

SHIRE OF LAKE GRACE



AGENDA

Special Council Meeting
20 June 2024

Notice of Meeting

To the Shire President and Councillors

A special Council Meeting will be held on Wednesday 20 June 2024 in the Council Chambers, 1 Bishop Street, Lake Grace commencing at 4.00pm for the purpose of:

- Development Application – AFGRI machinery dealership
- Development Application – Lot 214 Quondong Court Lake Grace
- Proposed amendment No. 6 of the Local Planning Scheme
- Long Term Financial Plan 2024 - 2034

A handwritten signature in black ink, appearing to read "Alan George".

Alan George
Chief Executive Officer
13 June 2024

Information

This information is provided on matters which may affect members of the public. If you have any queries on procedural matters, please contact the Shire of Lake Grace on 9890-2500 or ea@lakegrace.wa.gov.au.

Question Time for the Public

The Local Government (Administration) Regulation 1996 states that members of the public shall be allowed to ask public question during Council meetings. The Shire of Lake Grace allocates a minimum of 15 minutes for Public Question. Anyone may ask questions and may be submitted in two ways:

- Questions submitted in writing and be “*put on notice*” before the Council Meeting
- Questions may be raised from the public gallery “*without notice*” during public question time

Questions that are complex in nature and that may require research should be submitted as early as possible to allow the Shire time to prepare a response. The Presiding Member may nominate a senior executive or member of staff to answer the question presented. There will be no debate or discussion to take place on any question or answer to ask a question.

For more information regarding Question Time for the Public and to obtain a Public Question Time form, please visit www.lakegrace@wa.gov.au or call (08) 9890-2500 or email ea@lakegrace.wa.gov.au.

Disclaimer

No responsibility whatsoever is implied or accepted by the Shire of Lake Grace for any act, omission or statement or intimation occurring during Council or Committee meetings or during formal or informal conversations with staff. The Shire of Lake Grace disclaims any liability for any loss whatsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person’s and or legal entity’s own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for license, any statement or limitation or approval made by a member or officer of the Shire of Lake Grace during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Lake Grace. The Shire of Lake Grace warns that anyone who has an application lodged with the Shire of Lake Grace must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application and any conditions attaching to the decision made by the Shire of Lake Grace in respect of the application

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SHIRE OF LAKE GRACE

Agenda for the Special Council Meeting to be held at the Council Chambers, 1 Bishop Street, Lake Grace, WA on Wednesday 20 June 2024 commencing at 4.00pm.

1.0 DECLARATION OF OPENING ANNOUNCEMENT OF VISITORS

2.0 ACKNOWLEDGEMENT OF COUNTRY

I wish to acknowledge the traditional Custodians of the land on which we meet today, and pay my respects.

I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

3.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

3.1 PRESENT

Cr LW Armstrong	Shire President
Cr SG Hunt	Deputy Shire President
Cr R Chappell	
Cr RA Lloyd	
Cr BJ Hyde	
Cr AJ Kuchling	
Cr DS Clarke	

3.2 APOLOGIES

Mrs T Hall	Manager Corporate Services
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3.3 IN ATTENDANCE

Mr. Alan George	Chief Executive Officer
Mr C Paget	Deputy Chief Executive Officer
Mr C Elefsen	Manager Infrastructure Services
Mrs A Adams	Executive Assistant

3.4 OBSERVERS / VISITORS

3.5 LEAVE OF ABSENCE PREVIOUSLY GRANTED

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

5.0 PUBLIC QUESTION TIME

6.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

7.0 NOTATIONS OF INTEREST

**7.1 DECLARATIONS OF FINANCIAL INTEREST – LOCAL GOVERNMENT ACT
1995 SECTION 5.60A**

**7.2 DECLARATIONS OF FINANCIAL PROXIMITY INTEREST – LOCAL
GOVERNMENT ACT 1995 SECTION 5.60B**

**7.3 DECLARATIONS OF IMPARTIALITY INTEREST – ADMINISTRATION
REGULATIONS 1996 SECTION 34C**

8.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

9.0 REPORTS OF OFFICERS

9.1 PLANNING

9.1.1 DEVELOPMENT APPLICATION – PROPOSED NEW WORKSHOP BUILDING & ASSOCIATED IMPROVEMENTS ON LOTS 235 & 317 (NOS.66 & 64) ABSOLON STREET AND LOTS 316 & 305 (NOS.7 & 9) MASON STREET, LAKE GRACE

Applicant:	Wheatbelt Steel Pty Ltd on behalf of AFGRI Equipment Australia Pty Ltd (Landowner)
File No.:	A3544
Attachments:	1. Development Application documentation and plans
Author:	Mr Joe Douglas – Town Planner
Disclosure of Interest:	Nil
Date of Report:	12 June 2024
Senior Officer:	Mr Alan George – Chief Executive Officer

Summary

This report recommends that Council grant conditional approval to a development application received from Wheatbelt Steel Pty Ltd on behalf of AFGRI Equipment Australia Pty Ltd (Landowner) for the construction of a proposed new workshop building and various associated improvements on Lots 235 & 317 (Nos.66 & 64) Absolon Street and Lots 316 & 305 (Nos.7 & 9) Mason Street, Lake Grace to support the continued use of the land for industrial purposes (i.e. agricultural machinery dealership).

Background

Wheatbelt Steel Pty Ltd on behalf of AFGRI Equipment Australia Pty Ltd (Landowner) have submitted a development application requesting Council's approval for the construction of a proposed new 2,498m² steel framed and zincalume clad workshop building and various associated improvements on Lots 235 & 317 (Nos.66 & 64) Absolon Street and Lots 316 & 305 (Nos.7 & 9) Mason Street, Lake Grace to support the continued use of the land for industrial purposes (i.e. agricultural machinery dealership).

The proposed new workshop building will replace an existing steel framed, zincalume clad workshop building previously constructed on Lot 235 that is proposed to be demolished in its entirety. The new workshop building will be used for agricultural machinery maintenance and repair purposes, including the storage of equipment and parts. Other additions, improvements and upgrades proposed include the installation of new 60,000 litre rainwater tanks for stormwater drainage management purposes, six (6) new on-site parking bays including driveway access thereto, a new open washdown bay, and new landscaping in select locations along the subject land's street frontages.

A full copy of the development application received, including supporting documentation and plans, is provided in Attachment 1.

All lots forming part of the application are located in a designated industrial precinct in the south-eastern part of the Lake Grace townsite and comprise a total combined area of approximately 8,646m². The combined landholding is gently sloping from north to south, has been cleared of all native vegetation and has direct frontage and access to Absolon Street along its northern boundary, Coad Street along its western boundary and Mason Street along its southern boundary, all of which are sealed and drained local roads under the care, control and management of the Shire.

