City of Stirling
City of Choice

Budget Newsletter

Financial Year 2026/27

Stirling extras

Unlock more for local residents
See inside for details!

Council Rates Calculated
Your Rates Notice
Community Safety Services
Pay Your Rates
Waste and Recycling
Mayor and Councillors



Mayor's message

Our Annual Budget 2026/27 will allow us to maintain the high standard of services, projects and programs our community expects, while delivering long-term financial sustainability and some of Perth's lowest residential rates.

The City of Stirling has a robust planning process that is shaped by our community and guided by our shared vision of a sustainable City with a local focus. After comprehensive engagement with our residents, we have recently adopted our revised Strategic Community Plan, Sustainable Stirling 2026-2036, along with an updated Corporate Business Plan 2026-2030.

The Strategic Community Plan is our primary planning document that guides everything we do. The Corporate Business Plan translates the vision and objectives of the Strategic Community Plan into action through the delivery of services projects and programs. Our annual budget is the economic tool that allocates resources to make it happen.

We kept rate rises well below inflation from 2020 to 2025 to support our community through cost-of-living pressures associated with the COVID-19 pandemic. Meanwhile, the cost of what we deliver continued to increase. Careful planning and responsible financial management will allow us to stay debt-free in 2026/27 while adopting a residential rate rise of 4.9 per cent.

One of the major projects on our agenda this year is the renewal of Recycling Centre Balcatta. There is $10.6 million in our annual budget for essential upgrades that will ensure we can keep providing a safe, efficient and environmentally sustainable waste management service.

We will continue to invest in community safety, including through innovative technology such as the Lynxight aquatic safety system powered by artificial intelligence. The Lynxight system will be installed at Stirling Leisure – Scarborough Beach at a cost of $240,000 after its successful implementation at our other aquatic facilities in Inglewood and Balga.

Building on our strong partnerships with the WA Government, we will progress key state election commitments, including the rebuild of the Porter-Pascoe Pedestrian Bridge at Lake Gwelup and upgrades to the performing arts facilities at Hamersley Community Hub, home of Endeavour Theatre Company.

Subject to state funding, we will start construction of Stage 1 of the Hutton Street Extension from Scarborough Beach Road to Walters Drive and progress the design of Stage 2 to Jon Sanders Drive. This project will improve traffic flow in an increasingly important industrial and commercial precinct.

As always, millions of dollars will go towards the maintenance and enhancement of the first-rate parks, reserves and sporting facilities our community values so highly. The Carine Regional Open Space Community Parkland upgrade will reach completion this year, with $1.1m allocated for an exciting playground redevelopment shaped by the local community.

As part of our commitment to make our suburbs more liveable by increasing urban canopy, we will plant 56,000 trees and shrubs across the City in 2027. The development of a Wetlands Action Plan in 2026/27 is another way we can protect our natural environment by establishing a strategic approach to managing our wetlands.

A budget of $1.2m for our Community Grants Program and event sponsorships will give us the ability to support a wide range of community-driven initiatives across our grant streams, while also attracting world-class events.

I encourage all of you to read through this newsletter, take advantage of the special offers attached to your rates notice and subscribe to our e-newsletters at www.stirling.wa.gov.au/subscribe to stay connected with your community.

Mark Irwin AM | City of Stirling Mayor

Council Rates Calculated



Landgate valuations

Landgate, Western Australia's land information authority responsible for administering the *Valuation of Land Act 1978*, provides updated property valuations to the City every three years.

As 2026 is a revaluation year, we are committed to being open and transparent and providing ratepayers with the information they need to plan ahead. It is important to understand that some parts of your rates are outside the City's control, including the independently assessed value of your property.

Property owners can lodge an objection to their assessed property value with the Valuer General's Office within 60 days of the issue date shown on their rates notice. More information is available on Landgate's website at www.landgate.wa.gov.au or by contacting Landgate's Customer Service team on (08) 9273 7373.

For the 2026/27 rating year, residential and minimum rates will increase by an average of 4.9 per cent. The commercial and industrial rate will increase by 6.9 per cent.

Vacant land

A higher rate in the dollar is applied to vacant land to encourage timely development, helping to create vibrant communities and strengthen the local economy.

The 2026/27 Budget includes a concession to reduce the impact of the higher rate on owners who are developing vacant land. Where land has been classified as vacant for less than three years, the rate in the dollar is reduced to the matching differential category for residential, commercial or industrial land.

