City of Stirling boundary and suburbs
This Heritage Management Strategy (Strategy) has been prepared to help set the future direction for heritage management within the City of Stirling (the City). The City is located eight kilometres north of Perth CBD; covers an area of around 100 square kilometres and includes 29 suburbs with over 89,000 dwellings, over 600 hectares of natural bushland, 26 wetland sites and 6.5 kilometres of coastal dunes and beaches. It has a rich and varied heritage, which is reflected in the City’s built form, environment, history and collections.

The City recognises that its heritage is a valuable asset, which is important to its social, environmental and economic prosperity. Accordingly the City has pro-actively sought to identify, protect and promote its heritage. In 2012 these efforts were rewarded when the City won the Heritage Council of Western Australia Metropolitan Award for Outstanding Heritage Practice by a Local Government Agency.

Building on these considerable efforts, the City has developed this Strategy to provide clarity on its commitment to heritage management; to ensure that the management of its heritage assets occurs in a coordinated and effective manner; and to capitalise on the many benefits that its heritage affords. Specifically, this Strategy provides a framework to help guide the City in its endeavour to comprehensively identify, protect, manage and promote its heritage, allowing Council to:

• identify positive heritage measures already employed by the City;
• identify and prioritise work to be done in the future;
• appropriately manage and monitor the heritage assets; and
• report on and celebrate achievements.

Note: The following are not included within the scope of this Strategy:

• The conservation of Aboriginal heritage; and
• The conservation of natural heritage

Both of these are covered by other Acts and supported by other City Strategies.
A day at Scarborough Beach in the 1930s. Source: City of Stirling Local History Collection LH000037.
The following visions aim to articulate the aspirations of the City in relation to the future of its heritage management and underpins every action nominated in this Strategy.

To improve awareness and foster a greater appreciation of the City’s rich and diverse heritage; and to collaborate with the community to safeguard, sensitively adapt and celebrate our heritage for the benefit of present and future generations.

The following objectives support the vision and have also informed the development of actions to enhance the City’s heritage management endeavours:

- Continue to ensure the City’s planning polices facilitate the sound conservation, successful adaptation and harmonious development of the area’s heritage places in a fair and consistent manner.

- Provide encouragement, practical advice and support for the range of stakeholders involved in the care and conservation of the City’s heritage.

- To raise public awareness, appreciation and understanding of the City’s heritage through education and promotion.

- To promote research, analysis and an understanding of the City’s heritage to ensure a sound knowledge base and to assist stakeholders make informed decisions.
Annual market gardeners’ picnic leaving from John Tyler’s store in Main Street, Osborne Park, 1914/1918
Source: City of Stirling Local History Collection LH000163
The City’s strategy for heritage management is embodied under four main themes as follows:

**Understanding** – the City will seek to identify, assess and document its heritage in line with the principles and practices of the Burra Charter.

**Protecting** – the City will safeguard its heritage for current and future generations by maintaining and reviewing its Heritage Protection Areas, Heritage List and associated policies.

**Sustaining** – the City will continue to build partnerships and capability amongst the broad range of stakeholders involved in its heritage in order to share knowledge and expertise and provide incentives and resources to help sustain its heritage outcomes. The City will continue to maintain and expand the City’s community heritage museum (Mount Flora Museum) as a record of its rich and diverse history.

**Celebrating** – the City will celebrate and promote its heritage through its biennial heritage awards and other events in order to promote local distinctness and those places/stories/events which help shape the on-going evolution of the City.
In order to achieve the vision, and enhance the delivery of heritage management, an Action Plan has been developed under four main themes.

- **Understanding** - identifying, assessing and documenting the City’s heritage.
- **Protecting** - securing statutory protection for significant places, developing policy/guidelines to assist decision making and appropriate management of the City’s heritage.
- **Sustaining** - incentives, education/training, adequate resourcing and coordination/alignment of efforts.
- **Celebrating** - measures to raise awareness and appreciation of the City’s diverse heritage.

The tables on the following pages set out a framework of actions for each of the above four main themes along with suggested priorities for the implementation of actions. Actions are prioritised based on the following levels:

- High
- Medium
- Low
- Ongoing
Understanding

Comprehensively understanding that heritage provides an important foundation/evidence base for heritage management and ensures that the stories and places that have shaped the City can be celebrated and appropriately protected. Understanding is an ongoing process and encompasses a wide range of actions ranging from preparing the Local Government Heritage Inventory and Heritage Lists, undertaking oral histories and developing and maintaining collections.

Under the Heritage of Western Australia Act 1990 the City must prepare and maintain a local government inventory of buildings with cultural heritage significance. This inventory has no statutory power to protect a place, but acts as a database for the guidance of the Council and the community in general.

This section aims to ensure the City comprehensively identifies, prioritises, and records its tangible and intangible heritage.
<table>
<thead>
<tr>
<th>Strategy</th>
<th>Initiative (U1)</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure the Local Government Inventory meets the standards of the State Heritage Office</td>
<td>U1.1 Update and maintain the City’s Local Government Inventory</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.2 Develop a Thematic History, which addresses the history of the physical development of the local district. Seek to ensure all phases of development are represented on the Local Government Inventory. NOTE: A Thematic History is part of a Local Government Inventory and includes a concise narrative of the chronological history of the area addressing key events. It also includes a summary of key themes.</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>U1.3 Update the State Heritage Office’s inHerit database and correct anomalies.</td>
<td>On-going</td>
</tr>
<tr>
<td>Ensure the community is aware of its heritage and associated significance</td>
<td>U1.4 Include a layer on the City’s Intramaps for places on the Heritage List in addition to the existing information on the Heritage Protection Areas.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.5 Ensure Place Record Forms are made available in a digitised format.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.6 Prepare a ‘Heritage Information Pack’ to be made available to new owners within the Heritage Protection Areas or owners of places on the Heritage List.</td>
<td>Medium</td>
</tr>
<tr>
<td>Continue to develop the Local Studies Collection</td>
<td>U1.7 Examine the current collection and identify strong areas as well as gaps in order to identify and communicate priorities for targeted research/outreach.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.8 Develop a program for Oral History recording identifying priorities and explore innovative ways to use the content.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.9 Investigate simple Archival Records for buildings to be demolished (regardless of heritage status) to record how the City has evolved over time. These are to be catalogued in the Local History Collection.</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>U1.10 Encourage the community to contribute to the Local Studies Collection, in line with the Library Collection Development Policy and priority needs. For example: • Hold open days where people can donate items for the collection. • Hold ‘how to research the history of your home’ workshops. • Run ‘can you help’ notices in the West Australian and the City’s Community Newsletter. • Enable stories and images to be contributed via Chronicle Scarborough or another online presence.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.11 Continue to add photographs and objects to MOSAIC, the City’s online database.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>U1.12 Liaise with Universities and TAFE with courses in Heritage Studies to develop opportunities for students to undertake investigations or thesis work on aspects of the area’s history.</td>
<td>On-going</td>
</tr>
<tr>
<td>Facilitate public access to the Local History Collection.</td>
<td>U1.13 Liaise with relevant local historical societies to gain an understanding of the nature and extent of their collections and areas for collaboration.</td>
<td>On-going</td>
</tr>
</tbody>
</table>
Tangible heritage is a precious and finite resource, which once lost is gone forever. Heritage places are an integral part of the urban environment and help create value and local distinctiveness. To ensure the City’s heritage is safeguarded for current and future generations it is vital that there are mechanisms in place to protect; manage change and to facilitate successful adaptation. Actions in this section seek to provide a framework for the protection of the City’s heritage.

