



# Shire of Lake Grace

20 June 2024

## Special Council Meeting

### LIST OF ATTACHMENTS

#### TABLE OF CONTENTS

Item No.	Item Description / Title	Page *
9.1.1	<ul style="list-style-type: none"><li>Development Application – Proposed new workshop building &amp; associated improvements on lots 235&amp;317 (no.66&amp;64) Absolon Street and lots 316&amp;305 (no. 7&amp;9) Mason Street, Lake Grace</li></ul>	2 - 17
9.1.2	<ul style="list-style-type: none"><li>Development Application – Proposed dwelling on Lot 214 (no.8) Quondong Court Lake Grace</li></ul>	18 - 49
9.1.3	<ul style="list-style-type: none"><li>Proposed Amendment No.6 to Shire of Lake Grace Local Planning Scheme no. 4</li></ul>	50 - 84
9.2.1	<ul style="list-style-type: none"><li>2024 – 2034 Long Term Financial Plan</li></ul>	85 - 113

\* Page number as it appears in the completed PDF document

A 98 Byfield St, Northam WA, 6401  
P 1800 800 909  
E [sales@wbsgroup.com.au](mailto:sales@wbsgroup.com.au)  
[wheatbeltsteel.com.au](http://wheatbeltsteel.com.au)



15/05/2024

Shire of Lake Grace,  
PO Box 50  
Lake Grace, WA, 6353  
[shire@lakegrace.wa.gov.au](mailto:shire@lakegrace.wa.gov.au)

Dear Shire of Lake Grace,

**DEVELOPMENT APPLICATION - Job 3546 – AFGRI Equipment (Graeme Henderson) – 66 Absolon Street, Lake Grace, WA, 6353**

Please find attached documents to submit for a Development Permit application for the above property.

Project Description:	Structural Steel Shed (72m x 21m x 8.5m) – Area under roof: 1512m <sup>2</sup>
Contracted construction value:	\$558,873.31 ex GST - including water tank costing
Purpose of Structure:	Replacement workshop and bulk parts storage shed

AFGRI Equipment are wanting to build a replacement workshop and bulk storage shed on their site located on four different lots, (235, 305, 317, 316 – please find Certificate of Tiles attached).

These four lots are currently in the process of being consolidated to join the lots together, please find the paper work attached.

Landscaping has been identified in the attached site plan in dark green.

12 car parks are located in the attached site plan in pink. These car parks are going to be 2.4m wide and 5.5m long, these car parks will be completed with bitumen.

There will be access points into the property from three streets, Coad, Absolon and Mason Street these are all shown on the site plan.

All day to day business is shown on the site map this includes entry points to the site, machinery storage, machinery display, machinery loading and unloading, parts delivery.

The client has engaged with Department of Water and Environmental Regulations to find out the current ground levels. These are 284.6m, they plan on filling in the site pad with gravel and concreting the floor to then reach a Finished Floor level of 284.75m, please see the attached survey.

The shed is going to be constructed with Zincalume wall and roof cladding as illustrated on the drawings.

A 98 Byfield St, Northam WA, 6401  
P 1800 800 909  
E [sales@wbsgroup.com.au](mailto:sales@wbsgroup.com.au)  
[wheatbeltsteel.com.au](http://wheatbeltsteel.com.au)



---

Please find attached a detailed floor plan. Please note the new workshop is only being used to store / repair / service machinery and store bulk machinery parts. There is going to be no toilet facilities in this workshop. Staff members if they need to go to the toilet will walk 6 metres to the existing office building, this currently has 1 male and 1 female toilet, they are going to upgrade this to have 2 male toilets. They currently have a small staff room facility in the existing workshop and plan to continue this. Once the new workshop is constructed they are hoping to employ more staff but this is not guaranteed based on the location. The site has an 8m leach drain and two septic tanks, the first tank is 1.65m wide and the second tank is 1.35m wide they hold 3180L, these are located on the survey attached.

A washdown bay is located on the site plan.

Stormwater is going to be collect in 2 x 60,000L Pioneer Water Tanks, these are going to be located at the top right corner of the shed, as shown on the site map. Excess water or over flow will be collect in 2 grates that are located -on the survey.

Our client will be paying the Development fees. Please contact Graeme on [ghenderson@afgri.com.au](mailto:ghenderson@afgri.com.au) at your earliest convenience to facilitate payment.

If you require any further information, please do not hesitate to contact me on 08 6187 6490.

Kind Regards,

A handwritten signature in black ink that reads 'Stephanie Laughton'.

**Stephanie Laughton**

Project Coordinator



SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4



**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL**

**Owner Details**

Name/s: AFGRI Equipment PTY LTD

ABN (if applicable): 52 008 686 002

Postal Address: 80 Great Eastern Highway South Guildford, WA

Postcode: 6055

Work Phone:

Fax:

E-mail:

Home Phone:

ghenderson@afgri.com.au

Mobile Phone: 0427 429 254

Contact Person for Correspondence: Graeme Henderson

Signature:

Wessel Oosthuizen Director

Date:

10/04/2024

Signature:

Jason Paolone Company Secretary

Date:

10/04/2024

**NOTES:**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
  - 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.Print the full names and positions of company signatories underneath the signatures.
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Lake Grace where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

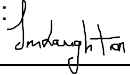
**Applicant Details (if different from owner)**

Name/s: Wheatbelt Steel Pty Ltd

Address: 98 Byfield Street, Northam, WA

Postcode: 6401



Work Phone: 1800 800 909 Home Phone: Mobile Phone:	Fax:	E-mail: stephanie.laughton@wbsgroup.com.au
Contact Person for Correspondence: Stephanie Laughton		
Signature: 		Date: 10.05.2024
<p><b>NOTES:</b></p> <p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015, the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.</p>		
<p><b>Property Details</b></p> <p>NOTE: The details provided must match those shown on the relevant Certificate/s of Title.</p>		
Lot No: 235 305 317 316	House/Street No: N/A	Location No: N/A
Survey Diagram or Plan No: 170887 173485 182864 182864	Certificate of Title Volume No: 480 1449 1513 1513	Certificate of Title Folio No: 101A 685 858 859
<p>Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):</p> <p>P600997 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26/6/2023.</p>		
Street name: 66 Absolon Street 9 Mason Street 64 Absolon Street 7 Mason Street	Suburb: Lake Grace	
<p>Nearest street intersection: Absolon Street, Mason Street and Coad Street</p>		
<p><b>Proposed Development:</b></p>		
<p>Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> Works and Use</p> <p>NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.</p>		
<p>Is an exemption from development claimed for part of the development? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use</p>		

Description of proposed works and/or land use:

Replacement of current workshop and bulk parts store with workshop suitable for modern day Agricultural Machinery

Description of exemption claimed (if relevant):

N/A

Nature of any existing buildings and/or land use:

Existing Office / Parts Sales Building to stay

Approximate cost of proposed development (excluding GST): \$558,873.31 ex GST - including water tank costing

**OFFICE USE ONLY**

Date application received:

Received by:

Application reference number:

Application fee payable: \$

Date of receipt of application fee from applicant:

Receipt number for application fee:

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**480 101A**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 235 ON DEPOSITED PLAN 170887

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

AFGRI EQUIPMENT AUSTRALIA PTY LTD OF 80 GREAT EASTERN HIGHWAY SOUTH GUILDFORD WA 6055  
(T P117499 ) REGISTERED 20/4/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. P600997 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 480-101A (235/DP170887)  
PREVIOUS TITLE: 480-101A  
PROPERTY STREET ADDRESS: 66 ABSOLON ST, LAKE GRACE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1513 858**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 317 ON DEPOSITED PLAN 182864

