ENDING 28 FEBRUARY 2025

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

Role

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

Council Resolution**0425/009****Moved Councillor Perkov, seconded Councillor Proud****That the schedule of cheques drawn and payment made for Period 8, 1 February – 28 February 2025 amounting to:**

- a. Cheques drawn and payments made amounting to \$33,958,490.51**
- b. Fuel Card payments made amounting to \$32,791.09**

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

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

Against: Nil.

Committee Recommendation

That the schedule of cheques drawn and payment made for Period 8, 1 February – 28 February 2025 amounting to:

- a. Cheques drawn and payments made amounting to \$33,958,490.51
- b. Fuel Card payments made amounting to \$32,791.09

be RECEIVED.

Officer's Recommendation

That the schedule of cheques drawn and payment made for Period 8, 1 February – 28 February 2025 amounting to:

- a. Cheques drawn and payments made amounting to \$33,958,490.51
- b. Fuel Card payments made amounting to \$32,791.09

be RECEIVED.

Purpose

To inform Council of funds disbursed for the period 1 February to 28 February 2028.

Details

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

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

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

Expenditure on Agency Staffing

The table below shows the spend on agency staffing to February 2025. The actual spend of \$1,133,389 equates to 1.3% of the total spent on direct staffing by the City for the period.

Agency Costs by Business Unit	Year to Date January 2025 Actual \$	% of Total Staffing Cost	Explanation
Finance Services	43,298	1.3%	Maternity Leave Cover
Governance	7,159	0.4%	Wait staff for City Events
Parks & Environment	351,608	3.0%	Temporary staff to manage seasonal workload
Waste & Fleet	269,583	4.1%	Cover for Recycling Centre and Waste Collection staff
Recreation & Leisure Services	1,151	0.0%	Staffing of Terry Tyzack Aquatic Centre kiosk
Community Development	53,259	0.5%	Flexible staffing for Community Food Services
Customer & Communications	66,952	1.6%	Short term cover for Digital Officer & Graphic Designer positions
Property & Commercial Services	51,071	5.9%	Part-time Land Administration Specialist
Engineering Services	211,715	2.4%	Temporary staff for Maintenance Works
Development Services	77,594	1.1%	Temporary administration staff
Total	1,133,389	1.3%	

Relevant Policies, Legislation and Council Resolutions

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires that a list of accounts paid by the Chief Executive Officer is to be prepared each month and presented to the Council at the next ordinary meeting of Council after the list is prepared.

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

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

[Local Government Act 1995](#)

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Strategic Risk

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

Relevant Documents and InformationAttachments

Attachment 1 - Payment Listing - February 2025 (ECM No. 11192786) (previously circulated to Elected Members under separate cover)

Attachment 2 - Ampol Purchase Card Report - February 2025 (ECM No. 11189800) (previously circulated to Elected Members under separate cover)

Available for viewing at meeting

Nil

Linked Documents

Nil.

12.1/F2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE MONTH ENDING 28 FEBRUARY 2025

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

Role

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

Council Resolution**0425/010****Moved Councillor Perkov, seconded Councillor Proud**

That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 28 February 2025 be RECEIVED.

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

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

Against: Nil.

Committee Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 28 February 2025 be RECEIVED.

Officer's Recommendation

That the monthly Statement of Financial Activity and other relevant Financial Reports for the month ending 28 February 2025 be RECEIVED.

Purpose

To apprise Council of the financial position of the City in compliance with the provisions of Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the Local Government (Financial Management) Regulations 1996 as amended.

Details

The City's financial reporting framework provides Council, management, and employees with a broad overview of the City-Wide financial position. The format for the financial report includes:

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

Monthly Statement of Financial Activity for the Period Ending 28 February 2025

It should be noted that the statement shown as Attachment 1 only includes transactions as they relate to the Municipal Fund, and it removes the non-cash items to allow an assessment of the City's dependency on rate levies.

The City's 2024/25 mid-year budget review was approved by Council on 4 March 2025 so the changes made will be reflected in the March 2025 Statement of Financial Activity Report.

Explanations of major variances between YTD Actual and YTD (Original) Budget for the month ended 28 February 2025 are as follows:

General Rates

The Rates Statements issued in July 2024 generated \$253.8 million in revenue (this figure includes the Rates, Domestic Waste Charge, the Community Safety Service charge and the Emergency Services Levy revenue). \$227.3 million of this debt had been collected by 28 February 2025.

1. Grants & Subsidies

This variance is due to the advance payment of the 2024/2025 Financial Assistance Grant which was received by the City in June 2024 but budgeted for in 2024/2025. This is a timing variance only and was adjusted for in the mid-year budget review.

2. Contributions, Reimbursements & Donations

This revenue item has a positive variance due to unbudgeted contributions for Street tree planting and developments and Care Finder Navigation revenue which is a timing variance only.

3. Registration Licences & Permits

This revenue item has a positive variance of 16% to YTD budget, mainly due to higher Development Applications revenue. This is expected to be a permanent variance and was adjusted for in the mid-year planning and budget review.

4. Other

This revenue item has a positive variance due to unbudgeted contributions for Cash in lieu of Public Open Space relating to developments in Scarborough, Wembley Downs, Westminster and Tuart Hill.

Operating Expenditure

5. Employee Costs (including Agency Staff)

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

- Staffing for IT projects where the cost was budgeted as consultancy on the assumption that the work would be outsourced, and project staff were employed as a better value for money option.
- Higher staffing required to deliver waste collections and resource the recycling centre. The additional cost is funded from domestic waste collection charges.
- Increased average hourly rate higher than budgeted overtime and a higher percentage of casual staff.

Internal labour recoveries were also below budget contributing to the variance. Labour recoveries relate to the transfer of internal staff time to maintenance services and capital projects and the negative labour recovery variance is offset by reduced costs in these areas.

6. Materials & Contracts Direct MTC of NCA

This positive variance relates to the timing of building renewal, footpath maintenance, reticulation systems maintenance and plant and equipment maintenance expenditure.

7. Underground Power Expenditure

This adverse variance relates to the City's project management costs associated with Underground Power projects.

Investment Activity**8. Proceeds from Disposal of Assets & Profit / (Loss) on Disposal**

The Net Loss on Disposal mainly relates to the disposal of 26 Odin Road, Balcatta and a Right of Way in Inglewood. This has been partly offset by vehicle disposals where the sale prices of fleet vehicles have exceeded expectations.

9. Grants and Subsidies

This revenue item has a positive variance due to the timing of grant revenue for Royal/Hutton/Main Street Traffic and Road Safety Project.

10. Equity Share of Investment

This variance is due to the timing of Catalina Estate land sales

11. Capital Expenditure

This variance mainly relates to the following:

- Capital Renewals Programs - variances mainly relate to the timing of progress claims. The programs are on track to be completed in line with milestones.
 - \$4.9 million timing variance from the road renewals program and \$1.6 million from the drainage program
 - \$2.3 million relating to Parks lighting on Reserves construction and \$1.5 million relating to general reserves construction
- \$1.0 million variance relating to IT projects which are budgeted as capital projects, but actual expenditure is included in operating expenses. The relevant project expenditure will be capitalised as an intangible asset on completion of the project
- \$0.4 million relating to timing of recreation equipment purchases for leisure centres
- \$0.2 million variance due to delays in the delivery of vehicles due to supply constraints for the Fleet Replacement Program.

Financial Assessment and Implications

The administration is mandated by Council to operate in a financially sustainable and responsible manner. As such, the City ensures that it closely monitors its financials against approved budget.

Relevant Policies, Legislation and Council Resolutions

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

[Local Government Act 1995](#)

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

Sustainable Stirling 2022-2032

Key Result Area: Our leadership

Objective: A well-governed City

Priority: Comply with legislation, standards and obligations

Strategic Risk

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

Relevant Documents and Information

Attachments

Attachment 1 - Statement of Financial Activity in the form of a Rate Setting Statement for the period to 28 February 2025 [↓](#)

Attachment 2 - Net Current Assets as at 28 February 2025 [↓](#)

Attachment 3 - An Investment Report for the period to 28 February 2025 [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.