It is important to clearly define and delineate the various levels of protection to avoid any confusion or duplication. In particular, to clarify the specific roles and interaction between the Heritage List and Heritage Protection Area provisions.
<table>
<thead>
<tr>
<th>Strategy</th>
<th>Initiative</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure the City’s places of heritage significance are appropriately identified and afforded protection</td>
<td>P1.1 Undertake a process to identify and assess places that are of heritage value through the use of appropriate tools (such as, Heritage List and Heritage Protection Areas)</td>
<td>On-going</td>
</tr>
<tr>
<td>P1.2 Maintain the City’s Heritage List to protect individual places:</td>
<td>• of heritage value outside of the Heritage Protection Areas; and   • identified as Management Category A (Places of Exceptional Cultural Heritage Significance) within the Heritage Protection Areas.</td>
<td>On-going</td>
</tr>
<tr>
<td>P1.3 Maintain appropriate levels of protection for places within the</td>
<td>City’s Heritage Protection Areas which cover the suburbs of Mt. Lawley, Inglewood and Menora. In the Heritage Protection Areas, only Management Category A (Places of Exceptional Cultural Heritage Significance) properties are included on the City’s Heritage List, as all other properties enjoy the protection of the Character Retention Guidelines adopted for the Heritage Protection Areas.</td>
<td>On-going</td>
</tr>
<tr>
<td>Apply good heritage management practices to City owned or managed assets</td>
<td>P1.4 Prepare (and regularly update) a list that identifies heritage places in the City's ownership and control so that Asset Registers can be regularly updated to identify the status and significance of heritage places.</td>
<td>On-going</td>
</tr>
<tr>
<td>P1.5 Ensure Asset Management Plans include a provision for the</td>
<td>maintenance and capital works pertaining to heritage listed assets.</td>
<td>High</td>
</tr>
<tr>
<td>P1.6 Prepare a Conservation Management Strategy (CMS) for all the City’s own Heritage Assets, which sets out the significance of a place and strategies to guide and manage change.</td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td>Ensure appropriate Guidelines and Policies are in place to manage change</td>
<td>P1.7 Continue to monitor the Heritage Protection Area Scheme provision requirements and Character Retention Guidelines to ensure that they remain consistent with other Policies/Scheme requirements and to ensure best practice in heritage management.</td>
<td>On-going</td>
</tr>
<tr>
<td>P1.8 Investigate requiring that all development applications for new</td>
<td>houses and commercial developments in the Heritage Protection Areas require the submission of a Heritage Impact Statement.</td>
<td>Medium</td>
</tr>
<tr>
<td>P1.9 Ensure that non-compliances relating to heritage development are</td>
<td>investigated and actioned appropriately.</td>
<td>On-going</td>
</tr>
<tr>
<td>Identify and discourage instances of demolition by neglect</td>
<td>P1.10 Continue to address demolition by neglect, by:</td>
<td>On-going</td>
</tr>
<tr>
<td>P1.11 Require Development Applications for demolition of buildings independent of Development Applications for development.</td>
<td></td>
<td>High</td>
</tr>
</tbody>
</table>
The effective management of the City’s heritage is reliant on the alignment of efforts, collaboration and co-operation amongst all stakeholders. Strategically planning, building knowledge, sharing experience and expertise are key to facilitating good heritage outcomes, whilst making the most of much sought after resources. Sustaining the City’s heritage also relies on supporting landowners through a variety of means to help foster positive attitudes.