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

AFGRI EQUIPMENT AUSTRALIA PTY LTD OF 80 GREAT EASTERN HIGHWAY SOUTH GUILDFORD WA 6055  
(T P117499 ) REGISTERED 20/4/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. P600997 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1513-858 (317/DP182864)  
PREVIOUS TITLE: 1513-858  
PROPERTY STREET ADDRESS: 64 ABSOLON ST, LAKE GRACE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1449 685

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 305 ON DEPOSITED PLAN 173485

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

AFGRI EQUIPMENT AUSTRALIA PTY LTD OF 80 GREAT EASTERN HIGHWAY SOUTH GUILDFORD WA 6055  
(T P117499 ) REGISTERED 20/4/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. P600997 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1449-685 (305/DP173485)  
PREVIOUS TITLE: 1449-685  
PROPERTY STREET ADDRESS: 9 MASON ST, LAKE GRACE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1513 859

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 316 ON DEPOSITED PLAN 182864

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

AFGRI EQUIPMENT AUSTRALIA PTY LTD OF 80 GREAT EASTERN HIGHWAY SOUTH GUILDFORD WA 6055  
(T P117499 ) REGISTERED 20/4/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. P600997 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1513-859 (316/DP182864)  
PREVIOUS TITLE: 1513-859  
PROPERTY STREET ADDRESS: 7 MASON ST, LAKE GRACE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE



Car parks 2.4m wide 5.5m long

Landscaping

# ABSOLON STREET

customer parking

EXISTING OFFICE/ SHOWROOM

Yard finished in recycled bitumen

Parts delivery

machinery display

two 60,000l tanks for storm water

coad street access

COAD STREET

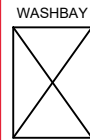
to Existing Structure 6m

Yard finished in recycled bitumen

NEW SHED

6m to Fence

Machinery Storage



10m to Fence

Machinery load unload

Mason Street access

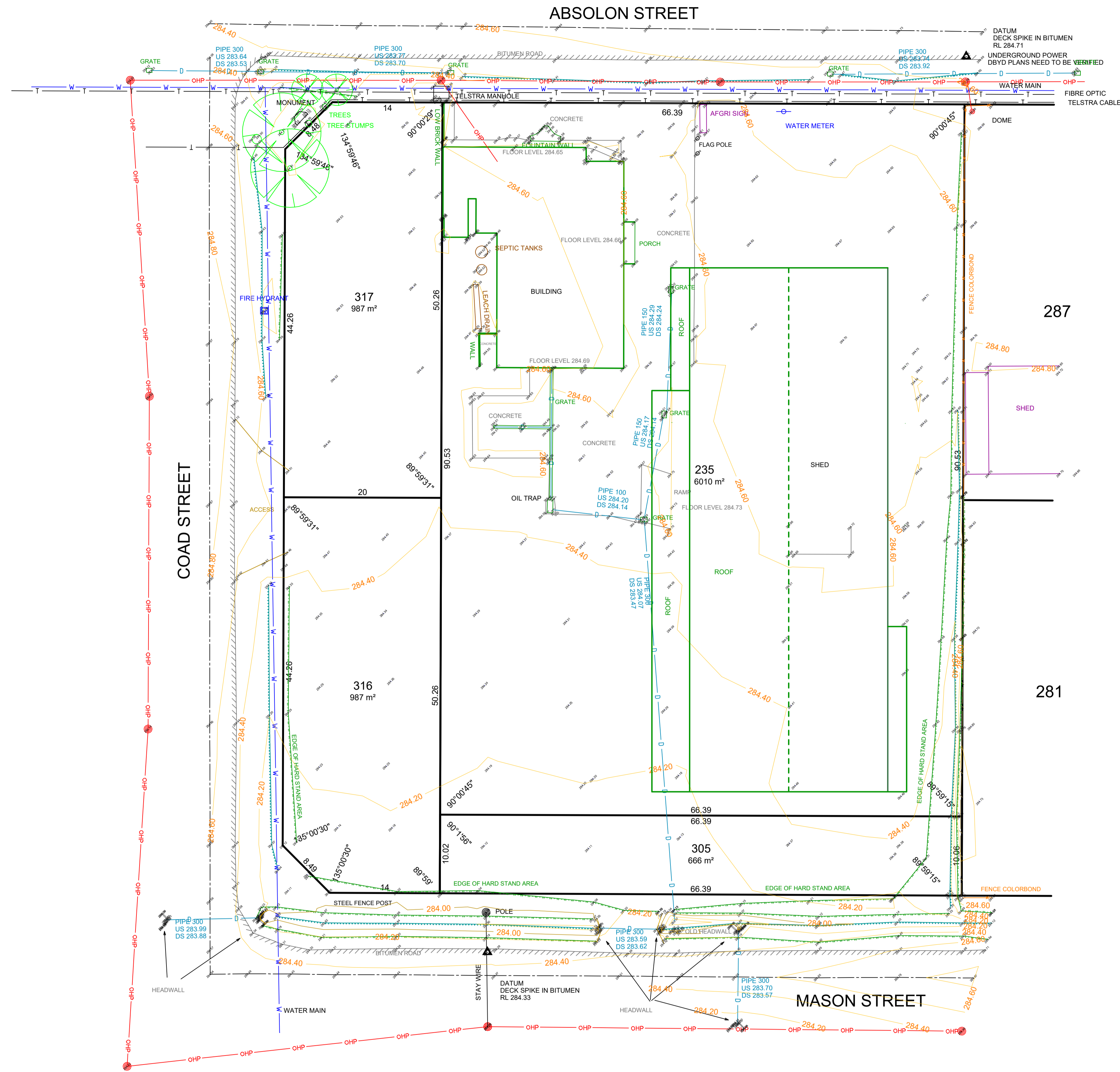


1800 800 909  
1800 800 910  
98 Byfield St Northam WA 6401  
www.wheatbeltsteel.com.au

JOB DETAILS	PROJECT No.	3546	DATE	10/04/2024	DRAWING No.				PRE CONSTRUCTION PROOFING	INITIALS	DATE
	CLIENT	AFGRI EQUIPMENT 66 Absolon St Lake Grace WA 6353			3546					APRVD.	
DRAWING	SITE MAP			AS NOTED	REVISIONS				CHKD.		
					A	AGT	FOR REFERENCE ONLY	10/04/2024			
					REV No.	BY	DESCRIPTION	DATE			

THIS DRAWING IS THE PROPERTY OF WHEATBELT STEEL AND MUST NOT BE COPIED OR DISCLOSED TO THIRD PARTIES EXCEPT WITH WRITTEN PERMISSION OF WHEATBELT STEEL

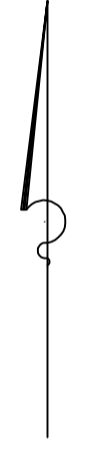




**LEGEND**

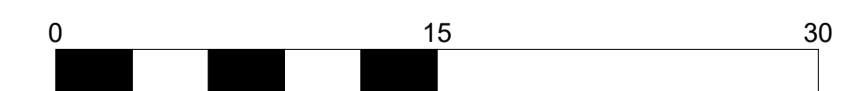
TYPICAL FEATURES

- BOUNDARY
- BOTTOM OF BANK
- TOP OF BANK
- EDGE OF BITUMEN
- BOLLARD
- BRIDGE RAIL
- BUS SHELTER
- CENTRE OF ROAD
- CONCRETE SURFACE
- DRAIN HEADWALL
- DRAIN PIPE
- DRIVEWAY GRAVEL
- FENCE COLORBOND
- FENCE WIRE
- FENCE PICKET
- GRAVEL TRACK
- KERB BOTTOM
- KERB TOP
- OVERHEAD POWER
- UNDERGROUND POWER
- ROAD SHOULDER
- TELSTRA
- BOTTOM OF BANK
- WATER
- SEWER
- TREE
- TELSTRA PIT
- WATER METER
- POWER POLE
- SIGN



**NOTES**

For the location of underground utility services see "Dial Before You Dig" plans  
 Services have been shown from information derived from dbyd plans  
 All units are in metres  
 Contour interval 0.2m  
 Vertical datum is the A.H.D derived from Standard Survey Marks  
 Grid is Lake Grace 94  
 Check title for easements, encumbrances and ownership etc.  
 We recommend a boundary survey prior to construction to verify the location of boundaries.  
 Cadastral information has been sourced from Landgate..