City of Stirling
Rate Setting Statement
For the Period Ending 28 February 2025

Description	Notes	YTD Actual \$'000	YTD Budget \$'000	Variance \$'000	%	Adopted Budget \$'000
OPERATING ACTIVITIES						
Net surplus/(deficit) start of financial year		41,026	54,091			54,091
Revenue from operating activity (excluding rates)						
Other Rates Revenue		348	380	(32)	(8)	500
Underground Power Rates		1	0	1	100	1,353
Security Charge		4,910	4,770	140	3	4,770
Grants & Subsidies	(1)	6,864	8,752	(1,888)	(22)	13,790
Contributions, Reimbursements & Donations	(2)	2,192	1,524	668	44	2,287
Interest		7,352	6,943	410	6	9,500
Registration, Licences & Permits	(3)	3,503	3,016	487	16	4,151
Service Charges		46,061	44,378	1,683	4	45,754
Fees & Charges		14,880	13,748	1,133	8	21,054
Other	(4)	3,580	2,786	795	29	4,285
Total Operating Revenue		89,691	86,296	3,395	4	107,445
Expenditure from operating activities						
Employee Costs (including Agency Staff)	(5)	(77,910)	(74,771)	(3,139)	(4)	(112,210)
Materials & Contracts Direct MTC of NCA	(6)	(19,419)	(21,772)	2,353	11	(32,303)
Materials & Contracts Other Works		(50,069)	(48,208)	(1,861)	(4)	(74,938)
Underground Power Expenditure	(7)	(156)	0	(156)	(100)	0
Utilities		(5,769)	(5,730)	(38)	(1)	(8,833)
Depreciation		(36,610)	(34,194)	(2,416)	(7)	(51,093)
Insurance		(2,119)	(2,221)	102	5	(2,223)
Other		(2,571)	(2,782)	211	8	(4,060)
Total Operating Expenditure		(194,623)	(189,679)	(4,944)	(3)	(285,660)
Sub Total Operating Result		(104,932)	(103,384)	(1,549)	(1)	(178,216)
Operating activities excluded						
Profit on disposal of assets	(8)	(925)	0	(925)	(100)	(611)
(Loss) on disposal of assets	(8)	1,208	0	1,208	100	788
Non cash movements in non current assets and liabilities		9,013	0	9,013	100	0
Gifted & Previously Unrecognised Assets		(55)	0	(55)	(100)	0
Depreciation on Assets		36,610	34,194	2,416	7	51,093
Total Excluded from Operating Result		45,852	34,194	(11,658)	(34)	51,270
Amount attributed to operating activities		(59,081)	(69,189)	10,109	15	(126,945)
INVESTMENT ACTIVITIES						
Grants & Subsidies	(9)	9,818	3,395	6,423	189	11,104
Equity Share of Investment	(10)	7,029	3,547	3,482	98	6,080
Proceeds from Disposal of Assets	(8)	3,166	0	3,166	100	3,633
Profit / (Loss) on Disposals	(8)	(283)	0	(283)	(100)	(177)
Total Capital Expenditure	(11)	(46,825)	(60,687)	13,862	23	(109,139)
Amount attributed to investment activities		(27,095)	(53,745)	26,650	50	(88,499)
FINANCIAL ACTIVITIES						
Transfers to/from Trust						
Transfers to Reserves		(14,455)		(14,455)	(100)	(30,999)
Transfers to Accum Funds		599		599	100	25,928
Amount attribute to financial activities		(13,857)		(13,857)	(100)	(5,071)
Surplus/(deficient) before general rates		(165,876)	(166,086)			(166,425)
Total amount raised from general rates		165,876	166,086			166,425
Net current assets at end of period - surplus/(deficit)		106,870	97,242			0

City of Stirling

Net Current Asset Position Statement As At 28 February 2025

	\$'000
CURRENT ASSETS	
Cash and cash equivalents	222,497
Trade receivables	41,807
Other financial assets at amortised cost	3,827
Inventories	3,727
Contract assets	1,195
Total Current Assets	273,053
CURRENT LIABILITIES	
Trade and other payables	36,287
Contract liabilities	2,122
Lease liabilities	6
Employee related provisions	19,736
Other provisions	14,922
Total Current Liabilities	73,072
Closing Funds	199,980
Restricted Assets	
Investments	112,846
Total Restricted Assets	112,846
NET CURRENT ASSETS LESS RESTRICTED ASSETS	87,134
Add Cash Backed Leave	19,736
CLOSING FUNDS	106,870

CITY OF STIRLING
CASH & INVESTMENT REPORT AS AT 28 FEBRUARY 2025

	Short term Rating	Long-term Rating	Allocation %	AV RATE ¹ %	TOTAL FUNDS \$	MUNI FUNDS \$	REST FUNDS \$	TRUST FUNDS \$	RESERVE FUNDS \$
IN HOUSE INVESTMENTS									
Banks									
AMP Bank	BBB	BBB	1	5.03%	3,000,000	3,000,000	-	-	-
Bank of Queensland	A2	A-	20	4.97%	46,340,479	9,250,000	1,253,991	-	35,836,488
Bendigo / Adelaide Bank	A2	A-	4	4.80%	9,700,000	9,700,000			
NAB	A1+	AA-	33	5.08%	78,052,251	29,400,000	13,021,423	-	35,630,827
Sun Corp Metway	A-1	A+	12	5.01%	29,449,864	700,000	-	17,688,126	11,061,737
Westpac	A1+	AA-	30	5.08%	70,673,900	39,700,000	656,900	-	30,317,000
TOTAL INVESTMENTS			100	5.04%	\$ 237,216,493	\$ 91,750,000	\$ 14,932,315	\$ 17,688,126	\$ 112,846,052

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

	INTEREST RECEIVED TO DATE	%	FULL YEAR BUDGET
INTEREST EARNED			
Municipal Fund	7,352,210	77.39%	9,500,000
TOTAL	7,352,210	77.39%	9,500,000

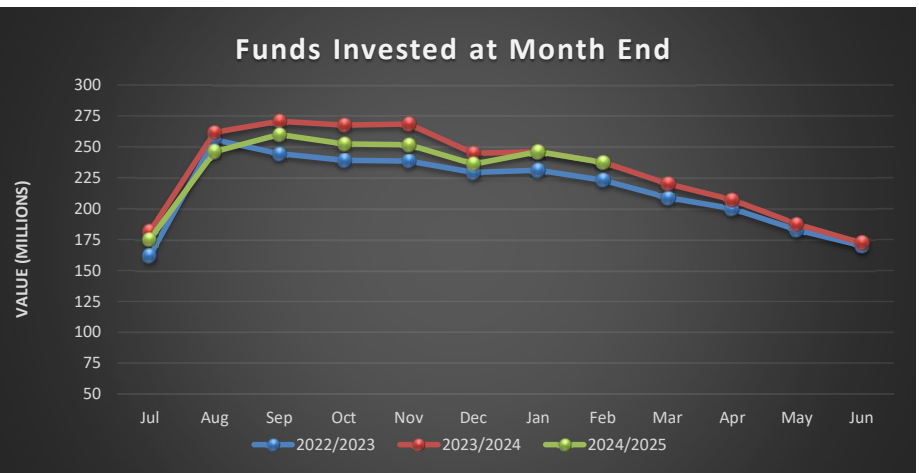
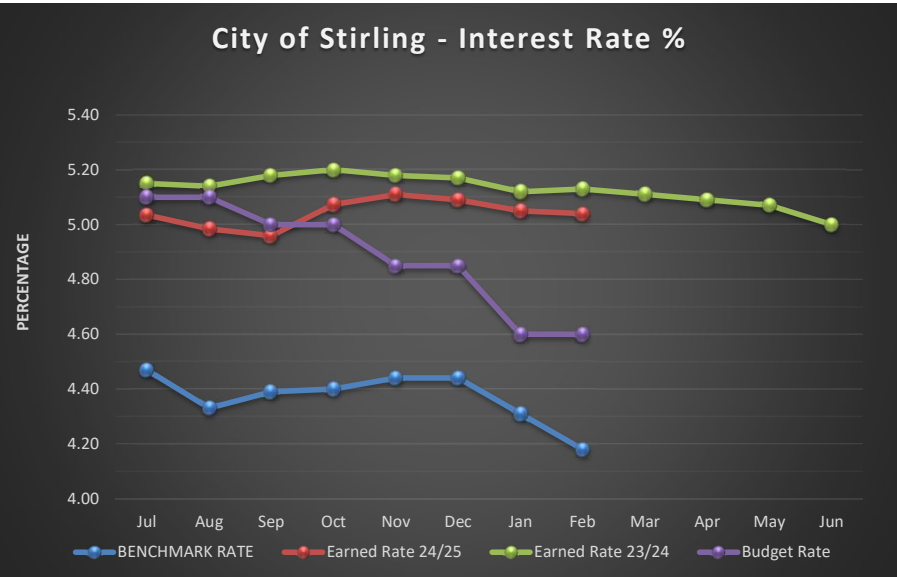
INTEREST RATES	JUL %	AUG %	SEP %	OCT %	NOV %	DEC %
AVGE EARNED RATE (ALL INVESTMENTS)	5.03	4.98	4.96	5.07	5.06	5.08
BENCHMARK RATE	4.47	4.33	4.39	4.40	4.44	4.44

	JAN	FEB	MAR	APR	MAY	JUN
AVGE EARNED RATE (ALL INVESTMENTS)	5.05	5.04				
BENCHMARK RATE	4.31	4.18				

MARKET AVERAGE INTEREST RATES FOR 2024-25 YEAR ONLY	At Call %	30 Day %	90 Days %	180 Days %	5 Yr Bond %	YTD Av %
	4.35	4.16	4.15	4.22	0.00	4.18

COMMENTARY

- 1 The City of Stirling continues its cautious approach in managing and investing its funds and only invests funds as per the City's investment policy. To date the City only invests in approved and authorised institutions in line with the *WA Local Government Act 1995* and its
- 2 For this financial year 2024/25, the City continued its cash investments strategy with local banking institutions administrated in house. The City may also consider recommendations from approved advisors should the need arise.
- 3 This report is supported by detailed statements of borrowers of the City's funds with details thereto.



TRUST FUND DETAILS	BALANCE \$
Other Bonds	567,628
Right of Way Bonds	504,997
Payment in Lieu of Public Open Space	10,088,422
Town Planning Schemes	5,966,534
Other Trusts	560,546
FINANCE ONE	17,688,126
INVESTMENT REGISTER	17,688,126
Funds to be Transferred	0

RESERVE FUND DETAILS	BALANCE \$
Asset Acquisition Reserve	104,528
Cash in Lieu of Public Open Space	1,433,051
Churchlands Lighting Reserve	44,616
Corporate Project Fund	13,540,247
Capital Investment Reserve	41,684,559
Investment Income Reserve	4,114,807
Leave Liability Reserve	14,666,767
Long Service Leave Reserve	858,519
Payment in Lieu of Parking Reserve	3,209,992
Plant Replacement Reserve	2,875,223
Public Parking Strategy Reserve	6,873,335
Road Widening Compensation Reserve	153,167
Scarborough Development Contribution Plan	271,585
Strategic Waste Development Reserve	18,804,644
Tree Fund Reserve	1,451,473
Workers Compensation Reserve	2,731,573
FINANCE ONE	112,818,087
INVESTMENT REGISTER	112,846,052
Funds to be Transferred	27,965

RESTRICTED FUND DETAILS	BALANCE \$
Builders Registration Board Levy	98,711
BCITF Levy	50,032
Client Bonds	975
Development Trust	6,230
Hall Hire Bonds	7,800
Other Rest Funds	9,445
Pay in Lieu POS	5,076,410
Performance Bonds	4,633,661
Section 152 Land	1,722,744
Street Trees Bonds	227,301
Unclaimed Monies	126,789
Verge Bonds	2,961,487
FINANCE ONE	14,921,585
INVESTMENT REGISTER	14,932,315
Funds to be Transferred	-10,729

12.1/TE1 55107 - TENDER FOR THE SUPPLY OF IRRIGATION PARTS

Business Unit:	Parks and Environment	Service: Parks & Streetscapes
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

Role

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

Council Resolution

0425/011

Moved Councillor Perkov, seconded Councillor Proud

That the tender for the Supply of Irrigation Parts be ACCEPTED as detailed in Confidential Attachment 1.