This section provides incentive and support mechanisms to help foster positive and informed heritage outcomes in a coordinated and collaborative way.
<table>
<thead>
<tr>
<th>Strategy</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Raise the profile and capacity of Local History</td>
<td>S1.1 Develop a comprehensive Local History Strategy, which: · Identifies the needs of the community, library members and other stakeholders as it relates to local history. · Sets out strategies and projects to enable the collection to develop, improve and promote the local history collection. · Outlines what resources are needed to implement the Strategy. Special focus should be given to the staff resourcing and the potential for a public accessible local history library.</td>
<td>Medium</td>
</tr>
<tr>
<td>Build capacity in house to deliver sound and consistent heritage advice</td>
<td>S1.2 Investigate opportunities to build capacity to ensure informed and consistent advice is provided to all stakeholders in relation to heritage matters.</td>
<td>On-going</td>
</tr>
<tr>
<td></td>
<td>S1.3 Continue to implement the free Technical Advice initiative to assist in solving issues and negotiating outcomes relating to the development of heritage properties. Ensure review of advice from time to time and monitor the effectiveness of this initiative.</td>
<td>On-going</td>
</tr>
<tr>
<td>Explore and make available funding opportunities for heritage</td>
<td>S1.4 Prepare a Grants Register to identify opportunities for the City to obtain funding for heritage conservation and promotional activities. Strategically identify eligible projects and apply for funding. Monitor the effectiveness of this initiative over time.</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>S1.5 Budget resources for heritage promotion and education, which enables increased activity/projects to engender a strong support and connection to heritage, including the continued implementation of the City’s Heritage Grant Scheme and Rates Concessions initiatives.</td>
<td>On-going</td>
</tr>
<tr>
<td>Support organisations who promote and celebrate the City’s heritage</td>
<td>S1.6 Continue to work with relevant stakeholders including partners, community members and organisations to assist them in celebrating and promoting the heritage of the City.</td>
<td>On-going</td>
</tr>
<tr>
<td>Develop an integrated approach to cultural heritage management.</td>
<td>S1.7 Continue supporting a community based Heritage Advisory Panel to assist the City in its endeavour to understand, promote and protect its heritage.</td>
<td>On-going</td>
</tr>
</tbody>
</table>
Celebrating the City’s heritage can help promote local distinctness and can improve its sustainability through increased public awareness. Promotional initiatives can also provide the City’s heritage with contemporary relevance, encourage interest and help enhance a sense of connection to place. This section provides actions to unlock the potential of the City’s heritage through increase public understanding, awareness and enjoyment.
<table>
<thead>
<tr>
<th>Strategy</th>
<th>Initiative</th>
<th>Priority</th>
</tr>
</thead>
</table>
| Foster positive perceptions and awareness of the City’s heritage | C1.1 Enhance the heritage information portal on the City’s website to make it more visually engaging and to include:  
- Place Record Forms  
- Detail on the benefits of heritage  
- Examples of good heritage outcomes/projects  
- Information to assist property owners conserve their heritage places  
- Links to the Local History Collection including photographs as well as local history organisations | High     |
|                                              | C1.2 Continue to celebrate the City’s heritage through City’s biennial Heritage Awards. | On-going |
|                                              | C1.3 Continue to celebrate the City’s heritage through events and promotional material as appropriate. | On-going |
| Develop a framework to guide and manage interpretation/ promotion of the City’s heritage | C1.4 Continue with the heritage plaques scheme and investigate other opportunities for interpretation. | On-going |
Luna Park was located at No. 241 West Coast Highway, Scarborough (no longer extant). Source: City of Stirling Local History Collection LH000362
What is Heritage?

Heritage means different things to different people. The City recognises that heritage can incorporate both tangible and intangible elements that are valued by the community. It is present in many forms such as landmarks, places, buildings, objects, cultural landscapes and the stories and traditions associated with them. As a community, we share the responsibility to identify and respect what is important, and for the purpose of this Strategy we have defined heritage as:

Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations.

The City of Stirling contains a wealth of heritage assets, which pre-date colonial settlement and span through to the present day. These Heritage Assets include archaeological finds, sites of mythological importance, buildings, heritage areas and landscapes, which are significant both at a local and State level. Heritage assets are not just restricted to places but also included as objects, records and collections, which play an important role in the public’s understanding of the area’s heritage, creating an on-going link to the past.
Tram cable maintenance in the Mount Lawley and Inglewood c.1958. Source: City of Stirling Local History Collection LH000139
Beaufort Street, Mt Lawley, 2014. Source: TPG
Why Protect Our Heritage?

Heritage plays a pivotal role in understanding where we have come from, the way we live and the traditions we hold dear. Heritage is a finite resource; once lost it is gone forever. Therefore the protection and considered management of the City’s heritage is an important process as further explored below:

- Heritage places can prompt curiosity about the past and remind us of special moments in time.
- Heritage places help define a location’s special identity and helps underpin its sense of place, often contributing to the attractiveness and amenity of the environment.
- Heritage places are an integral part of the urban environment and also provide a foundation for place making initiatives.
- Heritage places offers unique visitor experiences and provide tourism opportunities, which in turn support and enhance local economies.
- The protection of heritage places promotes a sense of well-being and continuity within communities.
- Sensitive adaptations of heritage buildings for new purposes can also avoid or reduce demolition waste, having economic and environmental benefits.
- Heritage places can be important sources of classroom learning and educational awareness.
- Heritage places help activate areas and attract visitors.

There are also legal obligations, which require Local Governments to identify, protect and appropriately manage heritage places.
The City has a suite of strategic plans, which set the goals and direction for the City’s future activities. The most important of these is the City’s Strategic Community Plan 2013 - 2023 which was adopted by the Council in April 2013. The City’s commitment to protecting its heritage assets for future generations is established in this Strategic Community Plan 2013-2023, which sets out the following key objective:

‘A Strong Sense of Place – Our suburbs will have their own unique character based on the heritage, high-quality built infrastructure and a strong sense of community in each neighbourhood.

The Corporate Business Plan is updated annually and provides actions on how to fulfil the objectives of the Strategic Community Plan. Together these documents comprise the City’s ‘Plan for the Future’. The Corporate Business Plan provides the following actions to meet the above objective:

- Run the Heritage Awards Program biannually
- Develop a Heritage Strategy
- Develop and implement a Heritage grants policy/ procedure
- Progress the development of the City’s Heritage Items List
- Increase the City’s collection of local ephemera, oral history and historical photographs and improve public access to heritage information

This Heritage Management Strategy informs the City’s Strategic Community Plan 2013 - 2023 and Corporate Business Plan, along with other key documents including the Local Biodiversity Strategy, the Coastal Strategy, Green Plan 2 and Economic and Tourism Development Strategy 2013-2023.
Supporting Background - Stirling’s Story

The below narrative provides a brief snapshot of how the City of Stirling has evolved. It is not intended to be a comprehensive historical account. We encourage you to delve deeper into the history of the City by visiting the Mount Flora Museum, your local library or by exploring one of the various online resources.

Aboriginal Occupation

Nyoongar people have occupied the south west region of WA for over 40,000 years. Nyoongar boodjar (people’s country) is made up of many regions, the City of Stirling falls within the Whadjuk Nyoongar Mooro Country. Mooro Country extended from the Indian Ocean in the west to the Swan River in the south, to Ellenbrook in the east and to beyond Yanchep in the north.