The table below shows differential and minimum rates for 2026/27.

Rating category	Rate in the dollar amount	Minimum rates
Residential	$0.041688	$1,039.00
Commercial and industrial	$0.055469	$1,059.00
Vacant residential	$0.062532	$1,039.00
Vacant commercial and industrial	$0.062532	$1,059.00
Other minimum rates		
Parkland Villas (under 36m²)		$865.00
Strata Titled Storage Units		$688.00

Visit www.stirling.wa.gov.au/differentialrates for more infomation

Gross Rental Value

What is Gross Rental Value (GRV) and how is it calculated?

Your property details
location, size, age, construction, amenities, etc.

Other properties in the area → **Weekly rental amount $** → **52 weeks in a year** → **Your property's Gross Rental Value**

Gross rental value is the estimated annual rent your property could earn if it were rented, including allowances for rates and other property expenses. Factors such as its location, size, age, construction type, number of bedrooms, and additional features such as a swimming pool and the number of carports or garages influence the GRV.

The GRV for vacant land is calculated as 3 per cent of the land value for residential properties and 5 per cent of the land value for business and urban development properties.

A property's gross rental value is used to calculate rates and the Emergency Services Levy. This means your GRV directly affects how much you pay in rates.

GRV information is provided to your local government and Water Corporation to calculate these charges.

The City of Stirling Council sets a rate in the dollar to calculate your annual rates based on your property's assessed value, i.e. GRV × rate in the dollar.

Want to know more?

Landgate provides helpful information and short videos about Gross Rental Value at www.landgate.wa.gov.au

If you have any questions about your GRV valuation or wish to lodge a revaluation objection, please contact Landgate via www.landgate.wa.gov.au or by calling (08) 9273 7373.

In revaluation years where there is a significant GRV increase, local government will reduce the rate in the dollar to offset the impact for the ratepayers.