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

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

Against: Nil.

Committee Recommendation

That the tender for the Supply of Irrigation Parts be ACCEPTED as detailed in Confidential Attachment 1.

Officer's Recommendation

That the tender for the Supply of Irrigation Parts be ACCEPTED as detailed in Confidential Attachment 1.

Purpose

To report on the results from public Invitation for Tender (IFT) and the evaluation of tenders, in accordance with Regulation 18 of the Local Government (Functions and General) Regulations 1996.

Details

Tender Description

The City of Stirling (Principal), invites tenders to seek professional Contractors for the supply and delivery of irrigation parts to the Principal within the City of Stirling.

Tender Details

IFT Number 55107
IFT Title Supply of Irrigation Parts
Recommended Tenderer(s) As per confidential Attachment 1

Expenditure under this Contract is not capped or fixed. The estimated Contract award value is based on estimated expenditure at this time but may vary depending on budget availability.

Contract Term	Initial:	3 Years
	Extension Options:	2 Extension Options of 1 Year each
Tendered Rates/Cost	Provided in Attachment 1 to this report (confidential)	
Advertising:	Saturday 11 January 2025	The West Australian
Tender Deadline:	Friday 31 January 2025	2.00pm
Tender Opening:	Friday 31 January 2025	2.00pm

Tender Submissions

Four tenders were received, including alternative and non-conforming Tenders:

Tenderer	Trading Name	Stirling or Local Business?
J Blackwood and Son Pty Ltd	Blackwoods	YES
Total Eden Pty Ltd	Nutrien Water	YES
Reece Australia Pty Ltd		YES
Western Irrigation Pty Ltd		YES

Contract

Commencement Date of New Contract: 21 May 2025
Completion Date of New Contract: 20 May 2028
Price Basis of New Contract: Schedule of Rates

Tender Evaluation Panel

The tender evaluation panel comprised of four members, including a Business Unit Manager (Chairperson) and Officer(s). Process and probity advice during evaluation was provided by a City Procurement Officer.

Evaluation of Tenders

The objective of the evaluation panel is to recommend a suitably qualified and experienced Contractor or Contractors to satisfy the requirement of the above mentioned IFT.

Based on evaluation of the received submissions and subsequent compliance assessments, the Evaluation Panel recommend that the Tenderer(s) recommended in this report be accepted at the estimated Contract value and Contract term provided, from the anticipated commencement date.

Evaluation Justification

Provided in Confidential Attachment 1 to this report.

Comment

All members of the evaluation panel have made a conflict of interest declaration in writing confirming they have no relationships with any of the tenderers.

It is confirmed that the following checks have been undertaken:

Has the recommended Tenderer(s) undergone Reference Checks successfully?	YES
Has the recommended Tenderer(s) undergone Probity assessment and been deemed compliant?	YES
Has the recommended Tenderer(s) undergone Financial Viability assessment and been deemed acceptable?	YES
Was a Conflict of Interest declared? If yes, please specify how it was managed	NO
Has the recommended Tenderer(s) undergone Occupational Safety and Health assessment and been deemed acceptable?	NO
Not Applicable	

Financial Assessment and Implications

Provided in Confidential Attachment 1 to this report.

Stakeholder Engagement

In accordance with Section 1.8 of the *Local Government Act 1995* and Regulation 14(1) of the Local Government (Functions and General) Regulations 1996 the Tender was advertised in a state wide publication. A link to the Tender documents was also made available via the City's website.

Following contract execution, details will be included on the Tender Register on the City's Website.

Relevant Policies, Legislation and Council Resolutions

The Tender has been conducted in accordance with Part 4 of the [Local Government \(Functions and General\) Regulations 1996](#).

[City of Stirling Procurement Policy](#)

[Delegated Authority Register](#)

[Local Government Act 1995](#)

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: A liveable City

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

Objective: An attractive and well-maintained City

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

Strategic Risk

Strategic Risk	Risk Appetite
Business Disruption	The City recognises the possibility of major disruptions to community, workforce, assets and systems and will have business continuity plans for each service for activation as required.

Relevant Documents and Information

Attachments

Attachment 1 - Evaluation and Recommendation (previously circulated to Elected Members under confidential separate cover)

Attachment 2 - List of Directors (previously circulated to Elected Members under confidential separate cover)

Available for viewing at meeting

Nil

Linked Documents

Nil.

12.1/8.1 EVENT SPONSORSHIP**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:

- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.*

Council Resolution**0425/012****Moved Councillor Perkov, seconded Councillor Proud****That Council PROCEEDS with the confidential recommendation as outlined in the Recommended Action section of this report.****The motion was put and declared CARRIED (15/0) by an Absolute Majority, by exception resolution.****For:** Councillors Creado, Dudek, Ferrante, Giudici, Hatton, 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.

13.1 CITY OF STIRLING SUBMISSION - PROPOSED INTRODUCTION OF ONLINE REGISTERS FOR LOCAL GOVERNMENTS

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

0425/013

Moved Councillor Migdale, seconded Councillor Krsticevic

1. That Council **ENDORSES** the City of Stirling's submission to the Department of Local Government, Sport and Cultural Industries regarding the proposed introduction of online registers for leases of land, grants and sponsorships, development contributions, and contracts for goods and services (Attachment 2).
2. That the City **FORWARDS** its submission to the Department of Local Government, Sport and Cultural Industries and to the Western Australian Local Government Association.

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

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

Against: Nil.

Recommendation

1. That Council ENDORSES the City of Stirling's submission to the Department of Local Government, Sport and Cultural Industries regarding the proposed introduction of online registers for leases of land, grants and sponsorships, development contributions, and contracts for goods and services (Attachment 2).
2. That the City FORWARDS its submission to the Department of Local Government, Sport and Cultural Industries and to the Western Australian Local Government Association.

Purpose

To provide Council oversight and awareness of the Department of Local Government, Sport and Cultural Industries' (DLGSC) proposed regulations requiring the introduction of mandatory online registers for leases of land; grants and sponsorships; development contributions; and contracts for goods and services.

For Council to endorse the City's submission to the DLGSC, which provides feedback on the implications of the proposed draft Regulations. This submission will also be provided to the Western Australian Local Government Association (WALGA) to form part of their advocacy on behalf of the sector.

Details

In February 2023, the State Government commenced its programme of local government reform by introducing the Local Government Amendment Bill 2023 into the State Parliament. This Bill represented Tranche 1 of the State Government's reforms to the *Local Government Act 1995*. Tranche 1 of the reforms focused on:

- Reforms to the local government election process;
- Introduction of communications agreements between councils and their CEO;
- Change to reporting framework with Council Plans replacing Strategic Community Plans and Corporate Business Plans;
- Introduction of Community Engagement Charters; and
- Mandatory publication of registers by local governments.

After the passage of the Bill through the Parliament, reforms to the electoral process were made a priority and were implemented by the State Government ahead of the 2023 local government elections.

The remaining reforms contained in the Bill required supporting regulations to be drafted before the relevant sections could come into effect. Regulations would provide the detail of the processes local governments were required to follow. At the time, the DLGSC gave an indicative commencement date of 'early to mid 2024'. As of March 2025, none of the remaining reforms from the 2023 Bill have been enacted.

On 18 December 2024, the DLGSC released draft regulations for consultation. These provided detail around CEO employment standards; CEO KPIs; and mandatory online registers to be maintained and published by local governments. The DLGSC invited stakeholders to provide feedback prior to the regulations being finalised.

The City's initial submission to the DLGSC on the proposed reforms in 2022 indicated that the City supported the publication of online registers for certain information.

City Officers assessed the draft regulations and did not identify any issues with the CEO employment standards and KPI provisions. However, a review of the provisions related to online registers identified a number of serious concerns for the City. As a result of this, a consultation process was undertaken with City business units to seek feedback on the specific impacts to the City of the provisions in the draft regulations.

The City contacted WALGA to determine if it held similar concerns about the online registers provisions, and whether it would be advocating on behalf of the sector. In January, WALGA issued a Discussion Paper to all local governments, seeking feedback on its initial comments in response to the draft regulations (Attachment 1). City business units were invited to provide a response to WALGA's comments as part of the internal consultation process.

The feedback received from business units identifies a number of main areas of concern with the proposals. These can be summarised as follows:

- Removal of any commercial competitive advantage for local governments in negotiating leases.
- The confidentiality implications of certain information being publicly available in certain circumstances.
- The potential for breaches of contract to occur where a confidentiality provision is included in a contract.
- Certain thresholds included in the draft regulations are low for large local governments.
- The increased risk of fraudulent activity occurring using publicly available information from the registers.
- The overall administrative burden for large local governments in compiling and maintaining the registers.
- The added administrative burden of the registers being retrospective over the past five years.

The City's full submission can be viewed in Attachment 2.

The City has anecdotally consulted with other local governments in the metropolitan area who have confirmed that they share similar concerns about the proposed regulations. WALGA has requested that any submissions be provided by 19 March 2025. The City provided its draft submission to WALGA on this date, however, Council's endorsed submission will be provided to WALGA as the City's official submission.