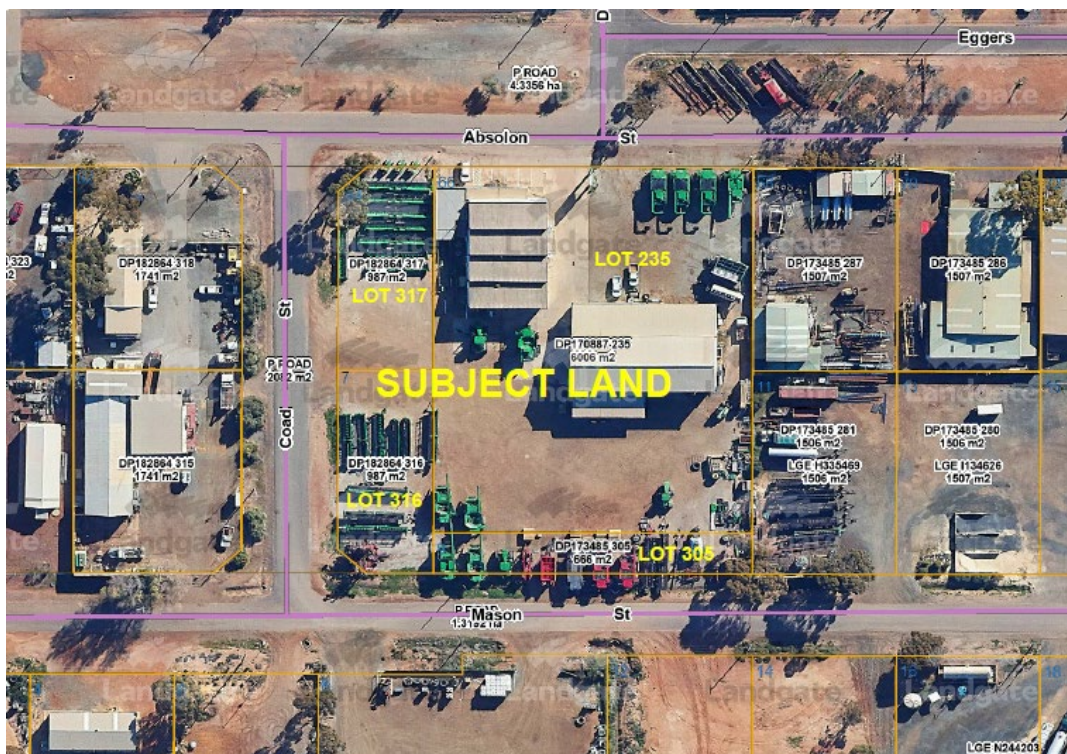
The subject land has been extensively developed and used as an agricultural machinery dealership for many years which was constructed prior to the introduction of contemporary town planning controls as evidenced by the fact no previous development approvals have been granted for the existing development on the land aside from an existing pylon-type advertising sign on Lot 235 fronting Absolon Street.

The existing development on the land is served by reticulated power, water and telecommunications infrastructure as well as an on-site effluent disposal system (i.e. septic tanks and leach drains). All stormwater drainage is managed and disposed on the land insofar as possible with all excess stormwater directed to the Mason Street road reserve for discharge into the Shire’s local drainage system.

The subject land does not contain any sites of European or Aboriginal Heritage significance and has not been designated by the Fire and Emergency Services Commissioner as being bushfire prone. The property has however been designated by the Department of Water and Environmental Regulation as being flood prone.

Immediately adjoining and other nearby land uses are broadly described as follows:

- North: Absolon Street, Dunham Street and Eggers Place road reserves and low density residential development beyond;
- South: Mason Street road reserve with light industrial development and Crown Reserve 29770 beyond which is vested in the Shire for stormwater drainage purposes; and
- East & West: Industrial development comprising a range of general, light and service-type industrial uses.



Location & Lot Configuration Plan (Source: Landgate 2024)

Comment

The subject land is classified ‘General Industry’ zone in the Shire of Lake Grace Local Planning Scheme No.4 (LPS4).

The key objectives prescribed in LPS4 for any development on land classified 'General Industry' zone are as follows:

- *To provide a location for general, light and service industries which by the nature of their operations should be separated from residential areas;*
- *To ensure an adequate supply of suitably located land for future industrial development;*
- *To provide for a range of compatible general, light and service industries to support the needs and development of the district;*
- *To provide a range of employment opportunities for residents of the district;*
- *To ensure that development is in accordance with appropriate and satisfactory standards of function, amenity and safety;*
- *To ensure that appropriate buffers are provided and maintained between industrial uses and adjacent uses so as to avoid land use conflicts; and*
- *To encourage the provision of additional landscaping to the established industrial areas to improve their visual appearance.*

Under the terms of the Zoning Table in LPS4 the use class 'Industry – Primary Production' is listed as a discretionary (i.e. 'D') use on any land classified 'General Industry' zone which means it is not permitted without the Shire's formal development approval.

The application has been assessed with due regard for the relevant zoning objectives and various development standards and requirements prescribed in LPS4 and those matters required to be considered pursuant to clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

This assessment has confirmed the proposal is generally consistent with the objectives of the land's 'General Industry' zoning classification in LPS4 and is compliant or capable of compliance with the following relevant standards and requirements:

- Land use compatibility including buffer separation distances;
- Lot boundary setbacks;
- Vehicle access and parking;
- Landscaping;
- The provision of key essential service infrastructure including stormwater drainage and wastewater disposal; and
- Bushfire and flood risk management.

Notwithstanding the above conclusion, Council should note the following key points when considering and determining the application:

1. Site Development Plans

One of the two (2) site development plans submitted in support of the application is not suitably scaled and is not therefore sufficiently accurate. Furthermore the plans do not show the following:

- The correct footprint for the proposed workshop building as shown on the revised floorplans submitted in support of the application following its initial lodgement with the Shire;
- The correct final finished floor level for the proposed workshop building recommended by the Department of Water and Environmental Regulation;
- The full extent of all fill required to achieve the final finished floor level recommended

by the Department of Water and Environmental Regulation to mitigate the potential flood risk, including any required retaining works;

- The proposed setbacks to the nearest lot boundaries for the two (2) new 60,000 litre rainwater tanks; and
- Details of how all excess stormwater from the proposed workshop building and rainwater tanks will be managed and disposed including any direct point/s of discharge to the adjoining road reserves.