The Mooro people seasonally migrated from the coastal wetland areas in summer/autumn to inland areas in winter/spring. A coastal wetlands trail for Nyoongar people extended from the Swan River along a chain of lakes at Monger, Herdsman, Gwelup, Goolellal, Joondalup, Neerabup and Nowergup to Yanchep. These freshwater wetlands with their abundant water fowl, tortoises and frogs were the focus for camping, ceremonial activities as well as hunting and gathering during the dry summer months.

Nyoongar people believe that the chain of lakes is fed by an underground water system created by the Waugal (the Rainbow Serpent) and sees the chain of lakes as really “all the same water” that is ‘one water, many lakes’.

Early Land Grants

The Swan River Colony, established in June 1829, was the only British colony in Australia established on the basis of land grants to settlers. The vast amounts of land promised to settlers was so far out of proportion to the available good land that James Stirling was obliged to limit the amount of river frontage per grant, forcing the Surveyor-General John Septimus Roe to grant long thin “ribbon” allotments each with a small amount of river frontage.

A significant proportion of the City was allocated in the ribbon allotments. However, the majority of the area that is now the City of Stirling remained undeveloped for many years with land used mainly for grazing. Development was constrained by lack of accessibility, with limited roads, and because the climate, soils and growing seasons in the new land had yet to be properly understood.

This is not to say that settlement did not occur out on the frontier. For example North Beach, which also included the suburbs now known as Carine, North Beach and Hamersley was owned by the Hamersley family, who arrived in the Swan River Colony in 1837. The Hamersley family built a summer home, called “The Castle” in 1865, where their large family as well as the Perth elite congregated for summer holidays. The area also served as a stopping point and watering hole along the Coastal Stock Route between Dongara (near Geraldton) and Fremantle.
City of Stirling Ribbon Grants and Modern Suburbs. Source: Diversity’s Challenge – A History of the City of Stirling
Establishment of Government

Local government in the City of Stirling dates from the establishment of the Perth Roads Board on 12 February 1871, under the Roads Boards Act 1871, whose responsibilities largely centred around the construction and maintenance of roads, bridges and drains. The Perth Roads Board included a large area, which also encompassed the areas now known as Wanneroo, Joondalup, Bayswater and Belmont.

The foundations of the road system which the Board was responsible for, dated from May 1871, when eight public roads were proclaimed. Two of the major roads traversed the Stirling area, being the Perth to West Guildford Road, and the City’s north-western corner to Wanneroo, (although these were little more than boggy, winding sandy tracks). Minor roads sought to serve the handful of settlers in the wetlands between Freshwater Bay and Carine Swamp. By the late 1880s, as dairying and market gardening became more widespread around the wetlands, Settlers petitioned the Board for Roads for extensions.

Convict labour was directed to improve the main roads, however even with new construction methods, including the use of limestone rubble or jarrah blocks, travel continued to be hazardous for many years.

With the passage of the Local Government Act 1960, all road districts became ‘Shires’ effective from 1 July 1961. The Shire of Perth had a population of 84,000 in 1961. It was declared a City and renamed Stirling on 24 January 1971.

Working the Land

Towards the latter part of the nineteenth century market gardens began to be firmly established around the City’s chain of wetlands as the fertile swampy land proved well suited for agriculture. Other parts of the area were left as timber reserves and bushland, as they offered minimal agricultural or farming potential. The local Chinese population were involved in market gardening, yet over time the number of Italian immigrants in the area increased and a greater range of rural activities, such as poultry farms and piggeries were introduced.
Osborne Park Board of Health (fmr) constructed 1928. Source: TPG 2014
Street scene Mount Lawley (undated). Source: City of Stirling Local History Collection LH000123
Advancing the Suburbs

Population increases, the result of the Western Australian gold rush (1880s/1905), led to the suburbanisation of the areas north of Perth. Subdivision of crown land and farmland began to occur in response to the demand for housing. There had been speculative investment in land around the Perth to Midland railway when it was established in the 1880s. This coupled with the proximity to the city made the area in Mount Lawley attractive to city workers. This was a time of great growth in commerce and trade that followed the gold boom period.

Subdivision of Mount Lawley began in 1892. The area attracted wealthy business people and high-ranking public servants, with houses built to a high standard. Amenities such as churches and colleges were also provided in order to cater for the local population. The Beaufort Street shopping strip developed during this period to cater for the needs of the local residents. Trams along Beaufort Street connected Perth to Inglewood in the early 1900s, with the tramline being extended by a few hundred metres periodically, in order to keep pace with the expansion of housing.

The development of Balcatta and Osborne Park was also aided by the opening of a tramline along Main Street and establishment of the Osborne Park townsite as a focal point of activity for the district. Architectural styles from this period are predominantly Federation Bungalows and Federation Queen Anne, with some examples of Federation Arts and Crafts, and the Inter-War Californian Bungalow, Mediterranean and Spanish Mission styles.

Areas further out such as Innaloo and Doubleview were still largely used for grazing and agriculture or remained as bush into the early part of the twentieth century.

Coastal Holiday Resorts

During the early to mid twentieth century city dwellers and those living in the more remote suburbs sought out ‘holiday resorts’ close to Perth. Cottesloe, Scarborough, North Beach, Rockingham and Point Peron were popular holiday destinations.

However even up to the 1930s these holiday resorts were largely deserted in winter, and occupied in summer by a small number of holiday makers. Day-trippers were rare because of poor roads, inadequate public transport and lack of private motor vehicles. There were generally two types of holiday makers at the City’s coastal attractions such as Watermans, Trigg, North Beach and Scarborough - those that had holiday homes and shacks where they lived for the summer months, and those that brought their tents and supplies up the rough roads to camp. The early years in these areas consisted of mainly holiday or fisherman’s shacks till the Post-War era, when they became established residential suburbs.
Change Post World War II

In the immediate Post-World War II period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and also the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years. However, Australians were encouraged to have large families to populate the country, and this, together with the steady flow of immigrants, resulted in a great demand for housing. As Perth’s northern suburbs grew after World War II, agricultural activity began to relocate further north as residential development progressed rapidly.

Extensive development in the Innaloo area began in the 1940s, with the 1950s being a period that saw Scarborough, Dianella, Woodlands and Gwelup transform. Aided by the construction of ‘Returned Soldiers Homes’ the post-war years saw significant development occurring in Doubleview. The State Housing Commission undertook much of the first large-scale residential development in Karrinyup to provide for Perth’s post-war boom and was instrumental in developing Balga, Nollamara and Westminster.