The Department's deadline for submissions to be made is 8 May 2025.

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.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

All relevant business units were offered the opportunity to provide comment and feedback for the City's submission. The City also consulted with WALGA about its advocacy on behalf of the local government sector.

Recommended Action

That Council considers and endorses the City's submission to the DLGSC regarding the proposed registers and CEO matters. The City will forward this submission to WALGA for consideration by its State Council and to inform its sector-wide response to the proposed regulations.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

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
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.
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 - Attachment 1 - WALGA Discussion Paper [↓](#)

Attachment 2 - Attachment 2 - Submission - Online Registers [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.



INFOPAGE

To: All Local Governments
From: Tony Brown,
Executive Director Member Services
Date: 29 January 2025
Subject: Sector Feedback - CEO Matters and Online Registers

Operational Area:	Governance
Key Issues:	<ul style="list-style-type: none">Local Governments are requested to provide feedback on the Department's Consultation process on CEO Matters and Online RegistersWALGA is seeking Member Local Governments comment to assist with a sector-wide response on the Consultation Proposals
Action Required:	Response to WALGA by 4:00pm Wednesday, 19 March 2025

The *Local Government Amendment Act 2023* (Tranche 1) was assented to in May 2023. A number of the Tranche 1 provisions are yet to commence.

The Department of Local Government, Sport and Cultural Industries recently commenced a consultation process on the introduction of Tranche 1 amendments relating to CEO Matters and Online Registers. In addition to the Consultation document, the Department released the [Local Government Regulations Amendment Regulations 2024](#) that will give effect to the amendments.

The Department's Consultation process includes commentary on CEO Matters and Online Registers, which are summarised below.

CEO Matters include:

- CEO Selection Panel
- CEO Recruitment, Termination and Certification
- CEO KPIs

Online Registers include:

- Leasing Register
- Grants and Sponsorship Register
- Development / Applicant Contributions Register
- Goods and Services Contracts Register

WALGA seeks feedback from Local Governments to assist in the composition of a sector-wide response to the Department's Consultation. Attached to this Infopage is a brief Discussion Paper summarising the proposed regulatory amendments, together with commentary for your Local Government's consideration.



To inform an item for the May 2025 meeting of State Council, Council decisions are requested by **19 March 2025**. Local Governments will also be able to provide feedback through the April round of Zone meetings.

For more information, please contact Tony Brown on 9213 2051 or Felicity Morris on 9213 2093 and responses to governance@walga.asn.au



Discussion Paper

CEO Matters and Online Registers

January 2025

Background

The [Local Government Amendment Act 2023](#) is the first tranche of Act amendments following the adoption of the Minister for Local Government's Reform Proposals released in 2022. The Reform Proposals can be found [here](#).

WALGA supported the majority of tranche 1 proposals that feature in the *Local Government Regulations Amendment Regulations 2024* (the Amendment Regulations). The following Table provides a link between the Amendment Regulations and the 2022 Reform Proposals:

2022 Reform Proposals	Subject	WALGA Advocacy
Item 3.4	Online Registers	Support
Item 3.5	CEO KPIs	Conditional Support
Item 5.8	CEO Recruitment	Support

Discussion Paper

The following Discussion Paper provides guidance on the purpose and intent of the Amendment Regulations and WALGA Comment including comments for your consideration.

1. CEO Matters – Publishing KPIs

Amendment Regulation 18AA (s.5.38(4)(c) of the Local Government Amendment Act 2023)

Amendment Regulation 18AA relates to the conduct and publication of the annual CEO performance review. Amendment Regulation 18AA(3) requires a statement to be published on the Local Government website stating the target to be achieved for the performance criterion to be met, including whether:

- the target was achieved
- the target was not achieved
- no determination reached on target

Amendment Regulation 18AA(4) requires the grouping of targets so that a statement can be made as to the percentage of targets achieved, or otherwise.

Amendment Regulation 18AA(5) provides for the exclusion of a target from publication, if:

- the reason a target was not achieved was beyond the CEOs control
- no determination could be made on whether target was achieved
- the Departmental CEO may direct the target be excluded from publication

WALGA Comment:

Amendment Regulation 18AA reports targets on an 'achieved/not achieved' basis where under current practice, substantial or partial achievement of a target may be satisfactory to a Local Government.

- Could Regulation 18AA(3)(b) and (4) be improved by publishing a target that is substantially (though not fully) achieved if to the satisfaction of the Local Government?
- Is it necessary to separately report on percentages of target achievement/non-achievement?
- In relation to the Departmental CEOs exclusion direction, should regulations
 - o specify that a Local Government may request such a direction, by resolution of Council?

- specify the Departmental CEO may give an exclusion direction for specific types of targets applicable to all Local Governments?

Local Government response:

Amendment Regulation 18FAA (s.5.39AA(1) of the *Local Government Amendment Act 2023* and s.5.96A(1)(i) of the *Local Government Act 1995*)

Amendment Regulation 18AA relates to the performance criteria specified in the CEO's contract of employment.

Amendment Regulation 18FAA (1) to (7) sets out the provisions for publication on the Local Government website information relating to the CEO's performance as set out in the employment contract, including that the Departmental CEO may direct the performance criterion be excluded from publication.

WALGA Comment:

- In relation to the Departmental CEOs exclusion direction, should regulations specify that a Local Government may request such a direction, by resolution of Council?

Local Government response:

2. CEO Matters – Independent Persons Panel

Amendment Regulation 18FAB (s.5.39A(4) and (5))

Amendment Regulation 18FAB relates to the establishment by the Departmental CEO of a panel of persons to serve as independent persons on a CEO selection panel.

Amendment Regulation 18FAB(1) to (8) established:

- (1) Updated definitions relating to independent persons and selection panels
- (2) Requires the Departmental CEO to appoint independent persons, and may establish undertakings relating to their conduct on a panel
- (3) and (4) appointing an independent person and serving on the panel in accordance with undertakings
- (5) Notifying of appointment or removal of independent person on a panel.

- (6) and (7) payment of fees to independent person
- (8) Publication by Departmental CEO of a list of independent persons

WALGA Comment:

Amendment Regulation 18FAB broadly aligns with s.5.39A(4) of the *Local Government Amendment Act 2023* as supported by WALGA in the 2022 Reform Proposals.

No provision is made for the appointment of an independent person other than from the Departmental CEOs panel. Attention is drawn to the following extract from Item 5.8 of the Reform Proposals:

‘Councils will be able to appoint people outside of the panel with the approval of the (Local Government) Inspector’

- Should Amendment Regulation 18FAB include a provision that permits the Departmental CEO or Local Government Inspector to appoint persons from outside the panel, particularly if the list of independent panel members does not include people that reside or live in approximation to rural and remote Local Governments?

Local Government response:**Amendment Regulation 18FAC (s.5.39A(4) and (5))**

Amendment Regulation 18FAC introduces the definition of ‘disqualifying interest’ relating to a financial, indirect financial or impartiality interest in relation to independent panel members. If an independent panel member identifies the existence of a disqualifying interest, they must not continue to serve on the CEO selection panel.

WALGA Comment:

The ‘disqualifying interest’ provisions are closely related to financial, indirect financial and impartiality interests for Council Members. Newly elected Council Members are required to undergo mandatory training with one specific module of the Council Members’ Essentials dedicated to understanding conflicts of interest.

Presently, an independent panel member would only be required to declare a conflict of interest if the CEO selection panel was established as a Committee of Council under s.5.8 of the Act, when the Local Government’s Code of Conduct for Council Members, Committee Members and Candidates will apply. The Model Code of Conduct Regulations includes management of conflict of interest under Division 2, cl. 4 ‘Personal Integrity’. Item 5.8 of the 2022 Reform Proposals does not refer to conflicts of interest.

- Should those appointed to the independent persons panel (Amendment Regulation 18FAB) be required to participate in Conflicts of Interest training?
- The Department’s [Guide to Interest Affecting Impartiality](#) at Item 5.4 provides a broad definition of ‘friendship’. Does the inclusion of ‘impartiality’ as a disqualifying interest have potential to lead to a high number of exclusions from selection panels, should the independent person be well acquainted with any candidate?

- Should the declaration of an impartiality interest be treated in the same way as for Council Members, whereby a declaration is made but participation continues?

Local Government response:

3. CEO Matters – Recruitment, Termination and Certification

Amendment Regulation 18FBA (s.5.39B(7))

Amendment Regulation 18FBA adds an additional certification requirement to that already provided under current Administration Regulation 18FB. Under 18FBA, Council must certify by absolute majority that the recruitment of an incumbent CEO (i.e. one who has already served 10 years or more and was an applicant in the CEO recruitment process under Model Standards) was successful and their contract of employment was renewed.

WALGA Comment:

No information is provided in the Department's Consultation of a reason why this regulation is necessary. Presently, Administration Regulation 18FB requires certification that a CEO recruitment process was conducted in compliance with Model Standards, regardless of the outcome.

- Is Amendment Regulation 18FBA necessary to the CEO recruitment process?

Local Government response:

Schedule 2 Clause 13 Replaced

This amendment clarifies the provision for recruitment of a CEO upon the incumbent CEO having served 10 or more consecutive years in the role. This amendment introduces a provision that having served 10 or more years, an incumbent CEO's contract cannot be varied to extend the term and permits renewal of the contract of employment if the incumbent CEO is selected in the recruitment process.

WALGA Comment:

Presently, Schedule 2 clause 13(2)(b) places a requirement on an incumbent CEO to notify the Local Government if they wish to renew the contract of employment, having already served 10 or more

consecutive years in the role. The serving of 10 or more years in the role triggers a CEO recruitment process.

Additionally, the current Schedule 2 clause 13(3) provides that before the expiry of the incumbent CEO's contract of employment, a recruitment process must be conducted. The 'before' provision does not appear in the proposed replacement Schedule 2 clause 13.