In light of these shortcomings and the uncertainty they create, it is considered reasonable to require the landowner, as a condition of any development approval that may ultimately be granted, to prepare and submit a revised site development plan to the Shire for further consideration and approval by the Chief Executive Officer prior to the commencement of development to address these issues. Council should note the reporting officer spent a lot of time and effort trying to explain the Shire's plan information requirements to the applicant however the advice provided was not followed in full hence why the plans submitted in support of the application are considered unacceptable and in need of updating.

2. Lot Boundary Setbacks

Table 2 of LPS4 requires all industrial-type development on any land classified 'General Industry' zone to have an average setback of 7.5 metres to the land's rear boundary.

Under the terms of the application submitted the proposed new workshop building will only have an average setback of approximately 3.12 metres to the rear boundary of Lot 235 being this lot's common boundary with Lot 305 located immediately south which forms part of the application.

Council should note if all lots comprising the existing development are amalgamated into one (1) new lot which is understood to be the landowner's intention given statements made in the application cover letter, the proposed workshop building's average setback to the new amalgamated lot's rear boundary will be 13.18 metres which is compliant with the specific requirements of LPS4.

Amalgamation of the land into one (1) new lot is considered necessary to ensure compliance with the requirements of LPS4 and has been recommended as a condition of any development approval that may ultimately be granted by Council (see the further advice provided below).

3. Front Building Façade

Clause 4.9 of LPS4 requires the front façade of all buildings in the 'General Industry' zone to be orientated to the street and constructed in brick, concrete or masonry unless otherwise approved by Council.

Under the terms of the development application received the front façades of the proposed new workshop building along its Absolon and Mason Street frontages will be constructed using zincalume wall cladding which does not strictly comply with the requirements of clause 4.9.

Having regard for:

- i) the design, finish, scale, setbacks and orientation of the proposed building;
- ii) the nature of existing development and associated built form improvements on immediately adjoining and other nearby properties which also do not strictly comply with clause 4.9;
- iii) the limited impact the proposed building will have on the existing visual amenity and character of the local streetscape; and

- iv) the significant benefits the proposed development will have in terms of the continued use of the subject land for the purposes of an agricultural machinery dealership, including people employed thereon,

it is considered appropriate that Council exercise the discretion afforded by clause 4.5 of LPS4 as it applies to variations to site and development requirements and allow the development to proceed as proposed in terms of the materials to be used on the building's front façades.

4. Landscaping

Clause 4.9 and Table 2 of LPS4 require landscaping to be provided for any new industrial development in such positions on a site to enhance the appearance of any development or screen from view any open storage area, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the surrounding area. Under the terms of Table 2 a total of 10% of the total site area for any given industrial development must be landscaped however Council has historically allowed this to be reduced to 5% where considered acceptable and appropriate.

One of the two (2) site development plans submitted in support of the application shows various locations on the subject land that will be landscaped as part of the proposed development however the plans are not to scale and contain no information regarding the dimensions and areas of those portions of the subject land proposed to be landscaped or the types of trees and/or shrubs to be planted, including the density of plantings. As such the reporting officer is unable to confirm if the landscaping proposed to be provided as part of the development is compliant with the requirements of LPS4 or Council's reduced landscaping ratio.

In light of this shortcoming it is recommended Council impose a condition on any development approval that may ultimately be granted requiring the proponent to prepare and submit a Landscaping Plan prior to the commencement of development demonstrating a minimum of 5% of the subject land's total site area will be suitably landscaped for consideration and final approval by the Shire's Chief Executive Officer.

5. Flood Risk

The subject land is located in a designated flood prone area with the area comprising the proposed new workshop building subject to shallow flooding during the 2006 flood event to depths ranging from 0.02 to 0.15 metres.

In accordance with the general requirements of clause 4.34 of LPS4 as it applies specifically to land liable to flooding, the Department of Water and Environmental Regulation has recommended a minimum floor level of 0.5 metres above the 2006 flood event for any new habitable type development in the flood prone areas of the Lake Grace townsite to help mitigate the potential flood risk. In this case the Department has recommended a minimum habitable floor level of 285.1 metres AHD for the proposed new workshop building.

Given the proposed development is however non-habitable in nature, the Department has confirmed minimum required floor level for the proposed new workshop building may therefore be reduced to 0.15 metres above the 2006 flood event (i.e. a minimum floor level of 284.75 metres AHD must be achieved to help minimise any future potential flood risk).

Council should note that under the terms of the application received a minimum final floor level of 284.73 metres AHD is proposed for the new workshop building which is not acceptable. As such it is recommended Council impose a condition on any development approval that may ultimately be granted requiring the proposed new workshop building to have a minimum floor level of 284.75 metres AHD which is consistent with the advice and

recommendations provided by the Department of Water and Environmental Regulation.

6. Land Amalgamation

The existing agricultural machinery dealership on the subject land has been undertaken on four (4) immediately adjoining lots, each of which has its own separate certificate of title with no formal shared access and use rights registered on title.

Given the proponent's intention to develop and continue using the land as an agricultural machinery dealership, including shared vehicle access and parking, as well as the rear boundary setback issue referred to previously above which could prove highly problematic and expensive for the proponent during the building permit application stage of the approval process to ensure compliance with the fire safety requirements of the National Construction Code, it is considered to be both practical and reasonable to require all four (4) lots to be amalgamated into one (1) new lot by way of a subdivision application to the Western Australian Planning Commission. A condition requiring amalgamation of the subject land into one (1) new lot has therefore been included in the recommendation to Council below.

In light of all the above it is concluded the development proposal for the subject land is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be supported and approved by Council subject to compliance with a number of conditions to ensure the development proceeds in a proper and orderly manner. As such, it is recommended Council exercise discretion and grant conditional development approval.

Legal Implications

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

- State Planning Policy 3.4 – *Natural Hazards and Disasters*
- State Planning Policy 4.1 – *Industrial Interface*

Consultation

Not required or deemed necessary. The application was however the subject of ongoing discussions between Shire staff, the Department of Water and Environmental Regulation and the applicant during preparation of the development application.

Financial Implications

The administrative costs associated with processing the application are provided for in Council's annual budget and have been offset by the development application fee paid by the applicant. All costs associated with the proposed development will be met by the landowner.

The Shire may need to consider upgrading the existing stormwater drainage infrastructure in the Mason Street road reserve area to ensure any excess stormwater from the proposed development can be disposed of in an efficient and effective manner. Given the proposed development generates the need for these possible upgrade works it is reasonable for Council to require the landowner to pay for the cost of these works.