**PLAN OF  
 CONTOUR AND FEATURE SURVEY OF  
 LOTS 235, 305, 316, 317  
 64-66 ABSOLON ST, 7-9 MASON ST  
 LAKE GRACE**

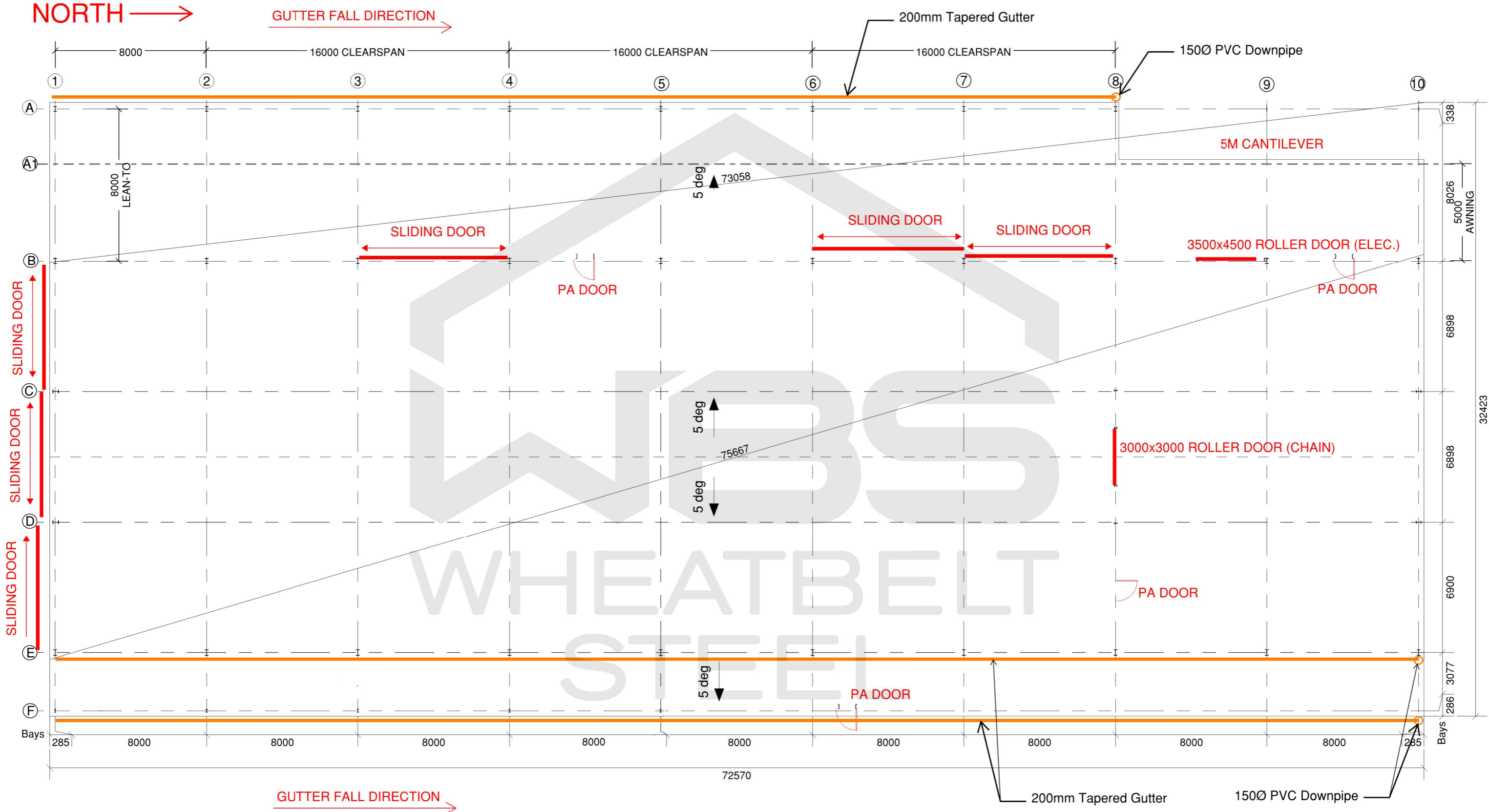
METADATA	
LOCAL AUTHORITY	SHIRE OF LAKE GRACE
DATE OF SURVEY	7-3-2024
SCALE	1:300 AT A1

JOB NUMBER	F.M. SURVEYS PTY LTD P.O. Box 81 NORTHAM WA 6401 Ph. 0400 781 694 Email: mark@fmsurveys.com.au
3082	Drawn
VERSION 1	Mark Spencer



**NORTH** →

GUTTER FALL DIRECTION →




I HAVE ACCEPTED THE INFORMATION ON THIS DRAWING:

.....  
 (CUSTOMER)  
 .....  
 (DATE)