Residences in the post-war years were primarily single detached homes of modest construction, which reflect post-war design standards. The lack of materials and rising costs resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reduction of verandahs to small porches.

From the 1970s

Urban development began in the Carine and Hamersley area in 1970s in response to concern over rising land prices in the Perth Metropolitan area. Redevelopment in the region also led to the establishment of the new suburb of Stirling, which was officially gazetted as a suburb in 1976 to be the home for the City of Stirling’s new administrative headquarters and to provide new residential land.

It was during the 1960s and 1970s that highly-regarded architect, Iwan Iwanoff developed a number of houses in the Late Twentieth Century Brutalist style in the suburbs of Dianella and Karrinyup. One of these houses, Marsala House, has been listed on the State Register of Heritage Places and is reported to be the youngest building on this register.

Other major developments of this time were Karrinyup Shopping Centre and the Rendezvous Observation City, originally built in 1986 for Alan Bond.
Housing development along Karrinyup Road, Karrinyup in the 1960s. Source: City of Stirling Local History Collection LH000057
Trams meeting the transport needs of the day, Civic Corner, Inglewood, 1939. Source: City of Stirling Local History Collection LH000138
**Heritage Recognition**

Community interest in the protection of heritage was formalised through the establishment of The National Trust of Australia (WA) in 1959. Local community heritage groups, such as the Mount Lawley Society became active in the 1970s and 1980s. In the 1990s the Heritage Act of Western Australia was created to identify and protect places of cultural heritage value for the State and to direct Local Governments to identify those places of significance at the local level. It was created largely in response to concern over heritage issues in Western Australia, such as the demolition of the colonial era Barracks at the western end of St Georges Terrace in Perth to construct the Mitchell Freeway and the demolition of buildings in the Perth Central Business District.

In the 1990s the City prepared its first Municipal Heritage Inventory and commenced a study into the Heritage Areas of Mount Lawley, Inglewood and Menora.

Since then the City has actively sought to protect and promote its heritage through a variety of initiatives as explored later in this strategy.
The management of the City’s cultural heritage sits within a broad statutory framework, as set out in the Planning and Development Act 2005; and the Heritage of Western Australia Act 1990. These Acts each provide important tools to assist in the recognition and protection of our valuable heritage.

**Heritage of Western Australia Act 1990**

The Heritage Act of Western Australia 1990 (Heritage Act 1990) provides for, and encourages, the conservation of places which have significance to the cultural heritage in the State; and establishes the Heritage Council of Western Australia. Whilst there are many functions of the HCWA Act 1990 there are two key aspects which provides for the recognition of places of cultural heritage value:

**State Register of Heritage Places**

The Heritage Act 1990 requires the Heritage Council, the State Government’s advisory body on historic heritage matters, to maintain the State Register of Heritage Places.

Planning, building, demolition and other applications affecting a place on the State Register are referred by the relevant decision making authority (usually a Local Government) to the Heritage Council for advice.

There are currently 15 places within the City on the State Register.

**Local Government Inventory**

Under the Heritage Act 1990 Local Governments are required to prepare and review every four years a Local Government Inventory, formerly known as a Municipal Heritage Inventory. A Local Government Inventory is essentially a survey of heritage places in the local district, and is used as the basis of informed local conservation strategies. An Local Government Inventory does not have any effect on the use and development of land and buildings, unless it has been adopted under a Local Planning Scheme.

The City adopted its first Local Government Inventory in 1997 and commenced a review in 2008 and 2014. The City has 74 places on its Local Government Inventory and 434 places sitting on a draft Local Government Inventory.
Experimental patch of spramex priming coat method of road. Source: City of Stirling Local History Collection LH000304
Mount Flora Museum and various objects from its collection. Source: TPG and City of Stirling Local History Librarian
Planning and Development Act 2005

The Planning and Development Act 2005 (Planning Act 2005) sets out that a Local Government may prepare a Local Planning Scheme (LPS) with reference to land in its district. A LPS is the central instrument for planning at the local government level, setting out the planning proposals and intentions for a municipality and establishing the system for planning and development control.

Part 3 of Schedule 2 (Deemed provisions for local planning schemes) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires a local government to establish and maintain a heritage list to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation. It also includes an option to designate a Heritage Area within its Local Planning Scheme.

Heritage List

A heritage list generally comprises of individual buildings, structures or other places in the environment that have cultural heritage significance in terms of aesthetic, historic, research or social value. The City has 50 places on its Heritage List. Nine of these heritage listed places are owned by the City.

Heritage Areas

Heritage Areas typically exist on a much larger scale than individual places, containing a large number of built elements and property holdings.

The City has three Heritage Areas, also referred to as Heritage Protection Areas: Inglewood, Mount Lawley and Menora.

Entry on either the Heritage List or Heritage Area, provides statutory protection which seeks to ensure that building or works affecting the place has minimal impact on the cultural heritage values of the place or heritage area. Development Applications are generally required for works affecting a heritage place.
In the preparation of this Strategy a desktop study and several interviews were undertaken with key stakeholders to gain an understanding of the existing situation as it relates to the City’s heritage management. From this an analysis of the strengths, weaknesses, opportunities and threats (SWOT) was undertaken to inform the preparation of this heritage management strategy. This SWOT analysis is outlined below.

**Strengths**

- The City is recognised as a leader in the management of its heritage through its comprehensive Guidelines relating to the Heritage Protections Areas and the development of scheme provisions relating to heritage places and demolition by neglect.
- The City has a number of volunteers and an active Historical Society who are committed to the stewardship and promotion of the City’s heritage.
- The City has developed an existing suite of assistance/support/incentive programs for owners of heritage-listed places to help foster positive perceptions of heritage.
- The City has developed and maintains a Local Government Heritage Inventory, a Heritage List, a Local History Collection and a Museum.
- The City undertakes a suite of projects, programs and activities, which seek to raise community awareness of the City’s heritage and history.
- The City has an appreciation of how heritage contributes to the community’s well being and recognises its important role in place making.