It is significant to note should the applicant or landowner be aggrieved by Council's final

decision in this matter, they have the right seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason, which is considered unlikely in this particular instance, the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

Strategic Implications

- Shire of Lake Grace Local Planning Strategy 2007 as it applies specifically to the development of a diversified range of commerce and industry in appropriate locations to provide local employment opportunities.
- Aspire 2033 - Shire of Lake Grace Strategic Community Plan:

Economic Objective - A prosperous economy supporting diversification of industry		
Outcome	1	An innovative, productive agriculture industry
Strategy	1.3	Support and promote the agricultural productivity of the district
Outcome	2	A diverse and prosperous economy
Strategy	2.2	Support local business and promote further investment in the district
Environment Objective - Protect and enhance our natural and built environment		
Outcome	4	A well maintained attractive built environment servicing the needs of the community
Outcome	5	A natural environment for the benefit and enjoyment of current and future generations
Strategies	5.1	Manage and preserve the natural environment

Voting Requirements

Simple majority required.

RECOMMENDATION / RESOLUTION

RESOLUTION

Moved: Cr
Seconded: Cr

That the development application submitted by Wheatbelt Steel Pty Ltd on behalf of AFGRI Equipment Australia Pty Ltd (Landowner) for the construction of a proposed new 2,498m² steel framed and zincalume clad workshop building and various associated improvements on Lots 235 & 317 (Nos.66 & 64) Absolon Street and Lots 316 & 305 (Nos.7 & 9) Mason Street, Lake Grace to support the continued use of the land for industrial purposes be **approved** by Council subject to the following conditions and advice notes:

Conditions:

1. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as

- a consequence of any condition/s of this approval or otherwise approved by the local government.
2. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.
 3. The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of the local government having first being sought and obtained.
 4. Prior to the commencement of development a revised site development plan must be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer. The revised plan required by this condition must be suitably scaled and show the following additional information:
 - i) The revised footprint for the proposed workshop building as shown on the revised floorplans submitted in support of the application;
 - ii) The correct final finished floor level for the proposed workshop building recommended by the Department of Water and Environmental Regulation;
 - iii) The full extent of all fill required to achieve the final finished floor level for the proposed workshop building recommended by the Department of Water and Environmental Regulation and required by Condition 5 of this approval, including any required retaining works;
 - iv) The proposed setbacks to the nearest lot boundaries for the two (2) new 60,000 litre rainwater tanks; and
 - v) Details of how all excess stormwater from the proposed workshop building and rainwater tanks will be managed and disposed including any direct point/s of discharge to the adjoining road reserves.
 5. The proposed workshop building shall have a minimum finished floor level of 284.75 metres AHD to help minimise any future potential flood risk.
 6. All stormwater drainage shall be directed away from the proposed workshop building and managed and disposed to the specifications and satisfaction of the local government's Chief Executive Officer in consultation with the local government's Manager Infrastructure Services. Details regarding all proposed stormwater drainage management measures shall be submitted to the local government for consideration and determination by the Chief Executive Officer prior to the commencement of any earthworks or construction on the land. Any upgrades required to the existing stormwater drainage infrastructure in the Mason Street road reserve to accommodate stormwater generated by the proposed development shall be undertaken at the landowner's own cost.
 7. All external surfaces of the proposed workshop building shall be clad with new materials only.
 8. All proposed new parking bays on Lot 317 and the associated driveway access shall be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2004 entitled 'Parking Facilities – Part 1: Off-Street Car Parking' (as amended) prior to occupation and use of the proposed development.
 9. A suitably scaled Landscaping Plan shall be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer prior to occupation and use of the proposed development.
 10. The Landscaping Plan required by Condition 9 of this approval must be implemented in full by no later than 30 June 2025 unless otherwise approved by the local government's

Chief Executive Officer.

11. The proposed washdown bay shall be provided with an adequate wastewater disposal system as determined by the local government's Environmental Health Officer or the Executive Director of Public Health with all such work to be undertaken to the specifications and satisfaction of the local government's Chief Executive Officer or Executive Director of Public Health.
12. All lots the subject of this approval must be amalgamated into one (1) new lot by way of a subdivision application to the Western Australian Planning Commission. The land shall be amalgamated in accordance with the requirements of this condition within twelve (12) months of the date of this approval unless otherwise approve by the local government's Chief Executive Officer.

Advice Notes:

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant/landowner and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.
2. This is a development approval of the Shire of Lake Grace under its Local Planning Scheme No.4. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. In accordance with the *Building Act 2011* and *Building Regulations 2012*, a building permit application must be submitted to and approved by the local government's Building Surveyor prior to the commencement of any earthworks or construction on the land.
4. The proposed development is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
5. An 'Application to Construct or Install an Apparatus for the Treatment of Sewage' prepared pursuant to the specific requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* must be prepared and submitted to the local government or the Executive Director of Public Health for consideration and determination prior to construction and use of the proposed washdown bay. Confirmation of the relevant requirements in this regard can be obtained by contacting the local government's Environmental Health Officer.
6. All works in relation to the design and construction of the proposed washdown bay must comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and Australian Standard AS/NZS 3500.2:2003 entitled 'Plumbing and Drainage'.
7. The applicant/landowner is reminded of their obligation to ensure compliance with the requirements of the Shire of Lake Grace Annual Fire Management Notice as it applies specifically to all townsite land in the Shire to help guard against any potential bushfire risk (<https://www.lakegrace.wa.gov.au/services/bushfire-emergency-management/fire-management-requirements.aspx>).
8. Any future proposed advertising signage shall be provided in accordance with the specific requirements of the Shire of Lake Grace Local Planning Scheme No.4 and Local Planning

Policy 6.5 entitled 'Advertising Signage' unless otherwise approved by the local government.

9. The applicant/landowner is responsible for ensuring the correct siting of all structures and associated improvements on the land the subject of this approval. An identification survey demonstrating correct siting and setbacks of structures, including fill and final finished floor levels, may be requested by the local government to ensure compliance with this determination notice and all applicable provisions.
10. The Department of Water and Environmental Regulation has confirmed the land is subject to inundation and flooding during extreme storm events and has therefore recommended the final finished floor level for the proposed workshop building be no less than 284.75 metres AHD to help minimise any future potential flood risk.
11. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.
12. If the applicant/landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be submitted directly to the State Administrative Tribunal within 28 days of this determination.

CARRIED

For:

Against:

9.1.2 DEVELOPMENT APPLICATION – PROPOSED RELOCATED DWELLING ON LOT 214 (NO.8) QUONDONG COURT, LAKE GRACE

Applicant:	Moya Clayson Fisher (Landowner)
File No.:	A6662
Attachments:	1. Development Application documentation and plans
Author:	Mr Joe Douglas – Town Planner
Disclosure of Interest:	Nil
Date of Report:	12 June 2024
Senior Officer:	Mr Alan George – Chief Executive Officer

Summary

This report recommends that a development application submitted by Moya Clayson Fisher (Landowner) for the development of a second-hand transportable dwelling and associated carport and outbuilding on Lot 214 (No.8) Quondong Court, Lake Grace be approved subject to conditions.