- Should a CEO recruitment process continue to be held before the expiry of the incumbent CEO's contract of employment, if the CEO has advised their intention to participate in the recruitment process?
- Does replaced Schedule 2 clause 13 have potential to create unintended contractual issues? (For example, is it possible to renew an expired contract?)

Local Government response:

Schedule 2 Clause 15A Inserted

The new Schedule introduces requirements for contractual and additional performance criteria.

WALGA Comment:

The introduction of mandated performance criterion is set out in Item 3.5 of the 2022 Reform Proposals. The new Schedule 2 clause 15A provides for standardised content of performance criterion.

- Do Local Governments adopt performance criterion additional to the content proposed?
- Would the additional clause be beneficial? *'(e) any additional information that the Local Government and CEO agree should apply to performance criterion'*

Local Government response:

Schedule 2 Clause 25 Inserted

The intent of the new Schedule 2 clause 25 is to exclude certain provisions if termination occurs during the probationary period (if included in a contract of employment), but after reviewing the CEOs performance during this period.

WALGA Comment:

Dealing with probationary period performance in the proposed manner offers a dignified contract management approach. The new Schedule 2 clause 25 does not contemplate additional circumstances that might warrant consideration, such as a finding of serious misconduct following an independent inquiry conducted by the Local Government.

- Do Local Governments support including additional circumstances where the exclusion provision can be applied? Provide examples.

Local Government response:**4. Online Registers (s.5.96B)****Administration Regulation 29E Inserted**

The new Regulation currently states online registers will commence from and must be up-to-date as at the beginning of 1 July 2025.

WALGA Comment:

With the Department's Consultation process closing in May 2025, submissions will require consideration and there is the prospect some proposals may require redrafting prior to the Amendment Regulations commencing. WALGA suggests an extended commencement date for publication of online registers, to permit adequate time for preparation of information.

It is suggested that a (once off) 12-month grace period to ensure everything is included across the reporting period be provided.

Local Government response:

Administration Regulation 29F Inserted (Leases of Land)

Regulation 29F(1) sets out the types of lease agreements that require publication; Regulation 29F(2) requires the CEO to keep a register of current leases to which a Local Government is a party (i.e. lessee or lessor); Regulation 29F(3) establishes information to be included in the register for publication, but does not require publication of names of persons entering into a residential tenancy agreement; and Regulation 29F(4) provides exclusions from publication.

WALGA Comment:

The new Regulation broadly aligns with the 2022 Reform Proposal and appropriately excludes the names of persons entering into residential tenancy agreements.

The 2022 Reform Proposals pre-date the *Privacy and Responsible Information Sharing Bill 2024* which includes provisions relating to public registers, and associated rights of individuals in relation to registers required by a written law.

No provision is provided in relation to confidentiality provisions that may be included in current lease agreements; for example, a Local Government that is lessor of property that is subject of a confidentiality undertaking in the lease agreement.

- WALGA seeks comment from Local Governments that may be party to lease agreements that include confidentiality provisions.
- In keeping a lease register, does your Local Government foresee any potential implications of the *Privacy and Responsible Information Sharing Bill 2024*?
- Are there additional matters not yet considered that may compromise a lease agreement entered into by a Local Government?

Local Government response:**Administration Regulation 29G Inserted (Grants and Sponsorship)**

Regulation 29G introduces requirements for grants and sponsorships made in the previous 5-year period to be maintained by the CEO in a register as from 1 July 2025, including information that is set out in subregulation (3); Regulation 29G(4) excludes grants and sponsorships that are greater than 5 years old or valued at less than \$500 from inclusion in the register.

WALGA Comment:

Local Governments are very often the principal financial supporter of local community, sporting, arts, aged care and benevolent organisations within the district and the volume of grants and sponsorships issued over a 5 year period may be considerable. The prospective commencement date of 1 July 2025 is foreseeably problematic as it may prove difficult for Local Governments to apply the required administrative effort to develop the initial register of information.

Regulation 29G includes similar definitions for 'grant' and 'sponsorship'. Typically, a grant is provided net of the expectation of any benefit to the grantee, whereas a sponsorship normally includes an

expectation of a benefit to the sponsoring body. Clearer definitions will assist Local Government administrators managing the publication requirements.

- Is it reasonable for the grants and sponsorship register to capture arrangements within the previous 5-year period?
- Is the register threshold of \$500 reasonable?
- Does the Local Government have adequate capacity to develop a register by 1 July 2025?
- Should regulations exclude publication of the name of a recipient where the recipient is a natural person, particularly if the recipient/beneficiary is a child?

Local Government response:

Administration Regulation 29H Inserted (Development Contributions)

Regulation 29H(1) established definitions that will apply to the keeping of a register of information; Regulation 29H(2) requires the CEO to maintain a register containing development contributions including information set out in Regulation 29H(3); Regulation 29H(4) provides for exclusions; and Regulation 29H(5) establishes a definition of an 'exhausted' development contribution.

WALGA Comment:

Local Governments collect a range of funds for contributions related to development applications. The regulations propose that all Local Governments will be required to establish a register of development contributions and cash in lieu payments to be kept and published.

The Regulations proposed the development of registers for contribution types that have existing legislative requirements in place to ensure appropriate receipt, holding and expenditure of collected funds. For example, those contributions required by Section 154 of the *Planning and Development Act 2005* for money paid in lieu of open space, and formal development contribution arrangements that fall under a development contribution plan developed under *State Planning Policy 3.6 Infrastructure Contributions*.

WALGA is concerned that there the potential for duplication of exiting process from the proposed regulations which will place undue regulatory burden on Local Government for limited improvements in transparency and accountability.

- Does the requirement to develop and implement registers for these contributions duplicate existing regulatory requirements?
- Will the proposed registers create unnecessary regulatory burden on Local Governments?
- Does the Local Government have adequate capacity to develop a register?
- Considering the details proposed to be included in the registers (set out in Regulation 29H(3)), would your Local Government have collected this information from historical contributions?
- Would a requirement to only record new contributions on the proposed registers reduce the regulatory burden on your Local Government?

Local Government response:

Administration Regulation 29I Inserted (Contracts for Goods and Services)

Regulation 29I(1) establishes that the CEO must maintain a register of contracts for goods and services that includes required information set out in subregulation (2). Regulation 29I also requires certain information to be updated in the register during the term of the contract. For example, subregulation (2)(f) requires the register to record a summary of variations and subregulation (2)(g) requires recording of the amount of payments made to contractors and amounts still to be paid to contractors.

WALGA Comment:

Regulation 29(3)(a) requires publication of contracts greater than \$50,000. Item 3.4 of the 2022 Reforms proposed the publication of contracts above \$100,000, and this was supported by WALGA. It is arguable that the list of accounts paid provides adequate reporting of goods and services transactions, with the register replicating some of the details.

It is noted there are similarities between some information required to be included in the register and information already published in a tenders register - reg. 17 of the *Local Government (Functions and General) Regulations*.

Regulation 29I differs from other online registers as certain information will need regular updating. Subregulations (2)(f) and (2)(g) will require rolling reporting of variations and payments made and payments pending, throughout the contract term. This requirement is likely to result in considerable administrative effort.

WALGA has previously notified the Department that Local Governments are concerned with the publication of sensitive information that could give rise to a risk of use for fraudulent or corrupt purposes¹:

<p>s.5.94</p> <p><i>Public can inspect certain local government information</i></p>	<p>The Act requires public access or inspection rights for documents that contain personal information, i.e. electoral roll, owner / occupier, rate record [s.5.94(m) and (s)]. The Act only limits the right to access this information where the CEO is unable to be satisfied that the information will not be used for a commercial purpose [Admin.r.29B]. WALGA members have expressed concern of the risks that may extend to information when combined with other personal information; for example, cyber security / identity theft risks OR personal safety risks.</p> <p><i>Recommend there be an analysis of the public benefit versus public risk arising from statutory provisions that ensures public disclosure of documents containing personal details (i.e. electoral rolls, rate record) in the context of the potential for this information to be manipulated or misused for improper purposes.</i></p>
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¹ WALGA Local Government Reform Proposals Member Response - February 2022

Local Governments report the particular risk that public information (i.e. list of accounts paid) can be harvested for the purpose of falsifying creditor information, and the subsequent misdirection of creditor payments. The Office of the Auditor General has published guidance on the risk of fraud and corruption in this regard², and the extensive public availability of Local Government, as opposed to State or Federal Government, creditor information has potential to exacerbate that risk within the sector.

- Does the publication of the register of contracts have potential to elevate the risk of fraud or corruption in your Local Government? Could this risk be minimised if the information required to be published in the register was reviewed?
- Has your Local Government assessed the current risk associated with the current level of publicly available information related to the purchase of goods and services? Do you have any suggestions relating to the required information
- The proposed threshold of \$50,000 is too low and not reasonably manageable; is a higher figure of \$100,000 or even the \$250,000 tender threshold amount more appropriate?

Local Government response:

² Supplier Master Files Better Practice Guide; OAG WA Report 1: 2024-25 August 2024

5. Other comments

Any other comment on the proposed regulations

Local Government response:

**CITY OF STIRLING SUBMISSION TO DEPARTMENT OF LOCAL GOVERNMENT –
ONLINE REGISTERS REFORMS****GENERAL COMMENTS**

- The administrative work to compile the initial online registers will be significant for large local governments.
- Requiring registers to be published by the start of the next financial year is not realistic. Local governments will require a longer lead time to find solutions to extract data and establish new systems in order to match information and process this into the required format.
- Requiring that online registers have a five-year retrospectivity further compounds the issues above. If registers were required to be kept from a point in time going forward then this would enable local governments to realign recordkeeping processes to more efficiently capture and report the information required, provided a suitable lead time is granted to allow this to occur.
- It is unclear what the value is in reporting information that is up to five years out of date. The information may be redundant, and may involve entities who no longer have a relationship with the local government. It is also unclear what public interest there is in having this retrospective information. Further, entities that the City dealt with five years ago would not have been aware at the time that their details would be published in a future register.
- There are concerns around the privacy of information and the potential for negative impacts on the relationship local governments have with the entities they do business with. Many would have entered into contracts and agreements with local governments unaware that their information would eventually be published on a public register.
- Further to the above, it is unclear what process will be in place to inform these entities that their information will be published on a public register. Will the Department run an awareness campaign, or will this be the responsibility of each local government? If there is backlash from stakeholders over this, would there be any legal implications that local governments might bear the brunt of?