**Weaknesses**

- Business Units may be internally focused which may result in missed opportunities for collaboration between them to enable the sharing of resources and knowledge; and to optimise exposure for various programs.
- There is a need to improve the quality and consistency of advice provided to stakeholders in relation to heritage management.
- There are limited resources available to better develop and improve accessibility to the Local History Collection.
Artwork at Mondo Butchers depicting one of the Beaufort Street trams that used to run from the City to Inglewood. Source: City of Stirling
Beaufort Street near Walcott Street, c1930s. Source: City of Stirling Local History Collection LH000287
Opportunities

- The City has a rich and diverse heritage, which has the ability to enhance economic growth through tourism and attracting businesses; to engender a sense of place and to engage the community.

- The City has recently purchased ‘Chronicle Scarborough’, which offers enormous scope to record and promote the history of Scarborough, as well as the broader local government area.

- Developing partnerships with educational institutions and local history groups provides a means of expanding the reach of heritage management projects and can enhance capacity for research and interpretation.

- Developing interpretation and promotion initiatives (events/open days) that will encourage the community to understand and respect the broad range of the City’s heritage.

- The continued protection and enhancement of the City’s Heritage Protection Areas will not only safeguard the character of the areas but ensure they remain a desirable and sought-after place to live.

Threats

- The lack of appreciation for the diversity of the City’s history and heritage (perceived).

- Limited resources available as there are a large range of Council run projects competing for funding in the annual budget.

- The loss of cooperation/heritage knowledge with staff turnover

- The loss of intangible heritage (stories, etc) due to ageing population.

- Competing planning objectives for infill and density may conflict with heritage protection.
Aerial View of Mount Lawley Heritage Protection Area 2015. Source: Nearmap
Conclusion

Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations. Heritage is an integral part of the urban environment and plays a pivotal role in understanding our community and helps engender a sense of place.

Acknowledging the value of its heritage the City has embedded its commitment to protecting its valuable heritage assets in its Strategic Community Plan 2013-2023 and Corporate Business Plan.

The City has worked hard to develop a suite of heritage management initiatives including, but not limited to: an ever-expanding local history collection, financial and non-financial incentives and Heritage Protection Areas and associated guidelines. This Heritage Strategy provides guidance on how the City will further enhance its approach to heritage management for the next four years - 2016-2020.

The City recognises that heritage management is an ongoing responsibility and an iterative process. Accordingly this Strategy will be reviewed and enhanced after four years of implementation.
Owners of rateable residential and commercial property, that is included in the City of Stirling Heritage List, can apply for a discount on their general rate charge to assist with the care and maintenance of their property.

**Objectives of the Concession**
- Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling
- Provide financial assistance to owners in the conservation and restoration of places identified in the City of Stirling's Heritage List
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List
- The City may provide an annual concession on the general rates to encourage and support owners to care and maintain their property. No concession will be applied to the annual emergency services levy, waste services, security service charge or swimming pool inspection fee, where applicable.
- The concession will be 50% of the general rate levied
- The concession for commercial properties will be capped at $2,000 per property
- The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and any other concession)
- The concession will need to be applied for on an annual basis.

**Who can apply?**
- The property must be rated residential or commercial and the applicant must be a registered ratepayer
- The property must be within the City of Stirling boundary and be listed on the City of Stirling Heritage List
- Applicants must provide evidence of full value of building insurance for each year an application is submitted
- Applicants must provide evidence of a current pest control certificate for each year an application is submitted
- To receive the rate concession, eligible applications must be received by no later than 60 days from the issue date of the current Annual Rate Notice. Applications received after this date will not be eligible for a heritage rate concession for the current financial year.
- The Heritage Concession is subject to Annual Budget approval
- A completed application form and the necessary accompanying documentation should be forwarded to the City of Stirling clearly titled ‘Application for Heritage Rate Concession’ either by email to stirling@stirling.wa.gov.au or post to ‘Attention Rates Department’, 25 Cedric Street, Stirling, WA 6021.

**Ineligibility**
The Heritage Rate Concession will not be provided if;
- The owner is bound by the Heritage Agreement where the agreement commits the owner to ongoing care and maintenance of the heritage building and this is not adhered to
- Incorrect documentation is supplied
- There is an outstanding rate debt to the City on the property
- The City of Stirling decides to cancel the Heritage Rate Concession.

**Cancellation of the Heritage Rate Concession**
- The concession will cease if a debt to the Council on the property is overdue for payment
- The agreement is nullified by the ratepayer through voluntary withdrawal
- The City may cancel the concession if it determines that the property is not being suitably maintained
- The City may cancel the concession if it determines that the property is not covered by full value building insurance
- The City can at any time cancel the Heritage Rate Concession
- The property is no longer on the City of Stirling Heritage list register.
Overview
The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Technical Advice Incentive has been developed to demonstrate the City of Stirling’s commitment to landowners who want to contribute to the retention and enhancement of the City’s built heritage.

The Heritage Technical Advice Incentive aims to:
• Encourage a partnership approach between owners of properties on the City’s Heritage List and the City of Stirling;
• Provide technical advice to owners for the conservation and restoration of places identified on the City of Stirling’s Heritage List;
• Promote conservation planning and physical conservation works associated with places on the City’s Heritage List; and
• Encourage owners to support the designation/retention of buildings recognised on the City of Stirling’s Heritage List.

Applying For Technical Advice
Who can apply?
• Property owners whose place is listed on the City of Stirling’s Heritage List;
• Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling’s Heritage List; and

Works Eligible for Heritage Technical Advice:
Eligible applicants are encouraged to seek Technical Advice for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:
• Tuck-pointing and restoration of facades;
• Re-roofing and guttering with matching original materials;
• Repairs to original detailing;
• Restoration of verandahs;
• Paint and render removal;
• Chimney repairs;
• Repairs to original fences;
• Re-stumping; and
• Treatment of rising damp and salt attack.

Works Not Eligible for Heritage Technical Advice:
The following works will not be eligible for Heritage Technical Advice:
• Any works to buildings not listed on the City of Stirling’s Heritage List,
• Any works completed prior to an application for Heritage Technical Advice being made (i.e. no retrospective advice for works already completed will be considered);
• New additions and extensions;
• Operational costs;
• Equipment costs for items that will be used after the project finishes; and
• Landscaping.