Background

The applicant is seeking Council's development approval for the following on Lot 214 (No.8) Quondong Court, Lake Grace:

- i) The placement and use of a 114.51m² steel framed and clad second-hand transportable dwelling including a new 37.20m² steel framed alfresco area, 29.38m² porch and decking below including an uncovered portion of decking on the northern side of the proposed dwelling;
- ii) Construction of a new 18.425m² steel framed, Colorbond clad carport structure on the southern side of the proposed dwelling;
- iii) Construction of a new 33.148m² steel framed, Colorbond clad outbuilding (i.e. shed) on the western side of the proposed dwelling adjacent to the land's rear boundary for domestic storage purposes and the parking of one vehicle (single door entry only); and
- iv) Various other associated improvements including bulk earthworks to accommodate the proposed dwelling, a new unsealed crossover and driveway access to the rear, internal fencing and personal access gate, stormwater drainage infrastructure, and landscaping in select locations.

A full copy of the development application received, including supporting documentation and plans, is provided in Attachment 1.

Lot 214 is located in the eastern part of the Lake Grace townsite in a designated low density residential precinct.

The subject land is currently vacant, comprises a total area of approximately 879m², and is gently sloping from east to west with the natural ground level ranging from an average of approximately 299.3 to 297.8 metres AHD.

The property has direct frontage and access to Quondong Court, a sealed and drained local access road under the care, control and management of the Shire, and is served by all key essential service infrastructure including electricity, reticulated water, reticulated sewerage, stormwater drainage and telecommunications.

Lot 214 has a sufficient separation distance to Stubbs Street to the north, a regional distributor road, and therefore the requirements of State Planning Policy 5.4 entitled 'Road and Rail Noise' are not applicable to any future development on the property.

The subject land has been extensively cleared throughout aside from a few isolated trees and shrubs with no environmental significance, does not contain any sites of cultural heritage significance, is not subject to inundation or flooding during extreme storm events, and has not been designated by the Fire and Emergency Services Commissioner as being bushfire prone.

Existing adjoining and other nearby land uses are predominantly residential in nature on lots of similar size, the majority of which have or will be developed for low density residential purposes (i.e. single houses and some grouped dwellings).



Location & Lot Configuration Plan (Source: Landgate 2024)

Comment

Lot 214 is classified 'Residential' zone in the Shire of Lake Grace Local Planning Scheme No.4 (LPS4) with a density coding of R20.

The stated objectives in LPS4 for the development of any land classified 'Residential' zone are as follows:

- To achieve a high standard of residential development in accordance with contemporary planning and development practice for the benefit of the community of the Shire of Lake Grace;
- To enhance the character and amenity of residential areas;

-
- *To provide for residential development at a range of densities with a variety of housing types to meet the needs of the community; and*
 - *To provide an opportunity for residents to undertake occupations ancillary to the use of their dwelling that are compatible in character, scale and operation with the residential use and which will not have an adverse effect upon the existing character and amenity of these areas.*

Under the terms of the Zoning Table in LPS4 the development of a single house on any land classified 'Residential' zone is listed as a permitted (i.e. P) use subject to compliance with the standards and requirements of LPS4 including any associated local planning policies and the Residential Design Codes (Volume 1).

The application has been assessed with due regard for the relevant objectives, standards and requirements of LPS4, Local Planning Policy No.6.3 entitled 'Relocated and Second Hand Transportable Dwellings', the Residential Design Codes (Volume 1), and the various matters required to be considered under clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

This assessment has confirmed the proposal is compliant or capable of compliance with the following relevant requirements:

- Zoning objectives and land use permissibility;
- Land capability and suitability including topography, soil types and stability, drainage and flood risk;
- Land use compatibility;
- Lot boundary setbacks;
- Site works, building wall and roof heights, and solar access;
- Trees, landscaping and private open space;
- External fixtures, utilities and facilities;
- Amenity of the locality including potential environmental, visual and social impacts;
- Protection of the natural environment, water resources and cultural heritage significance;
- Vehicle access and parking;
- Connections to key essential service infrastructure; and
- Stormwater drainage and bushfire risk management.

Notwithstanding the above conclusion, Council should note the proposed development does not comply with the following deemed-to-comply requirements of the Residential Design Codes (Volume 1) and therefore requires Council to exercise discretion when considering and finally determining the application:

Outdoor Living Areas

Under the terms of clause 5.3.1 of the R-Codes and the land's current R20 density coding an outdoor living area comprising a minimum area of 30m² must be provided behind the street setback area (i.e. 6 metres in this instance), be directly accessible from the primary living space of the dwelling with a minimum length and width dimension of 4 metres with at least two-thirds of the required area not having any permanent roof cover.

Under the terms of the plans submitted in support of the application the proposed outdoor living area (i.e. alfresco area) is not directly accessible from the primary living space of the proposed dwelling (i.e. kitchen, dining and living area), does not have a minimum length and

width dimension of 4 metres and is completely covered by concealed trimdeck-type roof sheeting.

Notwithstanding the proposal's non-compliance with clause 5.3.1 of the R-Codes, the reporting officer has concluded the proposed outdoor living area satisfies the relevant design principles prescribed in the R-Codes and is therefore acceptable for the following reasons:

- i) It is of sufficient size and dimension to be functional and usable;
- ii) It is connected to primary living space of the dwelling via decking and therefore capable of access and use in conjunction with a primary living space;
- iii) It will not compromise solar access or natural ventilation for the dwelling; and
- iv) It takes advantage of the northern aspect of the site insofar as possible.

Visual Privacy

Under the terms of clause 5.4.1 of the R-Codes major openings to habitable rooms other than bedrooms and studies which have a floor level of more than 0.5 metres above natural ground level and overlook any part of any other residential property behind its street setback line must have a minimum setback of 6 metres to the common adjoining lot boundary.

Under the terms of the plans submitted in support of the application the proposed dwelling, including habitable rooms (i.e. kitchen and dining area), will have a final finished floor level of 299.30 metres AHD which is on average 0.64 metres above the land's natural ground level and will therefore result in some potential for overlooking of the 'Residential' zoned property located immediately north and a resultant loss of visual privacy when a new dwelling is developed on the adjoining property at some point in the future.