CEO Matters

- The City does not hold any significant concerns regarding the proposed changes about CEO matters. Current CEO Performance reports follow a similar structure to that proposed.
- It is the role of Council to determine and assess the CEO's performance against their KPIs.

LEASES OF LAND REGISTER – Regulation 29F

- The City is concerned the proposed regulation will greatly limit the City's ability to act commercially. In certain circumstances, a Local Government is required to undertake commercial negotiations, tenders and evaluations. Under these circumstances the Local Government is expected to achieve value for money and market rates. It is expected to have the ability in all negotiations to protect its commercial position and negotiate leverage for the benefit of all ratepayers.
- There are concerns that the regulations may divulge unnecessary private commercial-in-confidence material, which would place the LG at a commercial disadvantage in the future.
- The definition of 'rent' under a lease is quite broad and would capture elements of a lease such as negotiated fit out contributions, profit sharing, turnover and gross sales percentage clauses etc. The broad definition of 'rent' means that this information would need to be published.
- Certain dispositions under s3.58 of the Act were exempt from being publicly advertised, such as with the State Government. The requirements of the regulation will mean State Government lease information will be publicly available, which may place the State Government at a commercial disadvantage when negotiating future leases.
- Where a LG holds a multi-tenanted investment, the publishing of the rental figure may be misleading; it is unlikely to contain the relevant background, context or outcomes of negotiations that led to that agreed rental figure. This would lead to the LG not being able to achieve the best market rate, as it would be in a reduced negotiating position, and may damage commercial relationships with tenants.
- If the register was amended to be a list of leases that were advertised in accordance with s3.58 of the Act, this would provide a convenient place for all advertisements to be viewed.
- It is unclear if the regulations require the reporting of sub-leases.
- It is unclear if the City is responsible for advising tenants of the details to be published prior to the publication date of 1 July 2025.
- It is unclear if the regulation means to capture other types of agreements/contracts the City may have for streetside advertising benches, bus shelters or EV charging stations that may be on land controlled by the City (alfresco area or road reserve etc.), however not on a freehold lot.
- In the event that a lease has a confidentiality clause, it is unclear to what extent that provision would continue to be enforceable. Many entities would have entered into contracts and agreements with local governments with no knowledge that their information would eventually be published on a public register.

GRANTS AND SPONSORSHIPS REGISTER – Regulation 29G

- The five-year retrospective requirement of the register will incur a large cost to the City in officer time. The resourcing required to compile and regularly update the register will have an impact on the routine operations of the relevant business units.
- The \$500 threshold appears arbitrary and too low for a large LG like the City of Stirling. This is particularly the case where value-in-kind arrangements for grants and sponsorships are included. A higher threshold for Tier 1 LGs should be considered. For example, Council approves any sponsorship for an event over the value of \$20,000 - this could be considered an appropriate threshold.
- Some of the sponsorship information is confidential/commercial-in-confidence, IP and/or subject to State Government funding or other event announcements. Depending on the level of detail and timings required for these registers, this may pose a risk to both the City and State Government. Sponsorship information is made public towards the end of the process.

DEVELOPMENT CONTRIBUTIONS REGISTER – Regulation 29H

- This register distinguishes itself from the other proposed registers, as it relates to the expenditure of funds supplied for a specific purpose. The remaining registers relate to general expenditure of the City, which is collected via general revenue sources such as rates, fees and charges.
- As the City collects contributions to the development of Rights of Way upgrades, the City holds concerns that publishing the addresses of individual residents will impact on the privacy of these residents. Consideration needs to be given to those residents who are Silent Electors, or who, for various reasons, need to have their addresses suppressed e.g. domestic violence reasons; restraining orders etc.
- The City requests that where contributions relate to a residential development, or upgrades to infrastructure adjacent to residential development i.e. Rights of Way, an exemption be included in the regulations to not publish that personal information.
- Individuals would have provided contributions to local governments with no knowledge that their personal information would eventually be published on a public register.
- The City would support an amendment to only require publication of new contributions once the regulations come into effect. Historical contributions are unlikely to satisfy the detailed publishing requirements, and it would place a regulatory and resource burden on the City to investigate those contributions. As stated above, contributors would not have been aware that details of the contributions would be required to be published on a public register.
- Subject to consideration of the above concerns, particularly those about privacy, the City considers that the proposal provides transparency as to how development contributions are expended. Whilst the intention is supported, details of the register need to be reconsidered.

CONTRACTS FOR GOODS AND SERVICES REGISTER – Regulation 29I

- The City already publishes contract information on its website. The Tender Register includes all tenders issued by the City and details the successful supplier and the value of the contract. The information for the Tender Register is held in the City's contract management system.
- Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires that a list of accounts paid by a Local Government is presented to Council monthly. Between the Tender Register and the monthly report, the City already provides transparency of its procurement activities.
- Procurement data for contracts below the tender threshold of \$250,000 is not managed in the contract management system. Reporting would be a very time consuming and manual process.
- The proposed Contract Register limit of \$50,000 does not consider the difference in scale between Councils. The City of Stirling procured around \$195 million in goods and services in 2023/24 while a small shire would be closer to \$2 million. Materiality should be considered when setting the limit so that Councils are not overwhelmed by the administrative burden.
- Reporting of contract variations would be a time consuming and manual process. A major construction contract could have 100 variations, each with numerous increases and decreases.
- Reporting variations in isolation without the context of contract contingencies or agreed scope changes would give a misleading and negative view to the public.
- Publishing contract spend would give suppliers access to information that would influence pricing for future tender submissions. It will put the City at a commercial disadvantage and result in higher costs in what is already an inflated market.
- Local governments are increasingly facing the risk of fraud where scammers impersonate suppliers to change bank details and divert payments. Publishing comprehensive contract information would provide scammers with easy access to information for these purposes.
- Has the Department obtained any legal advice to determine if Local Governments are at risk of contracts being cancelled due to this legislation?
- Will State Government introduce similar measures to provide greater transparency to the WA public?

13.3 2025 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY - CITY OF STIRLING MOTION

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

Role

Advocacy - *Advocating to government or other organisations.*

Council Resolution

0425/014

Moved Councillor Krsticevic, seconded Councillor Perkov

That Council ENDORSES the following motion for submission to the 2025 National General Assembly of the Australian Local Government Association:

“This National General Assembly calls on the Australian Government to:

- 1. Develop a National Coastal Hazards Adaptation Strategy which establishes a national approach to coastal hazard management and sets an agenda for integrated and coordinated national action to address and manage coastal hazards.***
- 2. Develop a National funding program to support local and regional coastal hazard risk management including the areas of essential data, risk management, planning, adaptation actions, monitoring, education and communication.”***

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

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

Against: Nil.

Recommendation

That Council ENDORSES the following motion for submission to the 2025 National General Assembly of the Australian Local Government Association:

“This National General Assembly calls on the Australian Government to:

- 1. Develop a National Coastal Hazards Adaptation Strategy which establishes a national approach to coastal hazard management and sets an agenda for integrated and coordinated national action to address and manage coastal hazards.*
- 2. Develop a National funding program to support local and regional coastal hazard risk management including the areas of essential data, risk management, planning, adaptation actions, monitoring, education and communication.”*

Purpose

To consider and endorse the submission of the above motion to the 2025 Australian Local Government Association (ALGA) National General Assembly (NGA) to be held 24 - 27 June 2025 in Canberra, ACT.

Details

ALGA's NGA is the premier national gathering of local governments, and provides Councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian Federal Government.

The theme of the 2024 ALGA National General Assembly of Local Government was *“Building Community Trust”*. Focusing on the role of local government and how all levels of government can help each other build, maintain and strengthen government-community relationships. In response to this theme, the City submitted the following motions as resolved by Council at its meeting held 12 March 2024 (Council Resolution Number 0324/008):

“This National General Assembly calls on the Australian Government to develop a model to shift towards community-driven infrastructure planning, ensuring that local residents actively participate in the decision-making process for major road and infrastructure projects.”

“This National General Assembly calls on the Australian Government to:

- 1. Research, design, and develop a national Graduate program to attract talent for critical capability areas in the government sector.*
- 2. Engage with the sector to gather Graduate or Skills demands and understand if there is interest in a national Graduate program.*
- 3. Develop costings and a Memorandum of Understanding (MOU) to the sector for approval.*
- 4. Implement a Graduate Coordinator to manage the Graduate recruitment, onboarding, training programs, rotations, mentoring, coaching and transition to ongoing employment.*
- 5. Establish opportunities to offer and provide graduates to the sector that can support the supply of future talent and skills needs for the industry.”*

Both of the City’s submitted motions were carried at the 2024 NGA (refer to [2024 NGA Resolutions](#) – resolutions 38 and 90). Resolutions passed at the 2024 National General Assembly were subsequently referred by ALGA to the relevant Federal Ministers.

The theme for the 2025 NGA is “*National Priorities Need Local Solutions*”. Highlighting the unique role Council plays in delivering local, place-based solutions that meet the needs of their communities. Focusing on opportunities for Council to work with the Federal Government to provide local solutions that will help them deliver on their vision for the nation. Local Governments are encouraged to submit motions for debate that consider:

- New practical programs or policy changes that strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that would help the local government sector deliver place-based solutions to national priorities.