**IMPORTANT NOTE:**  
 Building is to be constructed on footings/piers only.

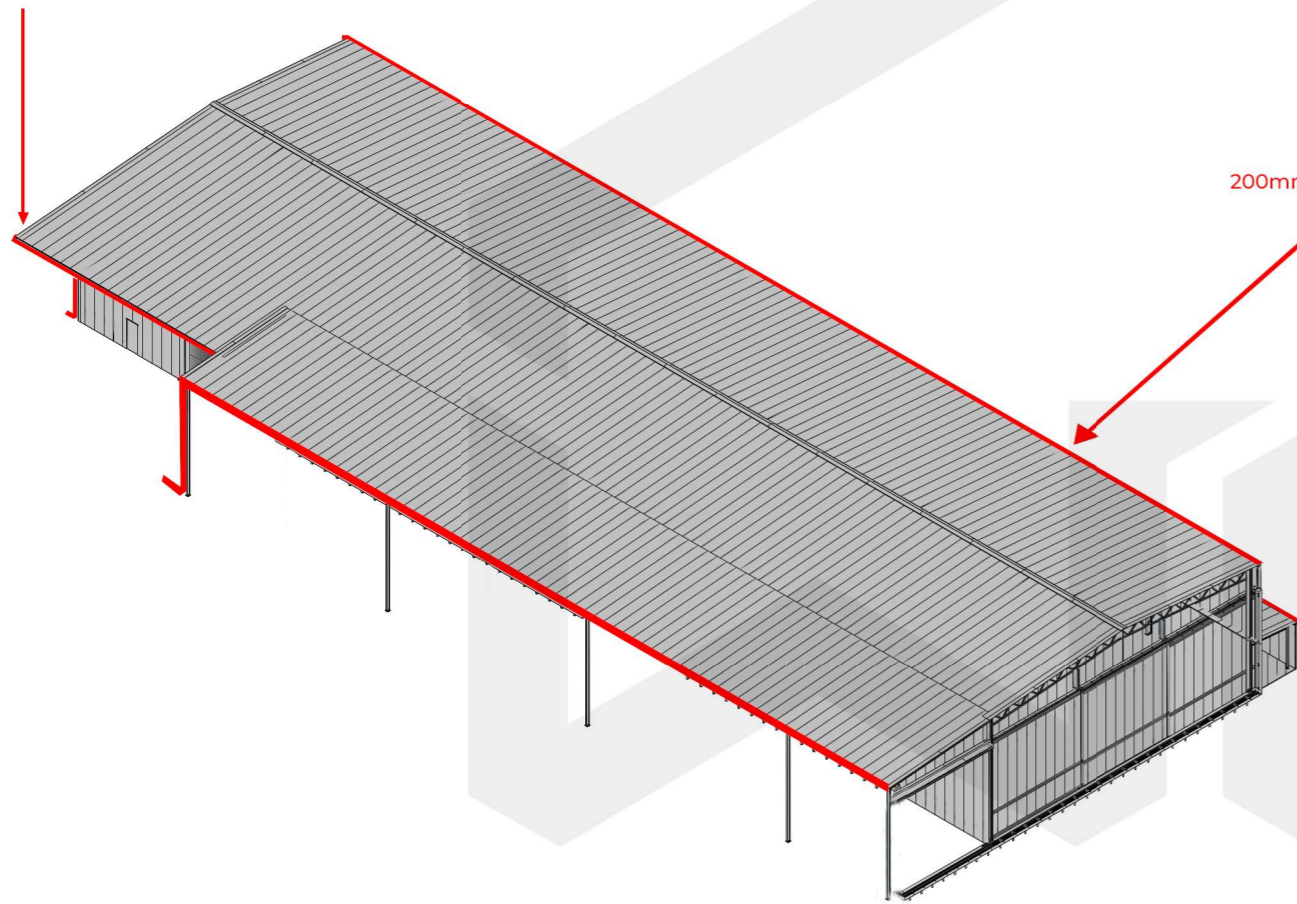
Plan

PROJECT NO: <b>P9193Q2</b>	CUSTOMER: AFGRI Equipment	SITE: 66 Absolon St Lake Grace WA 6353	
DATE: 29/05/2024	PROJECT NAME: AFGRI Equipment		
DRAWING NO: PLAN1	QUOTE NAME: 72.5 x 21.4 x 8.5m Workshop	LOT:                      RP/SP:	



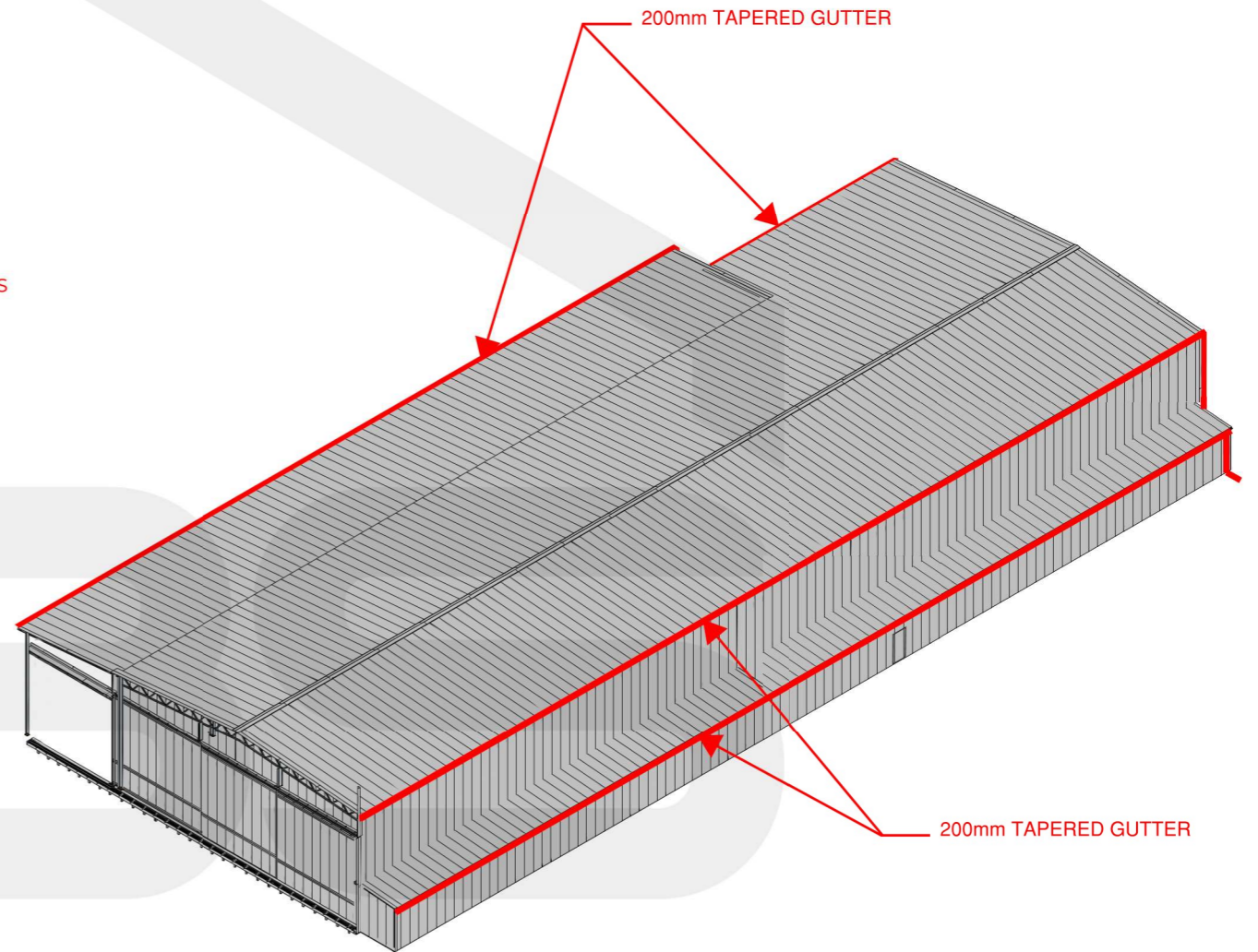


DOWNPIPE BACK TO WALL



ISO Front Left

200mm TAPERED GUTTERS



ISO Front Right

200mm TAPERED GUTTER

WHEATBELT STEEL


I HAVE ACCEPTED THE INFORMATION ON THIS DRAWING:

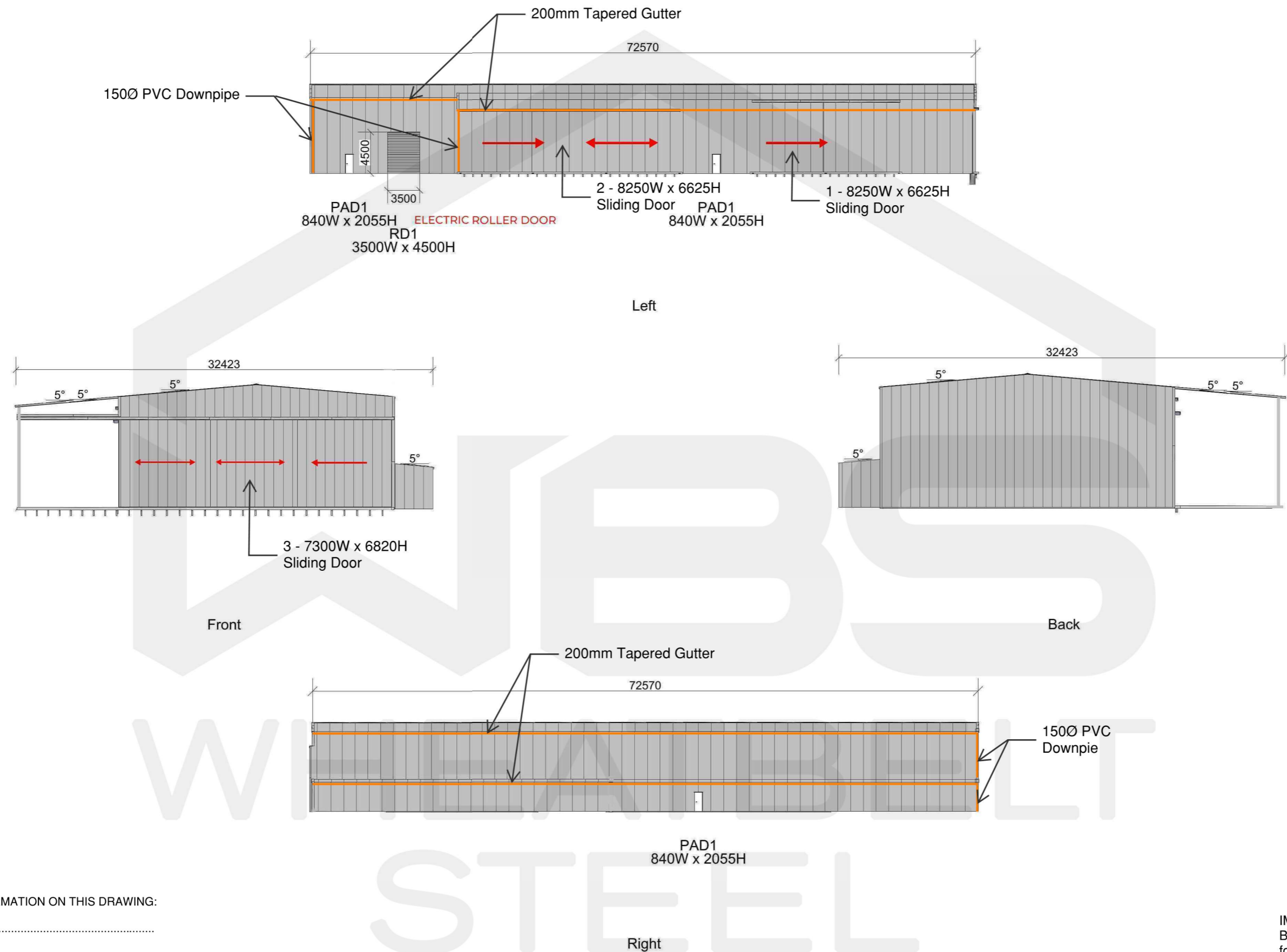
.....  
(CUSTOMER)

.....  
(DATE)

IMPORTANT NOTE:  
Building is to be constructed on  
footings/piers only.

Isometric (clad)

PROJECT NO: <b>P9193Q4</b>	CUSTOMER: AFGRI Equipment	SITE: 66 Absolon St Lake Grace WA 6353	
DATE: 29/05/2024	PROJECT NAME: AFGRI Equipment		
DRAWING NO: ISO-C1	QUOTE NAME: Clone 72.5 x 21.4 x 8.5m Workshop	LOT: RP/SP:	




I HAVE ACCEPTED THE INFORMATION ON THIS DRAWING:

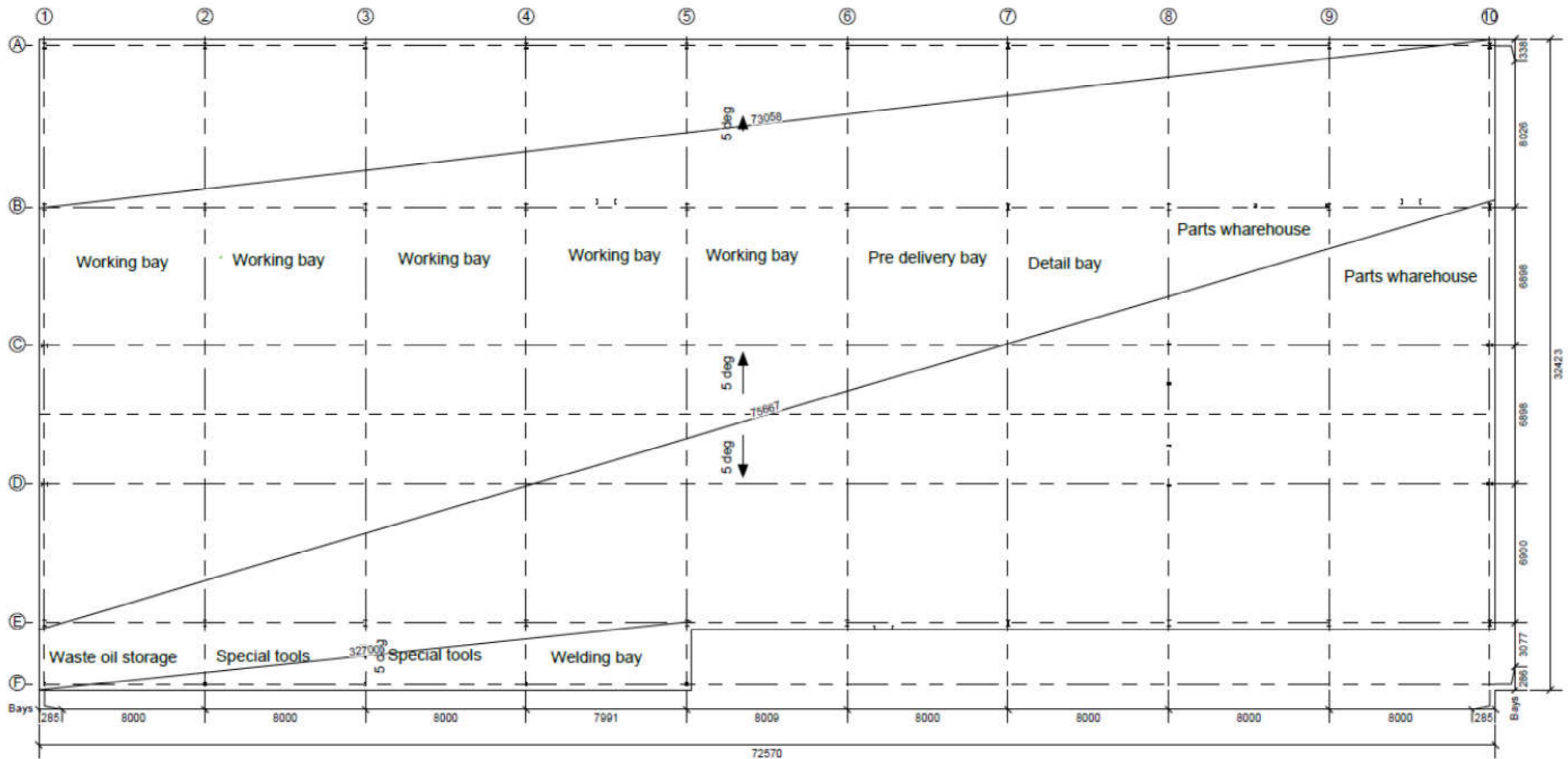
.....  
(CUSTOMER)

.....  
(DATE)

