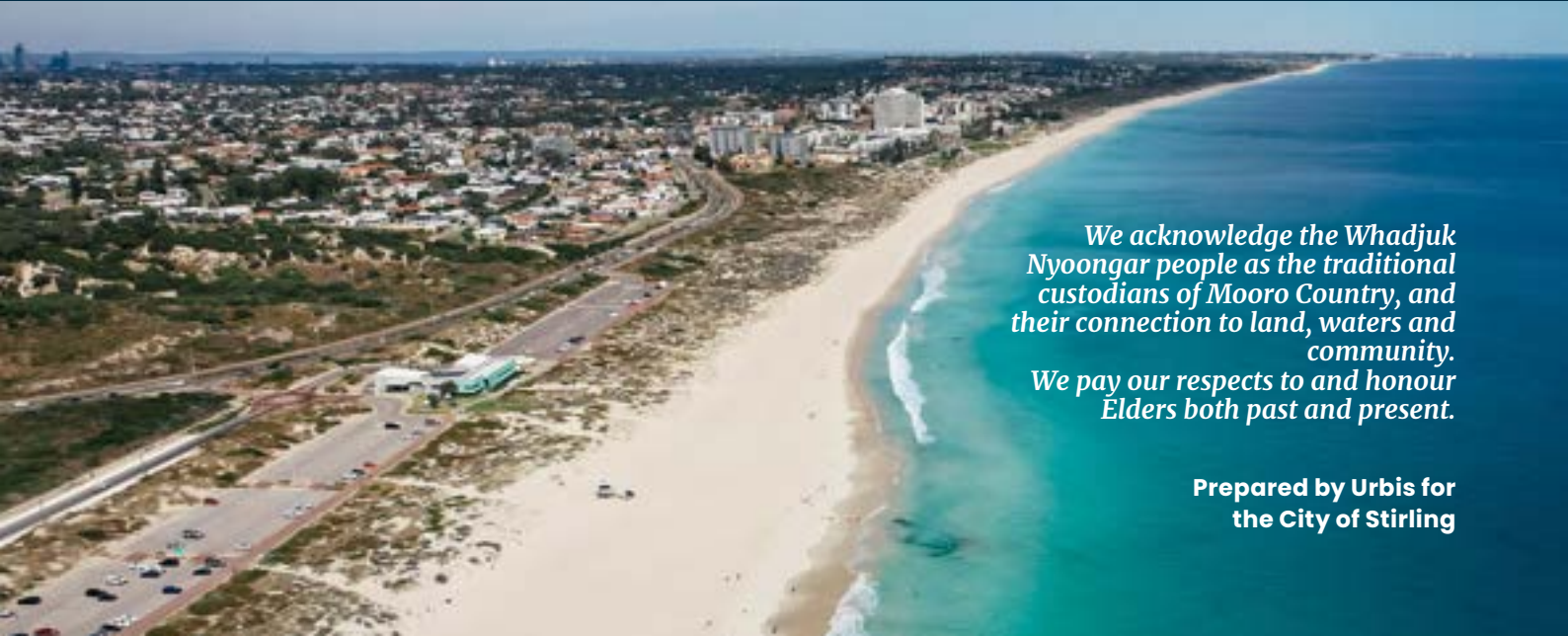




Proposed Coastal Boardwalk Feasibility Study

Economic Impact Assessment

An aerial photograph showing a coastal city with a sandy beach and turquoise ocean. The city is built on a hillside overlooking the beach. A road with cars is visible in the foreground. The ocean is a vibrant blue-green color.

*We acknowledge the Whadjuk
Nyoongar people as the traditional
custodians of Mooro Country, and
their connection to land, waters and
community.
We pay our respects to and honour
Elders both past and present.*

**Prepared by Urbis for
the City of Stirling**

Coastal Boardwalk Feasibility Study

The City of Stirling is currently undertaking a feasibility study to consider the development of a coastal boardwalk which links Scarborough Beach with Trigg Beach.

The proposed coastal boardwalk aims to create a functional and safe experience that connects people along the coast from Trigg to Scarborough beaches, in a way that respects the environment, highlights its iconic character and views, and offers a unique tourist experience. In particular, the proposed coastal boardwalk is expected to:

- Build a more functional connection and safer experience for pedestrians and recreational users away from West Coast Highway;
- Create opportunities for environmental restoration through thoughtful and sustainable design;
- Link two major recreational nodes at Scarborough and Trigg Beaches;
- Provide more immersive opportunities for tourists and locals to interact with the natural environment in a safe and sustainable manner; and
- Build a better understanding of the cultural value and heritage associated with the area.