Council has previously endorsed the submission of a motion, as resolved by Council at its meeting held 4 March 2025 (Council Resolution Number 0325/024), addressing the category of Roads and Infrastructure.

The North Metropolitan Zone meeting held 19 February 2025 considered a report on the Climate Change Advocacy Position. This report referenced Advocacy Position 6.8 Coastal Planning, which calls for the following:

1. Equitable legislative, regulatory and policy changes that preserve public coastal access for current and future generations.
2. The provision of sustainable and adequate long-term funding for Local Governments to manage the impacts of coastal erosion and inundation.

Following the events of Cyclone Alfred, which caused major coastal erosion to areas including the Gold Coast, the City discussed with the Western Australian Local Government Association (WALGA) the potential for a motion to be submitted to the NGA calling for a National Coastal Standards Adaptation Strategy and associated National Funding Program. Given the City's leadership in coastal management practices, it was considered appropriate that the City move a motion at the 2025 ALGA NGA relating to this matter.

Full detail, including a summary of key arguments to support the motion, is shown in Attachment 1.

Financial Assessment and Implications

Nil.

Stakeholder Engagement

WALGA was consulted in the preparation of this report.

Relevant Policies, Legislation and Council Resolutions

[Local Government Act 1995](#)

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

Relevant Documents and Information

Attachments

Attachment 1 - City of Stirling ALGA NGA Motion - Development of a National Coastal Hazards Adaptation Strategy and Funding Program [↓](#)

Available for viewing at meeting

Nil

Linked Documents

[2025 ALGA NGA Discussion Paper](#)



2025 ALGA National General Assembly

National Priorities Need Local Solutions

City of Stirling Motion | Development of a National Coastal Hazards Adaptation Strategy and National Funding Program

Category

☒ Environment

Motion subject

Development of a National Coastal Hazards Adaptation Strategy and associated National Funding Program to support local and regional coastal hazard risk management.

Motion

The National General Assembly calls for the Australian Government to:

1. **Develop a National Coastal Hazards Adaptation Strategy which establishes a national approach to coastal hazard management and sets an agenda for integrated and coordinated national action to address and manage coastal hazards.**
2. **Develop a National funding program to support local and regional coastal hazard risk management including the areas of essential data, risk assessment, planning, adaptation actions, monitoring, education and communication.**

National objective

To ensure our cities, towns and regions can prepare for and adapt to increasing coastal hazards and future sea level rise and for affected communities to realise a resilient and safe future.



Summary of Key Argument

1. Climate change induced sea level rise presents a real and direct threat to the liveability of our communities and is a nation-wide issue requiring national leadership and investment.
2. Infrastructure Australia has identified the development of a national coastal hazards adaptation strategy as a high priority initiative¹. However, there is currently no national strategy or dedicated national funding program for adapting to coastal hazards.
3. The responsibility for addressing coastal hazards has largely been devolved to Local Governments; however, the two main sources of funding currently available to Local Governments, rate revenues and State Government grants, are inadequate.
4. Over the next 50-years, it has been estimated that at least \$30 billion (net present cost) of investment in large scale coastal protection and adaptation projects is needed to manage coastal hazards.²
5. A national strategic approach that provides a sustainable, equitable and efficient funding framework will help preserve Australia's public beaches and foreshores, while minimising climate change impacts on assets such as tourist destinations, ports, marinas, harbours and private property.
6. In the absence of such an approach, Local Governments will not be able to implement adequate measures to adapt to coastal hazards, resulting in the widespread loss of public beaches and foreshores, tourism dependent businesses and employment, private property, unmanaged displacement of coastal residents, as well as legal challenges and political action from disenfranchised property owners.

¹ Infrastructure Australia (2022) Coastal Hazards Adaptation Strategy: Early Stage Proposal accessed online [here](#) March 2024.

² Insurance Council of Australia (2021) Climate Change Impact Series: Actions of the Sea and Future Risks, accessed online [here](#) March 2024.

Council contact person

Stevan Rodic | E: stevan.rodic@stirling.wa.gov.au | P: (08) 9205 8501

Declaration

- ☒ This motion has been endorsed by Council. (To be considered by Council 1 April 2025)
- ☒ This motion complements or builds on the policy objectives of the Council's state or territory local government association.
- ☒ I confirm my Council is a member of the state/territory local association.

13.4 ACTIVE TRANSPORT FUNDING OFFER - MIRRABOOKA AVENUE SHARED PATH, BEACH ROAD TO REID HIGHWAY, MIRRABOOKA

Business Unit:	Engineering Services	Service: Transport Services
Ward:	Balga	Location: Mirrabooka Avenue, Beach Road to Reid Highway, Mirrabooka
Applicant:	Not Applicable	

Role

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

Council Resolution

0425/015

Moved Councillor Creado, seconded Councillor Dudek

1. That Council **APPROVES** the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka.
2. That Council **APPROVES** in advance the City's funding commitment to the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka, over the next three financial years as follows:
 - a. \$15,000 – 2025/26 financial year
 - b. \$443,722 – 2026/27 financial year
 - c. \$443,722 – 2027/28 financial year

The motion was put and declared CARRIED (15/0) by an absolute majority.

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

Against: Nil.

Recommendation

1. That Council APPROVES the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka.
2. That Council APPROVES in advance the City's funding commitment to the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka, over the next three financial years as follows:
 - a. \$15,000 – 2025/26 financial year
 - b. \$443,722 – 2026/27 financial year
 - c. \$443,722 – 2027/28 financial year

NB. Absolute Majority vote required at Council

Purpose

To seek approval of the proposed renewal, and upgrade to a red asphalt shared path, of the existing concrete footpath along Mirrabooka Avenue, Mirrabooka. To seek approval in advance of the related funding of 50% of the estimated project cost over the next three financial years (2025/26, 2026/27 and 2027/28).

Details

The City has developed a proposal for the renewal and upgrade of a 1,750m section of footpath along the eastern side of Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka. The footpath forms one of the secondary routes of the Long Term Cycle Network (LTCN) as resolved by Council at its meeting held 17 November 2020 (Council Resolution Number 1120/011).

The proposal includes upgrading the existing concrete path to a 3m wide high-quality, red asphalt shared path as part of the City's renewal program, which will create an important link in the City's active transport network between the Beach Road shared path and the Reid Highway Principal Shared Path (PSP). The path will directly service two schools (John Septimus Roe Anglican School and Mercy College) and Balga TAFE, while also providing a convenient connection into the Mirrabooka Town Centre. The shared path will not directly impact residential crossovers, as all residential properties gain access from local roads that run parallel to Mirrabooka Avenue.

In January 2025, the City submitted a grant application to the Federal Government's Active Transport Fund for 50% funding towards the project. In March 2025, the City received notification that the application was successful and that the return of the signed Funding Offer is required before 3 April 2025.

Financial Assessment and Implications

The total cost of the project is estimated at \$1,804,888, with completion of the detailed design scheduled for year one and construction proposed to be staged over the following two financial years. The funding grant offered by the Federal Government accounts for 50% of the total project cost and will require a matching funding commitment from the City over three financial years as follows:

Financial Year	Component	City of Stirling Funding Commitment	Federal Government Grant	Total Cost
2025/2026	Completion of Detailed design	\$ 15,000	\$ 15,000	\$ 30,000
2026/2027	Construction Stage 1	\$ 443,722	\$ 443,722	\$ 887,444
2027/2028	Construction Stage 2	\$ 443,722	\$ 443,722	\$ 887,444
Total		\$ 902,444	\$ 902,444	\$ 1,804,888

The City typically allocates \$1.5 million to \$2 million within each annual budget for the construction, renewal and upgrade of footpaths and shared paths for walking and cycling. The required funding commitment from the City is proposed to be allocated within that budget.

Stakeholder Engagement

In 2021, the City successfully secured State Government funding for the initial concept design of the Mirrabooka Avenue shared path upgrade through the Western Australian Bicycle Network Grants program. During that phase, the City actively engaged the community by posting project notifications on its website and social media, and conducting a community survey. The results of the community consultation showed that 94% of respondents were in favour of the project.

Further work is required to progress the initial concept designs to detailed designs that are ready for construction. A second round of community engagement is included in the estimated project budget.

Options Summary

The following options were considered, presented in the order in which they are recommended.

OPTIONS	
1.	<p>That Council APPROVES the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka.</p> <p>That Council APPROVES in advance the City's funding commitment to the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, between Beach Road and Reid Highway, Mirrabooka, over the next three financial years as follows:</p> <ul style="list-style-type: none"> a. \$15,000 – 2025/26 financial year b. \$443,722 – 2026/27 financial year c. \$443,722 – 2027/28 financial year
2.	<p>That Council DOES NOT APPROVE the proposed renewal and upgrade of the existing footpath to a shared path along Mirrabooka Avenue, Mirrabooka.</p>

Recommended Action

The proposed renewal and upgrade of the existing concrete footpath along Mirrabooka Avenue to a 3m wide high-quality, red asphalt shared path will create an important link in the City's active transport network between the Beach Road shared path and the Reid Highway Principal Shared Path. It is recommended that Council approves the proposed renewal and upgrade, and approves in advance the City's funding commitment over the next three financial years (2025/26, 2026/27 and 2027/28).

Relevant Policies, Legislation and Council Resolutions

[City of Stirling Integrated Cycling Strategy](#)
[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
5 May 2015	0515/003 (part)	That Council ADOPTS the Integrated Cycling Strategy, in a modified form, as shown in Attachment 1.
17 November 2020	1120/011 (part)	<ol style="list-style-type: none"> 1. That Council NOTES the results of the consultation for the Long Term Cycle Network. 2. That Council NOTES that:- <ol style="list-style-type: none"> a. The Long Term Cycle Network is aspirational in nature, subject to change and there is no obligation on the City to construct all the routes contained in the plan; and b. There will be further consultation on the Long Term Cycle Network as part of the City's Bike Network Plan review that is scheduled to take place in 2021/2022 and 2022/2023 in association with its WA Bicycle network submissions.