**IMPORTANT NOTE:**  
Building is to be constructed on footings/piers only.

Quote Elevations - Clad

PROJECT NO: <b>P9193Q4</b>	CUSTOMER: AFGRI Equipment	SITE: 66 Absolon St Lake Grace WA 6353	
DATE: 29/05/2024	PROJECT NAME: AFGRI Equipment	LOT: RP/SP:	
DRAWING NO: ELV_C_M1	QUOTE NAME: Clone 72.5 x 21.4 x 8.5m Workshop		





**MOYA FISHER**

1450 Mordetta Road  
 PINGARING WA 6357  
 Tel: 0427 653 018 (sms only)  
 Nominated Contact: Janine  
 Davidovic (Tel: 0427 617 436)

24 May 2024

The Town Planner  
 Shire of Lake Grace  
 PO Box 50  
 LAKE GRACE WA 6353

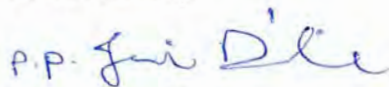
Dear Sir/Madam

**RE: DEVELOPMENT APPLICATION FOR 8 QUONDONG COURT, LAKE GRACE**

Further to my letter of 22 April 2024, I resubmit the below updated details for 8 Quondong Court, Lake Grace for the residential development of the property:

<b>Item</b>	<b>Summary Details</b>
Existing Development	N/A (Vacant Block)
Development Type	Residential
Reason for Proposal	New Dwelling
Proposed Development	Relocation of existing transportable building from Pingaring to Lake Grace, construction of new verandah, patio (alfresco), double car garage, single carport, hard/soft landscaping and ancillary site works.
Construction Materials Used	Main Building – Aluminium Cladding (White) Roof – Zinc/Al Roof sheeting – Grey Double Car Garage – Stratco Colorbond – Slate Grey Single Carport – Zinc/Al - Grey Patio/Verandah – Zinc/Al – Grey Fence – Stratco Colorbond – Slate Grey Drive-way – Compacted Gravel
Double Garage Dimensions	Height 2400mm, length 6151mm, width 5389mm
Single Carport Dimensions	Height 2700mm, width 3,350mm length 5,500mm
Stormwater Management	Soakwells (5 No. – Size TBA)
Wastewater Disposal	Connection to Sewer
Residential Design Code Status	No planned deviations from deemed-to-comply requirements.
Planned Construction Period	July 2024 to October 2024

Yours faithfully



**MOYA C FISHER**

**SHIRE OF LAKE GRACE  
LOCAL PLANNING SCHEME NO.4**



**APPLICATION FOR DEVELOPMENT APPROVAL**

Owner Details – Attach a separate sheet where there are more than two landowners		
Name/s: Moya Clayson Fisher		
ABN (if applicable):		
Address: 1450 Mordetta Road Pingaring WA		Postcode: 6357
Phone: (work): - (home): - (mobile): 0427 617 436	Fax:	E-mail: janinedavidovic@gmail.com moyacfisher@gmail.com
Contact person: Janine Davidovic		
Signature: <i>Moya Fisher</i>		Date: 20/4/24
Signature:		Date:
<p><i>NOTE: The signature of all registered owner(s) is required on all applications. This application will not proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>		
Applicant Details		
Name: Moya Clayson Fisher		
Address: 1450 Mordetta Road Pingaring WA		Postcode: 6357
Phone: (work): - (home): - (mobile): 0427 617 436	Fax:  N/A	E-mail: janinedavidovic@gmail.com moyacfisher@gmail.com
Contact person for correspondence: Janine Davidovic		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: <i>Moya Fisher</i>		Date: 20/4/24

<b>Property Details – Details must match those shown on the Certificate/s of Title</b>		
Lot No: 214	House/Street No: 8	Location No:
Diagram or Plan No: 75988	Certificate of Title Volume No: 2830	Folio No: 691
Title encumbrances (e.g. easements, restrictive covenants):  N/A		
Street name:  Quondong Court	Suburb:  LAKE GRACE	
Nearest street intersection:  Wattle Drive		
<b>Proposed Development:</b>		
Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> Works and Use		
<i>NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form must be completed and submitted with this application.</i>		
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of proposed works and/or land use:  Relocation of existing transportable building. New Carport & Double garage. Balcony Area & Alfresco Patio + associated hard/soft landscaping and paved areas.		
Description of exemption claimed (if relevant):  N/A		
Nature of any existing buildings and/or land use:  New Subdivision Block - No existing buildings		
Approximate cost of proposed development: \$150,000		
Estimated time of completion: October 2024		
<b>OFFICE USE ONLY</b>		
Acceptance Officer's initials: TO Jason Lip		Date received: 6/05/2024
Local government reference no: LG-D2324-12		





## Development Application Checklist

<b>Property Address Details:</b>			
8 Quandong Court, LAKE GRACE WA 6353			
ITEM	INFORMATION REQUIREMENTS	APPLICANT USE ONLY <small>(Tick each accordingly)</small>	SHIRE USE ONLY <small>(Tick each accordingly)</small>
1	Completed <i>Application for Development Approval</i> form signed by the applicant as well as the landowner/s (Note: The signature/s of all landowners listed on the Certificate of Title for the subject land is compulsory).	✓	
2	Plans prepared at a scale of not less than 1:500.	✓	
3	Plans have a north point & show street name/s, lot boundaries & all lot boundary dimensions.	✓	
4	Plans showing all existing natural ground levels and proposed new ground levels over the whole site including existing and proposed finished floor levels for all buildings, structures, parking areas, driveway/s and crossover/s.	✓	
5	Plans showing the location, height, type, materials and finish of all existing structures on the land including boundary fences and retaining walls.	✓	
6	Plans showing all buildings, structures and other improvements including vegetation proposed to be removed.	✓	
7	Plans showing all buildings, structures and other improvements proposed to be constructed, modified or upgraded including their areas, dimensions, external surface materials/finishes and colours (including suitably scaled elevation drawings).	✓	
8	Plans showing all existing and proposed means of access for pedestrians and vehicles to and from the site including pathways, crossovers and driveways and their surface treatments.	✓	
9	Plans showing the location, number, dimensions and layout of all existing and/or proposed on-site car parking bays.	✓	
10	Plans showing the location and dimensions of any		



## Development Application Checklist

	area/s proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas.	N/A	
<b>11</b>	Plans showing the location, dimensions and surface treatments for any existing or proposed open storage or trade display area/s.	✓	
<b>12</b>	Plans showing the location of all existing infrastructure and street trees in the road verge area immediately abutting the site.	✓	
<b>13</b>	Plans showing all new landscaping proposed to be installed (including details of plant species) and any existing landscaping proposed to be retained (i.e. grouped dwellings, commercial & industrial developments only).	✓	
<b>14</b>	A pre-calculation plan is provided for all grouped dwelling development proposals (i.e. a suitably scaled plan shows areas & dimensions for all proposed new strata lots).	N/A	
<b>15</b>	Plan/s showing the location and extent of any proposed overshadowing on adjoining properties (residential development proposals only).	N/A - No Overshadowing	
<b>16</b>	For all proposed new advertising signs, a completed and signed <i>Additional Information for Development Approval for Advertisements</i> form as well as plans showing the location, dimensions, external surface materials/finishes and colours for all existing and proposed new advertising signage.	N/A	
<b>17</b>	A completed Bushfire Attack Level (BAL) assessment prepared by an accredited Level 1 BAL Assessor or Bushfire Planning Practitioner, unless otherwise exempted in the <i>Guidelines for Planning in Bushfire Prone Areas</i> (WAPC 2015, as amended).	N/A	

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2830 691**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 214 ON DEPOSITED PLAN 75988

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MOYA CLAYSON FISHER OF PO BOX 15 PINGARING WA 6357

(T P868558 ) REGISTERED 29/1/2024

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP75988  
PREVIOUS TITLE: 2800-381  
PROPERTY STREET ADDRESS: 8 QUONDONG CT, LAKE GRACE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

Dan Turner: B E Civil, RPEQ No 05707, MIEAust NER ID 8159788  
*Civil, Structural and Project Management*

ABN 37 730 733 802

3<sup>rd</sup> May 2024

Mark & Janine Davidovic  
Mark Ph 0417 935 902  
Janine Ph 0427 617 436  
[janinedavidovic@gmail.com](mailto:janinedavidovic@gmail.com)

Re Building Permit Application & Planning Approval Application:  
Relocation of Existing Dwelling at 1450 Mordetta Rd. Kuender to be relocated to 8 Quondong Court,  
Lake Grace

Dear Mr & Mrs Davidovic

I confirm that I travelled to 1450 Mordetta Rd. Kuender on Monday 8<sup>th</sup> April 2024 to inspect the  
existing house proposed to be relocated to 8 Quondong Court, Lake Grace.