How your council rates are calculated

Step 1

Establishing the City's operating cost

Cost
Total cost of the City

Minus
Revenue from sources other than rates

To get
Rates revenue required for 2026/27

Step 2

Establishing the rate in the dollar

Divide
Rates revenue required for 2026/27

By
GRV of all rateable properties across the City of Stirling

To get
Rate in the dollar set by Council for 2026/27

Step 3

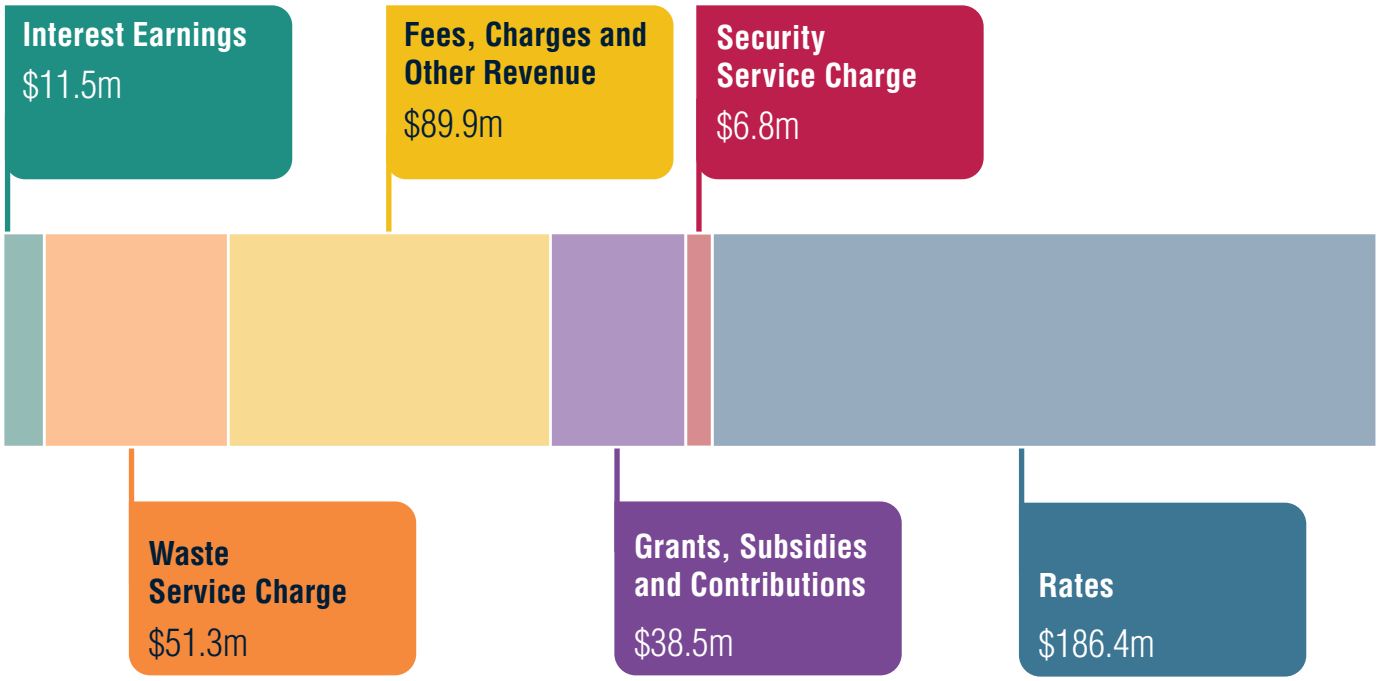
Establishing what rates you pay

Multiply
Rate in the dollar associated to your property for 2026/27

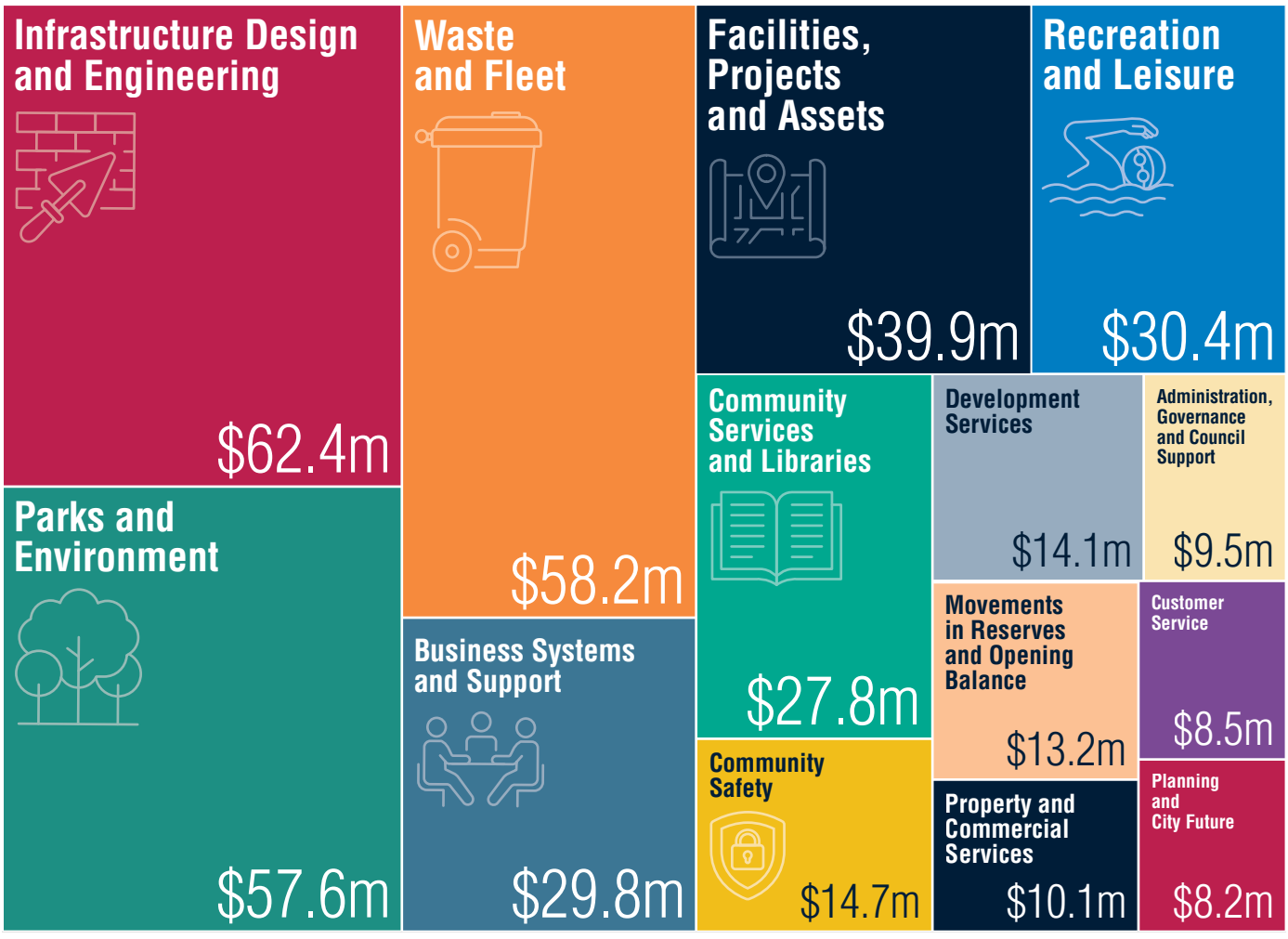
By
GRV for your property

To get
Your rates for 2026/27

City revenue 2026/27



Where your rates will be spent 2026/27



How to Pay Your Rates

Rates smoothing

Simplify your rates with direct debit.

Sign up for the City's direct debit option (rates smoothing) for a simple, stress free way to manage your rates.

Direct debit provides a reliable and convenient way to pay your rates, with the flexibility to pay weekly, fortnightly or monthly. Make the switch today with an easy set up process and automatic payments so you don't have to worry about missing a due date.

With rates smoothing, payments can be made from 11 September 2026 to 25 June 2027 at no additional cost. There is no need to re-establish your payments each year. Your selected payment dates are shown in the breakdown of payment options on the front of your rates notice.

BPAY

With BPAY, payments are made manually through your financial institution. Each year, you will need to set up a new BPAY with the new financial year annual rates notice amount.

To avoid penalty interest and receive the same benefits as direct debit (rates smoothing), payments must be made in line with the instalment plan shown on the front of your rates notice. Please note, the City does not have access to or control over BPAY payments.

Differences between BPAY and direct debit (rates smoothing)

Both BPAY and direct debit allow interest free instalments, provided payments align with the instalment options shown on the front of your rates notice.

For the 2026/27 rating year, the first instalment is due on 11 September 2026, whether you pay by BPAY or direct debit.

The key difference between the two methods is who controls the payment:

Direct debit: the City controls and processes payments on the agreed dates.

BPAY: the property owner controls payments through their financial institution.

Rates direct debit