Heritage Technical Advice Details:
• The Heritage Technical Advice fund has one application period per financial year.
• The Heritage Technical Advice fund is limited to 10 applications per financial year.
Assessment of Heritage Technical Advice Applications

Selection Criteria
The following selection criteria will apply for all Heritage Technical Advice applications:

- The Heritage Technical Advice sought is for the application of the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Heritage Technical Advice within the same financial year;
- Priority will be given to those properties that have not received Heritage Technical Advice previously; and
- Heritage places whose owners are not subject to ‘demolition-by-neglect’ proceedings.

Assessment Process
The outcome of a Heritage Technical Advice application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

HOW TO APPLY
Prior to Commencement of Works
1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at www.stirling.wa.gov.au.
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email stirling@stirling.wa.gov.au to assist you.
3. Submit your application. When applying for Heritage Technical Advice the property owner/applicant must submit the City of Stirling Heritage Technical Advice Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender. Important Note: Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Heritage Technical Advice. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

More Information and Contact Details
For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail stirling@stirling.wa.gov.au
Overview
The City of Stirling recognises that our heritage buildings form an essential part of our community. The Heritage Grants fund has been developed to demonstrate the City of Stirling's commitment to landowners who want to contribute to the retention and enhancement of the City's built heritage.

The Grants aim to:
• Promote conservation planning and physical conservation works associated with places on the City's Heritage List;
• Encourage a partnership approach between owners of properties on the City's Heritage List and the City of Stirling;
• Provide financial assistance to owners in the conservation and restoration of places identified on the City of Stirling's Heritage List;
• Encourage owners to support the designation/retention of buildings recognised on the City of Stirling's Heritage List.

Applying For A Grant
Who can apply?
• Property owners whose place is listed on the City of Stirling's Heritage List;
• Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling's Heritage List; and
• Person(s) who meet either of the above criteria and have not incurred rates debts with the City of Stirling.

Works Eligible for Heritage Grants:
Eligible applicants are encouraged to seek funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:
• Tuck-pointing and restoration of facades;
• Re-roofing and guttering with matching original materials;
• Repairs to original detailing;
• Restoration of verandahs;
• Paint and render removal;
• Chimney repairs;
• Repairs to original fences;
• Re-stumping; and
• Treatment of rising damp and salt attack.

Works Not Eligible for Heritage Grants:
The following works will not be eligible for a heritage grant:
• Any works to buildings not listed on the City of Stirling's Heritage List;
• Any works completed prior to an application for a heritage grant being made (i.e. no retrospective grants for works already completed will be considered);
• New additions and extensions;
• Operational costs;
• Equipment costs for items that will be used after the project finishes;
• Landscaping; and
• Documentation costs - assistance with professional/technical advice is available through the City's Approvals Services Business Unit on (08) 9205 8555.

Grant Details:
• The Heritage Grants fund has one application period per financial year. At the close of the application period, no further fund allocations will be made during the same financial year.
• Eligible projects are entitled to up to 50% of the total cost of the works up to a maximum of $5,000 on any one property.
• Grant funds are not released until the approved project is completed and proof of the following has been submitted: receipts for payment of works by applicant/owner, photographs of the completed works, and where appropriate a Notice of Completion/Certificate of Building Compliance. The works will also be required to be inspected by City of Stirling officers.
• Projects are required to be completed within 12 months of the date of the grant being allocated (i.e. the successful applicant being advised of the decision).
• Also refer to the Heritage Grants Conditions of Funding form for additional terms/conditions.
Assessment of Grant Applications

Selection Criteria
The following selection criteria will apply for all heritage grant applications:

• The proposal demonstrates consistency with the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
• The contribution the proposed work will make to the retention of the heritage building;
• The urgency of the works;
• Heritage places whose owners are not subject to ‘demolition-by-neglect’ proceedings;
• Projects which have a matching or in-kind contribution from the landowner; and
• Priority will be given to those properties that have not received a grant previously.

Assessment Process
The awarding of grants funding will be determined by a Heritage Grants Assessment Panel following a detailed analysis of the application.

Applicants will be notified of the outcome of their grant application within six (6) weeks of the close of the application period.

If you are successful you will receive formal notification of preliminary approval along with a checklist of things to do (eg. complete the Conditions of Funding form, submit a schedule of works). If your funding application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

HOW TO APPLY

Prior to Commencement of Works

1. Read all of the information contained within this heritage grants pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at www.stirling.wa.gov.au.
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email stirling@stirling.wa.gov.au to assist you.
3. Submit your application. When applying for a heritage grant the property owner/applicant must submit the City of Stirling Heritage Grants Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender.
   Important Note: Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Successful applicants will be provided with a formal notice of preliminary approval confirming the amount of grant funding approved. The acceptance of the Conditions for Funding form and the Schedule of Works form for the project must be signed and returned to the City within 28 days of being notified of preliminary approval.

Commencement of Works
Works must commence according to the approved documentation and be completed within 12 months of the date of the grant being allocated. (Works that do not comply with the conditions of the approved documentation may have their funding revoked).

Upon Completion of Work
Upon completion of work the applicant is to advise the City within 28 days, and City of Stirling staff will undertake an inspection of the place.

Applicants must pay for the works and present proof of payment to the City, along with photographs of the completed works, and a notice of completion (for residential projects) or a certificate of building compliance (for commercial projects) where relevant. Copies of receipts for payment of works will be accepted for submission, however original receipts must be made available upon request.

Following endorsement for the completed project by the City of Stirling (in line with the Heritage Grants program) a cheque for the agreed amount will be issued to the property owner/applicant.

More Information and Contact Details
For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:

City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021
Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail stirling@stirling.wa.gov.au
I/we ______________________________________________________ being the landowners of the heritage listed place at _______________________________________________________ accept the allocation of heritage grants funds for the property and have read and agreed that I/we will abide by the conditions of funding outlined below.