The house is a relocatable home and is in very good condition.

The house has steel framing, a zincalume roof, vinyl covered aluminium cladding and plasterboard  
linings. It has steel joists, bearers and stumps.

Photos of the house are attached to this letter.

I certify that the design and structure of the house is suitable for transportation and re-location, and  
that the house is capable of resisting the wind forces, consistent with a wind classification of N2 in  
Region A, in a safe and effective manner.

When relocated the house will be supported on steel stumps bolted to steel bearers and set in  
concrete foundations coned at the top.

Yours sincerely,



Dan Turner

CIVIL, STRUCTURAL AND PROJECT MANAGEMENT 97 Felspar St., Narrogin  
WA 6312

Ph 9881 5007 Mob 0409 867 048 E-mail dant34175@bigpond.com

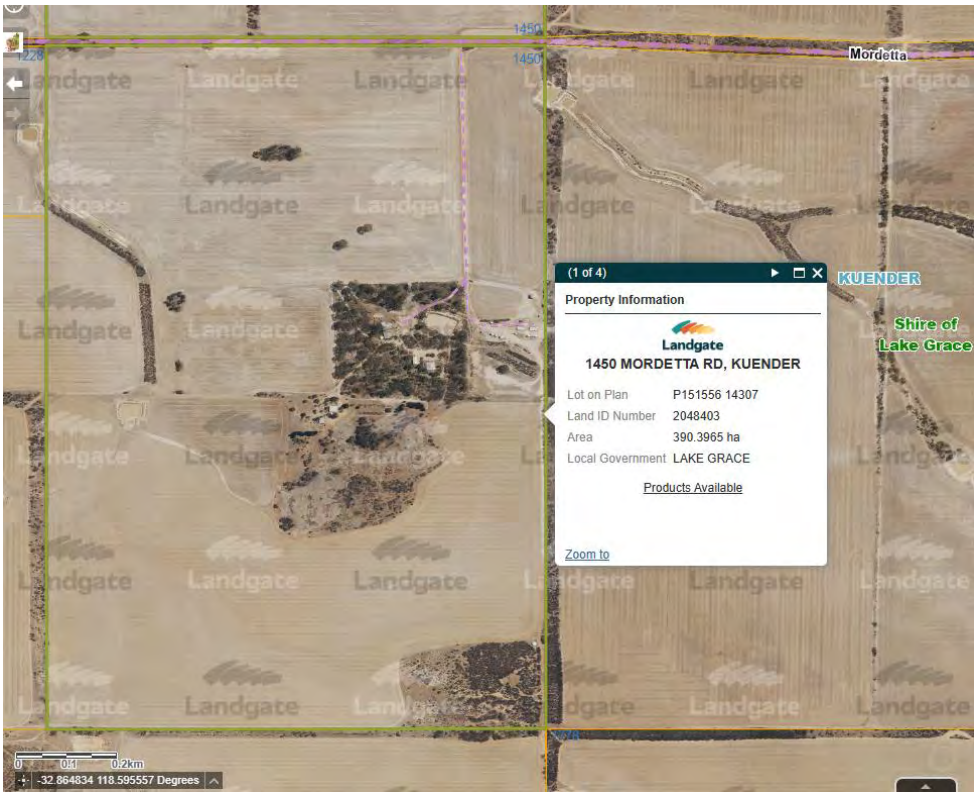


Figure 1; Aerial photo of Site.

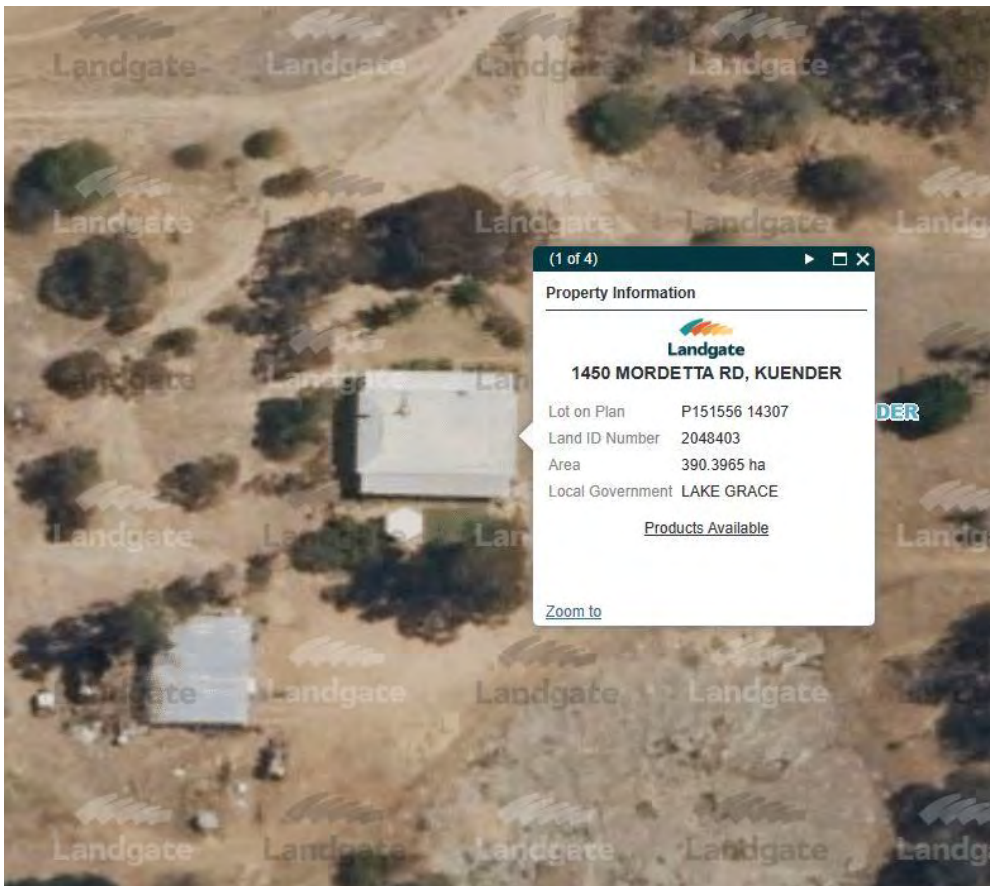


Figure 2: Aerial photo of House.





Figure 3: Photo of North Elevation



Figure 4: South Elevation





Figure 5: East Elevation.



Figure 6: West Elevation.



Figure 7: North Facing Patio.



Figure 8: South facing Patio.





Figure 9: Steel joists, bearers and stumps.