For added flexibility, the City also offers direct debit for instalment payments, including payment in full or in two or four instalments. Instalment fees may apply.

To take advantage of direct debit, please complete the online application form on the City's website by Friday 28 August 2026.

To learn more about the City's payment options or to apply for direct debit, visit www.stirling.wa.gov.au/PayYourRates

Direct debit (rates smoothing)

Applications are completed by the property owner on the City's website and authorise the City to deduct payments in line with the selected payment plan.

Once set up, direct debit (rates smoothing) automatically adjusts each year to reflect your new annual rates.

Payments are deducted on the agreed dates, making it a convenient set and forget option.

Switch to direct debit (rates smoothing) and benefit from 0 per cent interest on your payments.

Rates payments by Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.

For further information, visit www.stirling.wa.gov.au/PayYourRates

Go green, go paperless

Paperless is the convenient choice for you and a sustainable choice for our community. Switch to eRates and receive your rates notice digitally to help reduce our environmental footprint and support a liveable and sustainable City for everyone.

Sign up for eRates at www.stirling.wa.gov.au/rates

Your Rates Notice

Puzzled by your rates notice?

Hit play on our online explainer and get the answers you need.

It's the quickest way to understand your charges and feel confident about your rates.

You'll also find extra helpful info online that breaks down what each charge means for you as a City of Stirling ratepayer making the whole process clearer and easier.

Simply visit www.stirling.wa.gov.au/rates or scan the QR code to watch our fun, easy-to-follow video that walks you through everything you need to know.



State Government Rebates

Eligible pensioner and seniors card holders may be able to access rates concessions.

If you are not currently registered with the City as an eligible pensioner or senior and believe you may qualify, please check your eligibility as soon as possible by contacting the Water Corporation on 1300 659 951. Please note that concessions only apply from the date your application is lodged with the Water Corporation.

Alternatively, the City now offers a verification service to confirm eligibility for concessions with Services Australia. Your personal information will only be accessed with your consent.

Request a Pensioners'/Seniors Eligibility Rates Rebate Check at www.stirling.wa.gov.au/rates or contact the City on (08) 9205 8555.