In order to address this issue and satisfy the relevant design principles prescribed in the R-Codes for the protection of visual privacy it is recommended a condition be imposed on any development approval that may ultimately be granted requiring the installation of suitable visual screening measures such as landscaping, fencing, obscure glazing, timber screens, external blinds, and/or window hoods and shutters in accordance with the specific requirements of the R-Codes prior to occupation and use of the proposed dwelling.

In light of all the above it is concluded the proposal for Lot 214 is unlikely to have a negative impact on the general amenity, character, functionality and safety of the immediate locality and may therefore be supported and approved by Council subject to the imposition of a number of conditions to ensure the development is undertaken in a proper and orderly manner. As such, it is recommended Council exercise discretion and grant conditional development approval.

Legal Implications

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

- State Planning Policy 7.3 – *Residential Design Codes (Volume 1)*
- Government Sewerage Policy 2019
- Shire of Lake Grace Local Planning Policy 6.3 - *Relocated and Second Hand Transportable Dwellings*

Consultation

Public advertising of the application and referral to State government agencies and key essential service providers was not required or deemed necessary. The application was however the subject of discussion with the applicant/landowner prior to lodgement of the application to ensure all relevant town planning related matters were considered and addressed.

Financial Implications

There are no known financial implications in relation to this item aside from the administrative costs associated with processing the application which are provided for in Council's annual budget and have been offset by the development application fee paid by the applicant. All costs associated with the proposed development will be met by the applicant/landowner.

It is significant to note should the applicant/landowner be aggrieved by Council's final decision in this matter, they have the right seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason, which is considered unlikely in this particular instance, the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

Strategic Implications

- Shire of Lake Grace Local Planning Strategy (2007) as it applies specifically to the following matters:
 - Population and Housing Strategy: To ensure a sufficient supply of suitably zoned and serviced residential land in each of the Shire's main settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of safety, accessibility and visual amenity; and
 - Environmental Protection and Conservation Strategy: To protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of future generations while providing appropriate development opportunities to promote the local economy.
- Aspire 2033 - Shire of Lake Grace Strategic Community Plan:

Environment Objective - Protect and enhance our natural and built environment		
Outcome	4	A well maintained attractive built environment servicing the needs of the community
Outcome	5	A natural environment for the benefit and enjoyment of current and future generations
Strategies	5.1	Manage and preserve the natural environment
	5.3	Provide an effective waste management service
Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community

	8.3	Provide strategic leadership and governance
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning
	9.2	Comply with statutory and legislative requirements

Voting Requirements

Simple majority required.

RECOMMENDATION / RESOLUTION

RESOLUTION

Moved: Cr
Seconded: Cr

That the development application submitted by Moya Clayson Fisher (Landowner) for the development of a second-hand transportable dwelling and associated carport and outbuilding on Lot 214 (No.8) Quondong Court, Lake Grace be **approved** by Council subject to the following conditions and advice notes:

Conditions:

13. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government.
14. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.
15. The proposed development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period it shall not be carried out without the further approval of the local government having first being sought and obtained.
16. The development hereby approved, including any associated earthworks, shall not encroach upon any part of any immediately adjoining property unless otherwise approved by the local government.
17. The proposed dwelling shall be connected to an electricity supply service, reticulated sewerage disposal infrastructure, and a reticulated potable water supply service to the specifications and satisfaction of the relevant service providers prior to its occupation and use.
18. The proposed new driveway, including crossover to Quondong Court, shall be constructed, sealed and drained to the specifications and satisfaction of the local government's Manager Infrastructure Services prior to occupation and use of the proposed development.
19. All stormwater drainage from the proposed development shall be directed to lawns, garden beds and/or rainwater tanks within the land's designated lot boundaries unless otherwise approved by the local government.

20. All external fixtures, utilities and facilities shall be provided in accordance with the relevant deemed-to-comply requirements of clause 5.4.4 of the Residential Design Codes of Western Australia (Volume 1) unless otherwise approved by the local government.
21. Any external defects on the proposed dwelling shall be rectified to the satisfaction of the local government's Chief Executive Officer in consultation with the local government's Building Surveyor prior to its occupation and use.
22. The sub-floor area of the proposed dwelling shall be enclosed with brick, stone or vermin proof cladding / battens prior to its occupation and use unless otherwise approved by the local government.
23. A bond of \$5,000.00 is payable by the applicant/landowner to the local government prior to the commencement of development to ensure the requirements of Conditions 9 and 10 of this approval are suitably addressed.
24. Suitable visual screening measures such as landscaping, fencing, obscure glazing, timber screens, external blinds, and/or window hoods and shutters shall be installed along the northern side of the proposed dwelling adjacent to the kitchen and dining area in accordance with the specific requirements of clause 5.4.1 of the Residential Design Codes of Western Australia (Volume 1) prior to occupation and use of the proposed dwelling.
25. All external fixtures, utilities and facilities shall be provided in accordance with the relevant deemed-to-comply requirements of clause 5.4.4 of the Residential Design Codes of Western Australia (Volume 1) unless otherwise approved by the local government.

Advice Notes:

13. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant/landowner and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.
14. This is a development approval of the Shire of Lake Grace under its Local Planning Scheme No.4. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
15. In accordance with the *Building Act 2011* and *Building Regulations 2012*, a building permit application must be submitted to and approved by the local government's Building Surveyor prior to the commencement of any construction or earthworks on the land.
16. The proposed development and all associated improvements are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
17. No construction works shall commence on the land prior to 7am without the local government's written approval. No construction works are permitted on Sundays or Public Holidays.
18. The bond required by Condition 11 of this approval can be in the form of a cash payment or bank guarantee. The bond will be refunded to the applicant/landowner when the requirements of Conditions 9 and 10 of this approval have been addressed to the satisfaction of the local government's Chief Executive Officer.

19. The applicant/landowner is responsible for ensuring the correct siting of all structures on the land the subject of this approval, including fill and final finished floor levels. An identification survey demonstrating correct siting and setbacks of all structures, fill and final floor levels may be requested by the local government to ensure compliance with this determination notice and all applicable provisions.
20. The applicant/landowner is reminded of their obligation to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.
21. The applicant/landowner is reminded of their obligation to ensure compliance with the requirements of the Shire of Lake Grace Annual Fire Management Notice as it applies specifically to all land with a total area of less than 4,000m² to help guard against any potential bushfire risk (<https://www.lakegrace.wa.gov.au/services/bushfire-emergency-management/fire-management-requirements.aspx>).
22. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Lake Grace Local Planning Scheme No.4 and may result in legal action being initiated by the local government.
23. If the applicant/landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be submitted directly to the State Administrative Tribunal within 28 days of this determination.