A usage analysis of Scarborough, Trigg and wider trends within the City of Stirling revealed:

- Visitation to Scarborough and Trigg has seen historically even split between domestic and international visitation, however since the Scarborough Foreshore redevelopment in 2018, domestic daytrips have increased by 146%.
- Walking is the top physical activity for those living in the City of Stirling – 37% of residents participate in walking for recreation or health.
- Due to the composition of businesses within Scarborough and Trigg, the majority of spending within the precinct is from tourism and entertainment. The extensive food and beverage offerings along the foreshore accounted for \$91,093,000 (46% of total) in spending in the 12 months to April 2025.



Strategic Alignment

The proposed coastal boardwalk project is a key initiative within the City's Corporate Business Plan, aiming to become a world-class tourist attraction. It directly aligns with the states' Western Australia Visitor Economy Strategy 2033 (WAVES 2033) by contributing to the strategies' ambition to boost the visitor economy to \$25 billion by 2033. The proposed coastal boardwalk targets high-yield travellers with unique nature-based tourism offerings, enhancing economic vitality in the Trigg and Scarborough precincts. Increased foot traffic and longer visitor stays are expected to stimulate local businesses, particularly in hospitality and retail, supporting job creation and economic growth.

Aligned with the City's Strategic Community Plan, the boardwalk would promote community health and wellbeing by providing new recreational opportunities and fostering active lifestyles.

The project would also address safety concerns by improving pedestrian safety, separating foot traffic from bikes, e-scooters, and skateboards, in line with the State Public Health Plan's goal of promoting safer communities.

Accessibility and inclusion are core principles of the project, with the proposed boardwalk overcoming existing barriers and enhancing physical accessibility and social inclusivity, as outlined in the City's Access and Inclusion Plan and Public Open Space Strategy.

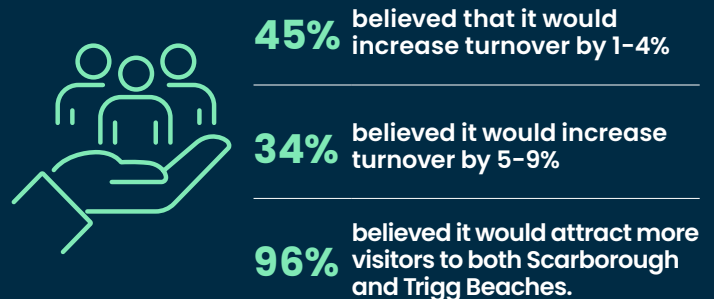
Coastal erosion has been considered in line with the City's Coastal Hazard Risk Management and Adaptation Plan, ensuring environmental sustainability over the long term.

Impact on Local Businesses

To understand the perceived impact a coastal boardwalk would have on businesses within Scarborough and Trigg, Urbis conducted a business survey:

29 businesses participated in the survey. Some businesses were unable to be surveyed during the time the survey was taking place.

Of businesses surveyed:

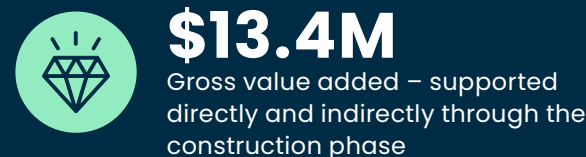


This positive perception was primarily based on the increase in foot traffic and tourism a coastal boardwalk would bring to the local area. No businesses believed that the coastal boardwalk would have a negative impact on their turnover.

Direct Impacts

The proposed coastal boardwalk is expected to have a significant economic and community impact on the City of Stirling and the WA economy. These include economic activity generated through increased visitation and safety directly supported by the facility.

Construction Phase Impacts



Operational Impacts (30 years)



Other Benefits to the Community include:



SAFETY: The proposed coastal boardwalk would improve safety by separating pedestrians from cyclists and e-scooters.



BUSINESS DEVELOPMENT: The proposed coastal boardwalk would boost local economic activity, attract new businesses and reduce vacancy rates.



SENSE OF COMMUNITY: The proposed coastal boardwalk would enhance community engagement and economic vitality, fostering local vibrancy and connection.



CULTURAL HERITAGE: The proposed coastal boardwalk would pay respect to the traditional owners of the land and provide opportunities for Aboriginal public art installations and story telling once completed.



TRANSPORT: The proposed coastal boardwalk would alleviate congestion in Scarborough, support new transport projects, and improve accessibility across nodes.

Cost Benefit Analysis

Urbis was engaged to undertake a Rapid Cost Benefit Analysis for the proposed coastal boardwalk.

This incorporated only direct effects that could be reliably monetised. Results revealed that the project is expected to provide significant ongoing benefits.



Urbis estimates every dollar invested in the project is expected to return

\$3.30 to Western Australia.



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