Rates concessions are available to residents who hold an eligible pensioner or seniors card. Eligible pensioners may receive up to 50 per cent off their Council rates (capped at $750), and up to 50 per cent off the Emergency Services Levy (ESL) and underground power (if applicable). Eligible seniors may receive up to 25 per cent off their Council rates and underground power (capped at $100), and 25 per cent off the ESL.

Please note that other charges, including waste services, community safety, and swimming pool inspection fees are not eligible for a concession.



Emergency Services Levy (ESL)

Local governments collect the Emergency Services Levy on behalf of the Department of Fire and Emergency Services (DFES) by including the levy on your annual rates notice.

This important levy helps fund Western Australia's fire and emergency services, including career fire stations, volunteer fire brigades, State Emergency Service (SES) units and multi-purpose volunteer emergency teams.

Please note that the ESL is set and managed by the State Government, not the City of Stirling.

To learn more about how your ESL is calculated, including information on ESL rates, limits and concessions visit www.dfes.wa.gov.au/esl

Rates drop-in sessions

The City is hosting Rates drop-in sessions at our local libraries for all ratepayers.

These sessions are designed to assist you with:

- Setting up direct debit
- Creating or accepting your property owner account login
- Setting up Centrepay
- Making rates payment
- Answering any questions about your rates notice.

No bookings required. Simply choose a session below that suits you, and our friendly team wil be there to help.



Tuesday 4 August

10.00am – 12.00pm
Stirling Libraries – Dianella

2.00pm – 4.00pm
Stirling Libraries – Karrinyup

Thursday 13 August

10.00am – 12.00pm
Stirling Libraries – Inglewood

2.00pm – 4.00pm
Stirling Libraries – Osborne

Friday 28 August

10.00am – 12.00pm
Stirling Libraries – Mirrabooka

2.00pm – 4.00pm
Stirling Libraries – Scarborough

Win a $500 Karrinyup Shopping spree!

The City is committed to delivering a smoother, more efficient rates experience for our community.

Discover the City's innovative online property owner account, offering convenient digital features that make managing your rates simple, stress free and accessible at your fingertips.

The property owner account offers a host of self-service benefits, including:

- Electronic notices
- Direct debit setup
- Transaction history
- Easy online payments
- Lodge and track online applications.

Sign up or log in to your existing account before 30 June 2027 to make managing your rates easier and go in the draw to win a $500 Karrinyup Shopping Centre voucher.

Visit www.stirling.wa.gov.au/rates for more details, competition terms and conditions, and to log in or register.



Stirling Extras – Unlock more for local residents

As a City of Stirling resident, you can enjoy more of what matters to you with Stirling Extras. Enjoy local experiences and events, added community benefits, and valuable services designed to enhance everyday life in our community.

Stirling Extras unlocks opportunities to enjoy the programs, places and experiences that make Stirling a great place to live.

Scan the QR code or visit www.stirling.wa.gov.au/extras to discover what's included and how to get involved.

Waste and Recycling

The Waste Service charge, listed on your rates notice, helps deliver a range of essential waste services across the City, including:

- A three bin residential service with a red lid bin for general waste, yellow lid bin for recycling and lime green lid bin for garden organics
- Bulk green waste verge collections
- Public litter bins in parks, reserves, beaches and other public places
- Monitoring and investigation of illegally dumped waste.

On-demand waste collection

Get your unwanted items 'un-delivered' with our free, on-demand waste services. Collections are available year-round and can be booked up to three months in advance on a date that suits you.

- **E-waste:** up to six electronic waste items
- **Mattresses:** up to six mattresses or bed bases
- **White goods:** up to four items
- **Skip bin hire or lounge collection*:** one 3m³ skip bin or up to 3 lounge items.



*Residents can choose to use their free allocation for either a skip bin or lounge collection, not both.

Terms and conditions apply. Book your on-demand collection at www.stirling.wa.gov.au/ondemand

Residential bin online services

Visit the City's website at www.stirling.wa.gov.au/bins to make an enquiry or lodge a report

- **Request a missed bin**
- **Request a new bin**
- **Report a missing bin**
- **Request another bin or upgrade**
- **Report a damaged bin**

Important notice

Delays at Recycling Centre Balcatta (RCB)

Customers are advised to expect delays and disruptions from August as works begin on a major redevelopment. We appreciate your patience. The redevelopment will deliver a more efficient experience.