CARRIED

For:

Against:

9.1.3 PROPOSED AMENDMENT NO.6 TO SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4

Applicant:	Shire of Lake Grace (Landowner)
File No.:	0525
Attachments:	Attachment 1 – Scheme Amendment Documentation & Plans Attachment 2 – EPA Approval Attachment 3 – Copy of Submissions Attachment 4 - Schedule of Submissions
Author:	Joe Douglas – Town Planner
Disclosure of Interest:	Nil
Date of Report:	12 June 2024
Senior Officer:	Mr Alan George – Chief Executive Officer

Summary

This report considers all submissions received during public advertising of proposed Amendment No.6 to the Shire of Lake Grace Local Planning Scheme No.4 to change the current zoning of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from ‘Special Use’ to ‘Residential’ with a density coding of R30 including recommendations in respect of each submission and the scheme amendment proposal as a whole.

Background

At its Ordinary Meeting held on 25 October 2023 Council considered and unanimously resolved to initiate a standard amendment to the Shire of Lake Grace Local Planning Scheme No.4 to change the current zoning of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from ‘Special Use’ to ‘Residential’ with a density coding of R30 to create opportunity to develop additional residential lots in the Lake Grace townsite to accommodate current and future anticipated demand (see Attachment 1).

The scheme amendment proposal was subsequently referred to the Environmental Protection Authority (EPA) for review in accordance with the specific requirements of section 81 of the *Planning and Development Act 2005*.

On 10 January 2024 the EPA determined and subsequently advised the scheme amendment proposal is unlikely to have a significant effect on the natural environment and does not warrant formal assessment under Part IV of the *Environmental Protection Act 1986* (see Attachment 2).

In accordance with the procedural requirements of section 83A of the *Planning and Development Act 2005* the scheme amendment proposal was then referred to the Western Australian Planning Commission by the Shire requesting the Minister for Planning’s approval to commence public advertising.

On 20 February 2024 the Department of Planning, Lands and Heritage provided written confirmation of the Minister for Planning’s approval to advertise the scheme amendment for public comment pursuant to the specific requirements of section 84 of the *Planning and Development Act 2005* subject to a number of minor modifications to the scheme amendment documentation and map.

The scheme amendment proposal was then advertised for public comment for the minimum required period of forty two (42) days which included:

- i) publication of a notice in a local newspaper circulating throughout the Shire’s municipal

- district (i.e. The West Australian);
- ii) public display of the advertising notice and scheme amendment documentation at the Shire administration centre;
- iii) correspondence to all immediately adjoining and other nearby landowners;
- iv) correspondence to a number of public authorities considered likely to have an interest in the proposed amendment; and
- v) publication of the advertising notice and scheme amendment documentation on the Shire's website.

At the conclusion of the public advertising on Friday 3 May 2024 a total of four (4) submissions had been received by the Shire (see Attachment 3). A summary of the submissions received and a recommendation in respect of each is provided in Attachment 4. It is significant to note no objections were raised.

Under the terms of regulation 50 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Council is now required to consider all submissions received and determine whether to:

- a) support the amendment without modification; or
- b) support the amendment with proposed modifications to address any issues raised in the submissions; or
- c) not support the amendment.

Comment

Having regard for:

- a) the scheme amendment proposal's general consistency with the aims and objectives of the State, regional and local planning frameworks as they apply specifically to the development of new housing to accommodate future anticipated demand;
- b) the need for additional suitably zoned land in the Lake Grace townsite to accommodate future demand for residential development given all vacant lots previously developed by the Shire have now been sold;
- c) the ability to develop and use the subject land for residential purposes in accordance with all regulatory requirements and standards with minimal potential impacts;
- d) the potential local economic and community benefits; and
- e) the outcomes from public advertising, including agency referrals, during which no objections were raised,

it is concluded the proposal is well founded, has considerable merit and is therefore worthy of Council's final approval/endorsement. As such it is recommended Council support the scheme amendment without modification and refer it to the Western Australian Planning Commission for review, assessment and final determination by the Minister for Planning.

Council should note the proposal will be subject to further detailed assessment at State government level with significant scope for further discussion and negotiation with the Shire if required. For now however Council is required to follow due process and make a final determination regarding final adoption of the scheme amendment to enable it to be formally referred to the Western Australian Planning Commission for further consideration and final determination by the Minister for Planning. The recommendation provided in this report enables the proposal to proceed to the final stage of the scheme amendment process without delay.

If the Minister for Planning ultimately approves the proposed amendment, a formal subdivision application may then need be prepared by the Shire and submitted to the Western Australian Planning Commission for consideration and final determination. A detailed contour and feature survey of the land by a licensed surveyor will be required as a first step to assist preparation of the subdivision application.

Legal Implications

- Environmental Protection Act 1986
- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

- State Planning Policy 3.0 – Urban Growth and Settlement
- State Planning Policy 3.4 – Natural Hazards and Disasters
- State Planning Policy 4.1 – Industrial Interface
- State Planning Policy 5.4 – Road and Rail Noise
- Planning Codes – Residential Design Codes (Volume 1)
- Government Sewerage Policy (2019)

Consultation

Consultation was undertaken in accordance with the procedural requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* as they apply specifically to standard amendments to local planning schemes, the outcomes from which are documented above and in Attachment 4 (i.e. Schedule of Submissions).

Financial Implications

The total cost of progressing the proposed amendment to Local Planning Scheme No.4, which is expected to take approximately 12 months to finalise before a subdivision application can be prepared and submitted to the Western Australian Planning Commission, is estimated to be in the order of \$8,000 to \$10,000 excluding GST. This estimate includes all reporting, referrals, public advertising and final gazettal if the amendment is ultimately approved by the Hon. Minister for Planning. It is understood sufficient allowance has been made in the Shire's budget for 2023/24 and 2024/25 to cover the cost of the work required to progress and complete the project.

Strategic Implications

The proposed amendment to Local Planning Scheme No.4 is consistent with the following strategic planning documents as explained in the scheme amendment documentation and plans (see Attachment 1):

- *State Planning Strategy 2050*;
- *Wheatbelt Regional Planning and Infrastructure Framework 2015*;
- *Shire of Lake Grace Strategic Community Plan 2017-2027 and Aspire 2023 - Shire of Lake Grace Strategic Community Plan*; and
- *Shire of Lake Grace Local Planning Strategy 2007*.

Voting Requirements

Simple majority required.