**Conditions**

- A schedule of works is to be submitted to the City of Stirling along with this completed Conditions of Funding form. The schedule of works is to document who is carrying out all the works which have received heritage grants funding and the time allocated to complete the works.
- The property owner must obtain all necessary planning and building licence/approvals required to carry out the works.
- Work must start within six months of the heritage grants funding allocation decision being made and the property owner must notify the City of Stirling of the start date.
- The heritage grants funding is allocated and set aside for one year from the date of the receipt of the owner-endorsed Conditions of Funding form. If work is not completed within this timeframe the grants funding may be withdrawn.
- Heritage grants funds will only be spent on the project for which they were applied and approved by the City of Stirling.
- The property owner must immediately advise the City of Stirling of any changes to the schedule of works, financial resources and arrangements connected with the project. Should the proof of expenditure not reflect the monies and works as approved on the heritage grants application form and/or schedule of works the following procedures may apply:
  - Only a portion of the committed grant will be released to reflect the works actually undertaken;
  - A written agreement between the City and applicant will be prepared to reallocate the outstanding funds to other approved conservation works.
- The property owner must contact the City of Stirling within 28 days of completion of the project to organise a site inspection by the City's City Planning staff.
- The City of Stirling will not pay the builder/contractor directly. The applicant is required to pay the builder/contractor directly and provide proof of expenditure of the funds to the City of Stirling. The City will then reimburse the applicant for the approved conservation works. Proof of expenditure must be submitted to the City of Stirling no later than 28 days after the completion of the works and shall include:
  - Invoice made out to the applicant with appropriate details of the specific work carried out, as outlined in the schedule of works;
  - Proof of payment by applicant (i.e. a receipt); and
  - Photographs of the completed works.
- If an extension of the grants funding period is being sought the property owner will notify the City of Stirling in writing not less than 28 days prior to the original completion date of the project.
- The City of Stirling reserves the right to use the documentation or conservation works to promote good heritage practice within the City of Stirling.

_________________________   __________________________
Signed                      Date

Name
Overview
The City of Stirling recognises that our heritage buildings form an essential part of our community. The Waiver of Associated Development Application Fees Incentive has been developed to demonstrate the City of Stirling’s commitment to landowners who want to contribute to the retention and enhancement of the City’s built heritage.

The Waiver of Associated Development Application Fees Incentive aims to:
- Encourage a partnership approach between owners of properties on the City’s Heritage List and the City of Stirling;
- Provide Development Application Fee Waivers to owners for the conservation and restoration of places identified on the City of Stirling’s Heritage List;
- Promote conservation planning and physical conservation works associated with places on the City’s Heritage List; and
- Encourage owners to support the designation/retention of buildings recognised on the City of Stirling’s Heritage List.

Applying For Waiver of Associated Development Application Fees
Who can apply?
- Property owners whose place is listed on the City of Stirling’s Heritage List;
- Non-profit groups who have a long-term lease or legal agreement for the maintenance of a building listed on the City of Stirling’s Heritage List; and

Works Eligible for Waiver of Associated Development Application Fees:
Eligible applicants are encouraged to seek a Waiver for the associated Development Application Fees for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Examples of such works include but are not limited to:
- Tuck-pointing and restoration of facades;
- Re-roofing and guttering with matching original materials;
- Repairs to original detailing;
- Restoration of verandahs;
- Paint and render removal;
- Chimney repairs;
- Repairs to original fences;
- Re-stumping; and
- Treatment of rising damp and salt attack.

Works Not Eligible for Waiver of Associated Development Application Fees:
The following works will not be eligible for Waiver of Associated Development Application Fees:
- Any works to buildings not listed on the City of Stirling’s Heritage List;
- Any works completed prior to an application for Waiver of Associated Development Application Fees being made (i.e. no retrospective Development Application fee waivers for works already completed will be considered);
- New additions and extensions;
- Operational costs;
- Equipment costs for items that will be used after the project finishes; and
- Landscaping.

Heritage Technical Advice Details:
- The Heritage Technical Advice fund has one application period per financial year.
- The Heritage Technical Advice fund is limited to 10 applications per financial year.
Assessment of Waiver of Associated Development Application Fees Applications

Selection Criteria
The following selection criteria will apply for all Waiver of Associated Development Application Fees applications:

- The Waiver of Associated Development Application Fees sought is for a Development Application adhering to the conservation principles contained within the relevant Heritage List Management Category Provisions detailed in Local Planning Scheme No.3 (refer clause 7.2 of the Scheme);
- Heritage places that have not previously received Waiver of Associated Development Application Fees within the same financial year;
- Priority will be given to those properties that have not received Waiver of Associated Development Application Fees previously; and
- Heritage places whose owners are not subject to ‘demolition-by-neglect’ proceedings.

Assessment Process
The outcome of a Waiver of Associated Development Application Fees application will be determined by a Heritage List Incentives Assessment Panel following a detailed analysis of the application. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application.

If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

HOW TO APPLY

Prior to Commencement of Works
1. Read all of the information contained within this Heritage List Incentives pack. This information sheet and all relevant forms can also be downloaded from the City of Stirling website at www.stirling.wa.gov.au.
2. If you have any further queries or are unsure about a particular matter, contact the City of Stirling City Planning team via phone 9205 8555 or email stirling@stirling.wa.gov.au to assist you.
3. Submit your application. When applying for a Waiver of Associated Development Application Fees the property owner/applicant must submit the City of Stirling Heritage Waiver of Associated Development Application Fees Application Form along with all supporting documentation outlined on the Form. Application Forms submitted with incomplete information or without supporting documents will be returned to the sender. Important Note: Some works may require a planning application or building licence application to be submitted and approved by the City prior to the commencement of works. Such approvals remain the responsibility of the owner/applicant to obtain.
4. All applicants will receive a letter acknowledging their application.
5. Applicants will be notified of the outcome of their application within six (6) weeks from receipt of application. If you are successful you will receive formal notification of how to proceed with obtaining the Waiver of Associated Development Application Fees. If your application is not successful you will be notified as soon as possible and provided feedback as to the reasons your application was not successful.

More Information and Contact Details
For more information or to discuss your heritage grants funding application, contact the City of Stirling City Planning Team:
City of Stirling Administration Centre | 25 Cedric Street Stirling WA 6021
Telephone (08) 9205 8555 | Facsimile (08) 9205 8822 | E-mail stirling@stirling.wa.gov.au