See full details at www.stirling.wa.gov.au/RCBRedevelopment

Tip passes

Property owners receive tip passes attached to their annual rates notice to dispose of green waste, clean sand, bricks, roof tiles and concrete, household mixed waste, fridges and mattresses.



These non-transferable passes are for residential use at the Recycling Centre Balcatta. Rates notices or digital passes must be presented at the weighbridge and cannot be looked up by staff on arrival. Fees apply once all passes have been used.

To learn more about using your tip passes, or to sign up to the City's Online Services and access digital copies of your tip passes, visit www.cityofstirling.social/tippass

If your property is leased, please consider passing this newsletter and tip passes on to your tenant.

Waste avoidance rebates

Choose sustainable reusable options and free up space in your general waste bin with support from the City's waste avoidance rebates.

Cloth Nappy Rebate

50 per cent rebate up to $100 on the purchase, hire or repair of modern cloth nappies.

Reusable Sanitary Product Rebate

50 per cent rebate up to $50 on the purchase of reusable sanitary products, including menstrual, incontinence and maternity products. Terms and conditions apply.

See full details at www.stirling.wa.gov.au/wasteinitiatives

Community Safety

The City of Stirling is committed to creating a safe and welcoming community through proactive initiatives and strong collaboration. From crime prevention and road safety to fire and emergency management, we deliver essential services that protect residents and enhance the wellbeing of our neighbourhoods. When we work together, we create a safer environment for everyone.

Our services include 24/7 community patrols, advanced mobile and CCTV technology, and a range of targeted community safety programs. These initiatives are funded through the Community Safety Service charge, which is reinvested directly into maintaining and expanding these vital services. Any surplus funds are allocated to a dedicated reserve to ensure long-term sustainability.

Through partnerships with residents, government agencies, and local organisations, we support programs such as the Safer Suburbs Rebate, which helps residents improve home security, and the Holiday Watch service which provides peace of mind while residents are away.

Together, we are building a safer, more resilient and thriving City for all.

Closed-Circuit Television Upgrades (CCTV)

The City of Stirling continues to invest in a safer community through ongoing improvements to our extensive CCTV network. The system includes more than 700 fixed cameras, mobile CCTV units, and body-worn and vehicle-mounted cameras used by Community Safety Officers.

CCTV supports community safety by deterring crime, assisting WA Police investigations, enabling faster incident response, and providing live monitoring at priority locations. Mobile CCTV units are deployed to temporary hotspots as needed, and Automatic Number Plate Recognition (ANPR) helps identify vehicles of interest.



Recent upgrades

- **Stirling Leisure – Balga Community Centre**
  New 8-camera system with full remote access
- **Stirling Leisure – Karrinyup**
  Complete CCTV upgrade in progress, with improved coverage of carparks and buildings
- **Morris Place Shopping Centre, Innaloo**
  New high-quality cameras now covering laneways, shop rears, and public areas
- **Scarborough Beach Precinct**
  Continues to be supported by 88 fixed cameras and mobile units providing live weekend monitoring. Mobile CCTV units, such as trailers and towers are also deployed for temporary surveillance needs at emerging hotspots.

Crime prevention

The City of Stirling is committed to building a safer community by working closely with the WA Police Force, local organisations, residents, and key partners.

Every resident plays an important role in community safety, by staying aware, reporting concerns early, and looking out for one another.

Through a shared approach to crime prevention, the City's safety initiatives empower residents to get involved in local programs, understand who to contact in different situations, and feel confident contributing to a safer neighbourhood. When we work together, we create a stronger, more secure City for everyone.

Our Community Patrols team operates 24/7, year-round. Officers conduct regular patrols, respond to disturbances, monitor emerging hotspots, and report vandalism to help safeguard our community.

- **24/7 Community Patrols** 1300 365 356
- **Emergency** Call 000
- **Non-urgent police assistance** 131 444

Holiday Watch

Heading away? The City's Holiday Watch service can provide extra peace of mind while you're not at home.

This free service offers external patrols of your property by Community Safety Officers for up to eight weeks while your home is unoccupied. Designed to help deter suspicious behaviour and support neighbourhood safety, Holiday Watch is available to all City of Stirling residents. Please note that requests must be submitted at least four days before your departure.

Patrols will end on your nominated return date.

If your plans change, simply contact the Community Patrol team on 1300 365 356 to update your booking.