RECOMMENDATION / RESOLUTION

RESOLUTION

Moved: Cr
Seconded: Cr

That Council resolve to:

1. Acknowledge receipt of and determine each submission received in respect of Amendment No.6 to the Shire of Lake Grace Local Planning Scheme No.4 during public advertising in accordance with the recommendations contained in the Schedule of Submissions provided in Attachment 2 to this report;
2. Support Amendment No.6 to the Shire of Lake Grace Local Planning Scheme No.4 as proposed without modification; and
3. Authorise the Shire Administration to refer Amendment No.6 to the Shire of Lake Grace Local Planning Scheme No.4 to the Western Australian Planning Commission confirming Council's resolution and requesting the Honourable Minister for Planning's favourable consideration and final approval, including final endorsement of the scheme amendment documentation by affixing the Shire's common seal and authorising the Shire President and Chief Executive Officer to sign the documentation accordingly.

CARRIED

For:
Against:

9.2 FINANCE

9.2.1 2024-2034 LONG TERM FINANCIAL PLAN

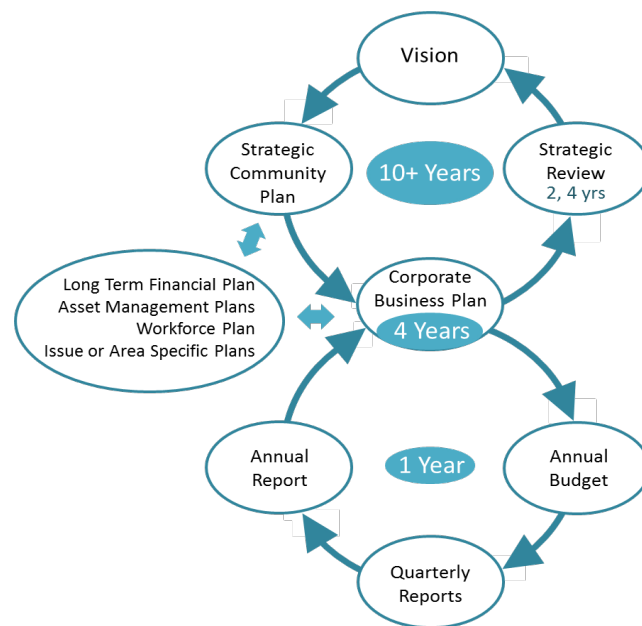
Applicant	Shire of Lake Grace
File No.	0700
Attachments	2024-2034 Long Term Management Plan
Author	Tegan Hall – Manager Corporate Services
Disclosure of Interest	Nil
Date of Report	12 June 2024
Senior Officer	Mr Alan George – Chief Executive Officer

Summary

This report recommends that Council considers the adoption of the Shire of Lake Grace Long Term Financial Plan 2024-2034.

Background

The Long-Term Financial Plan (LTFP) is a key component of the Integrated Planning and Reporting Framework (IPRF) requirements that were introduced in 2013. The intent of the IPRF is to ensure improved strategic, financial and asset management planning across Western Australian Local Governments.



The LTFP is a 10 year rolling plan for the financial period 2023/24 to 2033/34 which aligns with the Corporate Business Plan to progress priorities identified in the Community Strategic Plan. The process essentially drives the annual budget and the LTFP will be reviewed on an annual basis to accommodate any changes in economic forecasts, community input and organisational requirements.

The LTFP is also designed to indicate long term financial viability and identification of issues that may have a long-term impact on the Council's finances. Linkages with other key Council planning documents is also an essential component of the LTFP.

The preparation of the LTFP is consistent with section 5.56 of the Local Government Act 1995 in Planning for the Future as well as giving consideration for the Corporate Business Plan in accordance with the Local Government (Administration) Regulations 1996.

Comment

The LTFP covers the period from 1 July 2023 to 30 June 2034, incorporating the 2023/24 Annual Budget Review and will continue to be updated on an annual basis.

The objectives of the LTFP include;

- Achieve long term community objectives in a financially sustainable manner
- Establishing a 10 year rolling plan that aligns with the Corporate Business Plan
- Provide guidance in the preparation of the Annual Budget
- Provide a means of assessing financial performance
- Aiming to achieve standard (or greater) financial ratios in line with the Department of Local Government, Sport and Cultural Industries Advisory Standard Guidelines

Flowing from the Shire's Strategic Community Plan, the following key projects have been identified as some of the priorities within the 10 year plan;

- Road Infrastructure Renewal Program
- Plant Replacement Program
- Lake Grace Swimming Pool
- Parks, Gardens & Recreation
- Lake King Sports Pavilion
- Urban Infrastructure
- Staff Housing
- Other Housing
- Residential Land Development
- Industrial Land Development

Preparation of the plan also requires a number of key assumptions which ultimately provide guidance to subsequent reviews of the Corporate Business Plan and Annual Report. The following assumptions are therefore proposed in the subject plan;

- Existing service levels are maintained. The LTFP does not plan for an expansion or reduction in the current activities of the Shire of Lake Grace
- Sourcing funding opportunities to assist with new and renewed infrastructure
- Maintaining existing infrastructure in line with service level reviews
- Maintaining a fair and equitable rating strategy that is sustainable into the future
- Fees & charges maintained at same level of increase as rates
- Employee costs, utilities, insurance and materials and contracts all increase at same rate as CPI

It should be highlighted that the Shire's ability to fund some of the projects identified in the LTFP are reliant on the Shire's ability to obtain various sources of grant funding. As such, some of projects within the LTFP may be either deferred or not implemented in the event that funding cannot be obtained.

The LTFP is based on the Shire operating a balanced budget for all years with an operating surplus shown in 2033/34. While the LTFP shows Unrestricted Cash fluctuating over the course of the plan, Council acknowledge that the Shire's optimum Unrestricted Cash target is in the vicinity of \$1,000,000. From an annual cash flow perspective, this target amount allows the Shire to have the capacity to comfortably meet all financial commitments in the months leading up to the collection of rates each financial year.

Legal Implications

Nil

Policy Implications

Nil

Consultation

Martin Whitely, LG Corporate Solutions
Councillors & Internal Staff

Financial Implications

The Shire of Lake Grace's Long-Term Financial Plan 2024–2034 is an informing document for the preparation of Council's Annual Budget and Long Term Financial Plan, ensuring long term sustainability of funding decisions of Council.

Strategic Implications

This item aligns with Aspire 2033 - Shire of Lake Grace Strategic Community Plan

Objective	Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values	
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning
	9.2	Comply with statutory and legislative requirements

Voting Requirements

Simple Majority

RECOMMENDATION / RESOLUTION

RESOLUTION

Moved: Cr

Seconded: Cr

That Council:

Adopt the Shire of Lake Grace Long Term Financial Plan 2024-2034 as per the attached document.

CARRIED

For:

Against:

10.0 CLOSURE

There being no further business, the Shire President closed the meeting at __ pm.