Sustainable Stirling 2022-2032

Key Result Area: Our built environment

Objective: An accessible and connected City

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

Strategic Risk

Strategic Risk	Risk Appetite
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 - Location Plan [↓](#)

Available for viewing at meeting

Nil

Linked Documents

Nil.



SHEET OF	SCALE	SHEET SIZE
N/A		A0
PROJECT CODE		
DRAWING No.		REVISION
N/A		

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 ELIZABETH RE - CAR AND SCRAP METAL COLLECTIONS

Business Unit:	Waste and Fleet	Service: Waste Operations
Ward:	All	Location: Not Applicable
Applicant:	Not applicable	

Role

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

Moved Councillor Re, seconded Councillor Olow

That a report be PRESENTED to the Community and Resources Committee meeting to be held 20 May 2025, with regard to the potential of the City working in partnership with aligned WA scrap metal dealers to collect unregistered car bodies and other scrap metal from residential areas within the City of Stirling, at no cost to residents, on one designated week per year, on an initial trial basis.

The motion was put and declared LOST (5/10).

For: Councillors Dudek, Ferrante, Olow, Re and Thornton.

Against: Councillors Creado, Giudici, Hatton, Krsticevic, Lagan, Migdale, Paparde, Perkov, Proud and Mayor Irwin.

During the debate, Councillor Stephanie Proud FORESHADOWED the following motion:

Council Resolution

0425/016

Moved Councillor Proud, seconded Councillor Krsticevic

That Council NOTES there is an existing range of services currently available all year round for the management of abandoned cars and scrap metal, as outlined in the report.

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

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

Against: Councillor Re.

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee meeting to be held 20 May 2025, with regard to the potential of the City working in partnership with aligned WA scrap metal dealers to collect unregistered car bodies and other scrap metal from residential areas within the City of Stirling, at no cost to residents, on one designated week per year, on an initial trial basis.

(Suggested Alternative Recommendation – refer to conclusion of report)

Background provided by Elected Member

“Unightly, vermin-attracting scrap metal, especially unregistered cars, are on the rise in residential areas and also present a potential safety hazard for young children.

Collection of scrap metal offers environmental benefits by reducing waste; conserving resources; saving energy; reducing landfill waste; preventing valuable materials from ending up in landfills; minimizing waste and its associated environmental impact; and has the potential of huge energy savings, as recycling metal requires significantly less energy than producing new metal from raw materials, contributing to energy conservation and reduced carbon emission.

It would also encourage City of Stirling residents to declutter their premises and provides an opportunity for the City to earn money from unwanted metal materials, which should offset the collection costs.”

Details

Background

The City of Stirling spends approximately \$40 million per annum on its Waste and Recycling Services comprising of the following:

- 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
- 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.

The City is supportive of ways to maximise waste recovery. City residents currently have a number of options available to them for the management and removal of car bodies and scrap metal all year round, including the below.

Scrap Metal Merchants

There are several scrap metal merchants operating within the Perth metropolitan area that will collect scrap car bodies. This is a free service with many merchants offering scrap metal rebates. The car can be in any condition and does not need to be drivable. These merchants have all the necessary specialist plant and equipment to safely remove and transport the vehicle.

DFES old car donation

DFES provides emergency response training for a variety of scenarios. As part of this training, DFES often used vehicles that have been donated by members of the community. The vehicles are used to train firefighters in a variety of skills, such as extinguishing fires and rescuing people from crashed vehicles. Using real vehicles provides valuable hand-on experience. Any cars can be donated, although they require a steering wheel, seats, panels, glass windows and four wheels. An engine is preferred, but not essential.

Bulk Waste Skip Collection Service

Smaller scrap metal items may be disposed of via the City's bulk waste skip collection service. This material is recovered for recycling via the city's bulk waste processing contractor. This is an on-demand service, available throughout the year (at a time convenient to the resident). Car parts cannot be placed into the skips due to oils and other hazardous material that may be present.

On-demand White Goods Removal Service

Residents have an annual collection allowance of up to four white good items (i.e. fridges, freezers, ovens, washing machines, dishwashers, etc.). Again, this is an on-demand service, available throughout the year (at a time convenient to the resident). These are processed by City contractors and recyclable commodities such as metal and plastic are recovered.

Recycling Centre Balcatta (RCB)

The RCB Is operational seven days per week and accepts residential scrap metal for recycling.

City's Abandoned Car Management Procedure (Managed by Community Services)

When vehicles are left on public land for longer than 24 hours, they may be deemed "abandoned". Ranger services will investigate and can arrange subsequent removal (as appropriate).

Tip Passes

In addition to the on-demand collection services, residents also have two free tip passes for white goods disposal, via the RCB.

Whilst Officers can prepare the requested report to Council, it is considered unnecessary given the existing services, available all year round that are in place.

Financial Assessment and Implications

The City does not have the necessary in-house plant and equipment to undertake the proposed ad-hoc removal service/trial.

There are several scrap metal merchants operating within the City of Stirling who already provide free collection services all year round, with scrap metal rebates paid direct to the resident. These scrap metal merchants possess all appropriate plant and equipment to remove such items safely, efficiently and effectively.

Sustainable Stirling 2022-2032

Key Result Area: Our natural environment

Objective: A waste-wise City

Priority: Increase the City's use of recycled and recyclable materials

Strategic Risk

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

Relevant Documents and Information

Attachments

Nil.

Available for viewing at the meeting

Nil.

Linked Documents

Nil.

Suggested Alternative Recommendation

That Council **NOTES** there is an existing range of services currently available all year round for the management of abandoned cars and scrap metal, as outlined in the report.

15. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

15.1 PROPOSED NOTICE OF MOTION - COUNCILLOR TERESA OLOW - BASKETBALL COURTS ON PUBLIC OPEN SPACES

Councillor Teresa Olow submitted the following Notice of Motion at the Council meeting held 1 April 2025.

Notice of Motion Recommendation

That a report be PRESENTED to the Community and Resources Committee meeting to be held 20 May 2025 identifying the challenges of designing and locating outdoor basketball courts on Public Open Spaces as well as possible strategies to mitigate noise impacts.

Reason for Motion

“There have been complaints made by residents regarding the impact of noise from outdoor basketball courts located in Public Open Spaces. These courts provide an opportunity for people of all ages, particularly young people, to participate in physical activity and socialise with others.

Based on community demand and population growth, there appears to be an undersupply of outdoor basketball courts across the City of Stirling. Higher density residential areas with smaller backyards will also increase reliance on provision of sport/recreation infrastructure within our Public Open Spaces. On that basis, it is important that the City identifies how the challenges associated with the planning/design/management of outdoor basketball courts can be addressed.”

**15.2 PROPOSED NOTICE OF MOTION - COUNCILLOR TONY KRSTICEVIC - SCARBOROUGH BEACH PRECINCT
CROWDED PLACES ASSESSMENT STATUS UPDATE**

Councillor Tony Krsticevic submitted the following Notice of Motion at the Council meeting held 1 April 2025.

Notice of Motion Recommendation

That a report be PRESENTED to the Council meeting to be held 27 May 2025 advising the current status of the Scarborough Beach Precinct Crowded Places Assessment, particularly those actions related to the separation of pedestrians and vehicles, and identifying proposed actions to obtain support from relevant law enforcement and funding agencies for its implementation.

Reason for Motion

“On 21 March 2025, a Toyota Prado being pursued by the WA Police Force was able to gain unauthorised entry to key pedestrian areas at Scarborough Beach Precinct. This incident reaffirms the need to implement community safety improvements, in collaboration with relevant law enforcement agencies, and through funding support from both the Federal and State Government.

These infrastructure, management and technology improvements will address recently identified vulnerabilities to ensure the safety of people attending activities and events within the precinct.”

15.3 PROPOSED NOTICE OF MOTION - COUNCILLOR ANDREA CREADO - MIRRABOOKA TOWN ACTIVITY CENTRE PLAN STATUS UPDATE

Councillor Andrea Creado submitted the following Notice of Motion at the Council meeting held 1 April 2025.

Notice of Motion Recommendation

That a report be PRESENTED to the Council meeting to be held 12 August 2025 providing a status update on 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.

Reason for Motion

“Over the years various planning frameworks for the Mirrabooka Town Centre, including the current Activity Centre Plan, have attempted to create a place with a diverse range of uses, which is attractive and safe, and is a focus for the region’s shopping and service needs.

Given that Council has recently supported a number of initiatives to activate the Town Centre, including redevelopment of the Town Square and attraction of Perth Glory, it is timely to investigate the feasibility of better utilising various City assets in the Town Centre to maximise economic and social impacts.

This could involve the potential use of vacant land parcels, incentivisation for commercial and residential development, improved parking management strategies, and upgrades to the Mirrabooka Community Hub.”

15.4 PROPOSED NOTICE OF MOTION - MAYOR MARK IRWIN - LAND ACQUISITION OPPORTUNITIES IN LOCAL CENTRES

Mayor Mark Irwin submitted the following Notice of Motion at the Council meeting held 1 April 2025.

Notice of Motion Recommendation

That a report be PRESENTED to Council investigating land acquisition opportunities in Local Centres with the specific requirement of protecting and improving car parking outcomes.

Reason for Motion

“Recently, many Local Centres have seen change of use applications with small bars, cafes and supermarkets. The increase in patronage is putting constant pressure on surrounding roads and residents. There are potential opportunities to secure the long term success of Local Centres through acquiring adjacent blocks and using parking reserves to purchase and supply parking.”

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 10.02pm.

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

Date:

SIGNED:

.....
Presiding Member Signature

.....
Presiding Member Name (*please print*)