Safer Suburbs Rebate

The City of Stirling is helping residents improve home safety through the Safer Suburbs Rebate, offering up to $500 towards approved security and safety upgrades. This program supports proactive crime prevention by reducing the cost of installing reliable, high-quality security features at home.

Rebates are available for:

- CCTV systems
- Security screens and locks
- Home alarm systems
- Security and sensor lighting
- Security gates.

How the rebate works:

- 30 per cent rebate for items installed by a licensed security agent or installer
- 20 per cent rebate for DIY or self-installed purchases (equipment only)
- Up to $500 per household, combined across all claims.

Please note that applications close temporarily during the transition to the new financial year and reopen once processing resumes.

If you're unsure whether your item or installer is eligible, email commsafety@stirling.wa.gov.au for guidance.

Adopt-A-Park Program

The Adopt-A-Park Supporters Program empowers residents to take an active role in caring for the City's parks, reserves and open spaces.

The program is a partnership between residents and the City to improve nominated areas by:

- Removing litter
- Cleaning minor graffiti
- Identifying hazards
- Reporting vandalism and maintenance issues
- Encouraging park users and neighbours to care for and respect the park.

Becoming an Adopt-a-Park supporter is a simple way to care for your local park and feel more connected to your neighbourhood. Supporters help keep parks clean, safe and welcoming, while setting a positive example for others and building community pride.

Interested in becoming an Adopt-A-Park supporter? Visit www.stirling.wa.gov.au/AAP



Graffiti Safewipes

The City of Stirling provides free graffiti wipes to help residents remove graffiti from City owned property, supporting a cleaner, safer and more vibrant community.

To be eligible for graffiti wipes, applicants must:

- Be 18 years or older
- Live within the City of Stirling
- Use the graffiti wipes only on City-owned property (such as signs, bins, bus stops and playground equipment)
- Accept the program's terms and conditions, including indemnity and privacy requirements.

Claim your free pack today! Visit www.stirling.wa.gov.au/graffiti to complete the Graffiti Safewipes Registration Form, call (08) 9205 8555 or visit the City's Administration Centre to get started.

Pet registration

Have a pet at home? All cats and dogs in the City of Stirling are required to be registered under State Government legislation.

Dogs must be microchipped and registered from three months of age. Cats must be microchipped, sterilised and registered from six months of age.

Keeping your pet registered helps ensure they can be quickly identified and returned to you if they go missing and supports responsible pet ownership within our community.

Registration options include one year, three years or lifetime, with renewals due each year on 31 October.

If your pet's details change, such as sterility, address or ownership, you can update these online. Dogs that have recently been sterilised may also be eligible for a partial refund on registration fees.

To register your pet or learn more, visit www.stirling.wa.gov.au/petregistration

Animal Care Facility (ACF)

When a registered and microchipped pet is found in the City of Stirling, our Rangers take it to the Animal Care Facility. The ACF is a secure and safe environment where animals are looked after until they're reunited with their owners. Our team works quickly to contact owners, and pets not reclaimed within seven days may be listed for adoption to help them find a loving new home.

The ACF is cashless, so please bring a debit or credit card when collecting your pet. If you need to pay in cash, visit the City of Stirling Administration Centre or Operations Centre beforehand. Weekend collections may require alternative arrangements.

If you've found and safely contained a stray dog or cat, please call the City so that an officer can come to assist. Please note that cats are currently permitted to roam unless they are in a designated cat prohibited area. The City can collect cats that have been safely contained which are not registered or microchipped. The City does not accept surrendered cats.

Visits to the ACF are by appointment only. To book, please call (08) 9205 8555.



Purr-tect Your Pet Program

The Purr-tect Your Pet program supports cat owners in the City of Stirling by helping keep pets safe, healthy, and responsibly cared for.

Eligible residents can receive a $150 rebate for cat sterilisation and microchipping, along with a waived $100 lifetime registration fee.

By ensuring cats are sterilised, microchipped and registered, owners help reduce stray populations and contribute to a safer, more responsible community.

For more information, visit www.stirling.wa.gov.au/cats

Mayor and Councillors



Mayor



Mayor – Mark Irwin
Telephone (08) 9205 8502
Email mark.irwin@stirling.wa.gov.au

Hamersley Ward



Deputy Mayor
Councillor – Karlo Perkov
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Councillor – Chris Hatton
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Balga Ward



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Councillor – Michael Dudek
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Coastal Ward



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Doubleview Ward



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City of Choice

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