Figure 10: Meter Box



LOT 79

LOT 215

LOT 214  
879m<sup>2</sup>

LOT 213

LOT 80

QUONDONG COURT

PEG FOUND

PEG FOUND

TBM SPIKE IN BIT.  
AHD RL = 299.36m

PEG FOUND

PEG FOUND

SEWER PROPERTY  
CONNECTION  
NOT SIGHTED

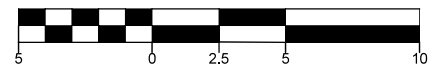
ASSUMED SEWER EASEMENT

17.29

46.66

52.43

12.24



1 : 200

SEE LEGEND FOR IMPORTANT NOTES & DISCLAIMERS

### LOT 214 (#8) QUONDONG COURT, LAKE GRACE - FEATURE & CONTOUR SURVEY

JOB No: 5883	SURVEY DATE: 29/04/2024	COORDINATE SYSTEM: MGA2020	ISSUE: A	DATE: 02/05/2024	TYPE: ORIGINAL ISSUE	BY: MA	CHKD: MA
CLIENT: MARK & JANINE DAVIDOVIC	AUTHORITY: SHIRE OF LAKE GRACE	HEIGHT DATUM: AHD	SCALE: 1:200		REVISION		
PLAN: DP75988	DRAWING No: DWG5883-01	SCALE: 1:200			UPDATE		
C/T VOL. FOL: 2830 / 691		ORIGINAL SHEET SIZE: A3					




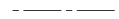



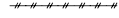










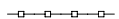

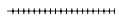
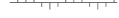

























08 9842 3766 | admin@35degreesouth.com.au | Argyle Building, 46 Stirling Terrace, Albany WA 6330 | Unit 2B, 113 Dempster Street, Esperance WA 6450



SHEET 1 of 2

# LEGEND

 CADASTRAL BOUNDRY - K	 FOOTPATH - GF	 ALIGNMENT CONTROL POINT (RRM) - PAC
 BRICK PAVING - BP	 CENTRE OF ROAD - RC	 BENCHMARK - PBM
 EDGE OF CONCRETE L/R - SE/SF	 ON ROAD (SEALED STRING) - RO	 CADASTRAL PEG or POST - POP
 BUILDING L/R - SY/SZ	 KERB TOP BACK OF - RK	 PEG - PPG
 VERANDHA - SV	 KERB BOTTOM / GULLY - RB	 PHOTO POINT - PPH
 SHED - HD	 PEDESTRIAN RAMP - RP	 SPRING HEAD NAIL - PSH
 STEPS OR STAIRS - SS	 EDGE OF DRIVEWAY - RD	 STAR IRON PICKET - PSI
 RAMP - SR	 TRACK - RT	 SPIKE - PSK
 HANDRAIL - SH	 EDGE OF BITUMEN - RE	 STANDARD SURVEY MARK (SSM) - PSM
 GATE - GG	 EDGE OF UNSEALED ROAD - RU	 MINOR CONTROL POINT - PSS
 FENCE - FO	 SHOULDER - RS	 TEMPORARY BENCHMARK - PTB
 KOPPA LOGGING FENCE - FC	 LANE MARKINGS (Single Solid Line) - RR	 GRASS TREE / PALM - PBB/PLM
 WALL L/R - SJ/SK	 LANE MARKINGS (1m Line With 3m Gap) - RV	 BUSH - PBU
 RETAINING WALL L/R - SL/SM	 LANE MARKINGS (3m Line With 9m Gap) - RM	 TREE 0.1-0.3m TRUNK DIA - PTA
 TREE CANOPY - GT	 OVERTAKING LANE (Solid Line & 3m Line) L/R - RJ/RO	 TREE 0.3-0.5m TRUNK DIA - PTD
 BUSH-LINE - GS Hedge GH	 DOUBLE BARRIER LINE (Solid Lines) - RI	 TREE 0.5-1.0m TRUNK DIA - PTF
 LAWN - GC	 PARKING BAY (REST AREA ETC) - RF	 TREE >1.0m TRUNK DIA - PTG
 GARDEN BED - GD	 GUARDRAIL - THRIE - BT	 TREE STUMP - PTY
 PARK BENCH / SEATING - BS	 SIGN MULTIPLE POLES - RN	 BOLLARD - PBL
 BANK TOP L/R - NT/NU WG/WF	 BUS SHELTER - SB	 FLAGPOLE - PFG
 BANK BOTTOM - NB	 ON RAIL - RY	 MAIL BOX - PMB
 RIDGE - NR	 WATER METER - PWM	 LITTER BIN - PLB
 LINE OF LEVELS - N0	 WATER TAP - PWT	 SIGN ONE POLE - PIS
 ROCK OUTCROP L/R - GQ/GR	 STOP VALVE - PSV	 FINGER SIGN - PFS
 ROCK PITCHING - TR	 FLUSHING POINT - PWF	 SLK POST - PRK
 EDGE OF DRAIN L/R - DD/DE	 WATER MAIN MARKER - PWR	 BUS STOP - PBS
 DRAIN - D0	 STANDPIPE - PST	 GULLY - DG
 CULVERT (PIPE) - DC	 BOREHOLE/WATER BORE - PBH	 SIDE ENTRY PIT - DX
 HEADWALL - DH	 SEWER INSP. SHAFT/PROPERTY CONN. - PSA/PPC	 DRAINAGE MANHOLE - DW
 EDGE OF WATER L/R - WL/WK	 SEWER VENT - PSW	 SEWERAGE MANHOLE - DS
 CREEK UP/DOWNSTREAM - WB/WC WN/WM	 FIREHOSE REEL - PFH	 ELECTRIC MANHOLE - EU
 WET AREA - WA	 HYDRANT (GROUND) - PHG	 TELSTRA MANHOLE - VM
 WATER PIPE - QW // HW // WP	 HYDRANT PILLAR - PHP	 UNDEFINED MANHOLE - DU
 U/G DRAINAGE PIPE - QC // HC // DP	 RETIC CONTROL VALVE - PSU	 RAIL CABLE MANHOLE - DZ
 U/G SEWER PIPE - QS // HS // DA	 METER BOX - PBO	
 U/G RETICULATION - QX // HX	 ELECTRIC POWER DOME - PED	
 OVERHEAD POWER LINES - EA	 ELECTRIC CABLE MARKER - PSC	
 U/G ELECTRIC CABLE - QE // HE	 POWER POLE - PPP	
 U/G GAS LINE - QG // HG	 ELECTRIC SUPPLY POLE - PPE	
 GAS CYLINDER/TANK - EK	 STAY POLE - PSP	
 U/G TELSTRA / OPTUS COPPER - QT // HT / QP // HP	 STEEL WIRE ANCHOR - PWA	
 U/G TELSTRA / OPTUS OPTIC FIBRE - QV // HV / QO // HO	 GAS VALVE - PGV	
 U/G UNKNOWN U/G SERVICE - QU // HU	 GAS MARKER - PGM	
	 TELSTRA PIT or BOX - PPB	
	 TELSTRA MARKER - PTM	
	 TELSTRA ELEVATED JOINT - PTJ	

**35 DEGREES  
SOUTH  
ADVANCED  
SURVEYING**



## Disclaimer

35 Degrees South has taken due care in the preparation of this drawing, but accepts no responsibility for any inaccuracy of the high water mark position or the cadastral information, nor inappropriate use of this information the cadastral and high water mark location are obtained from Landgate's digital cadastral database no responsibility can be accepted for any damage caused to any underground service or any loss or injury so suffered if inquiry and verification have not been completed in accordance with this note.

08 9842 3766

marka@35degreesouth.com.au

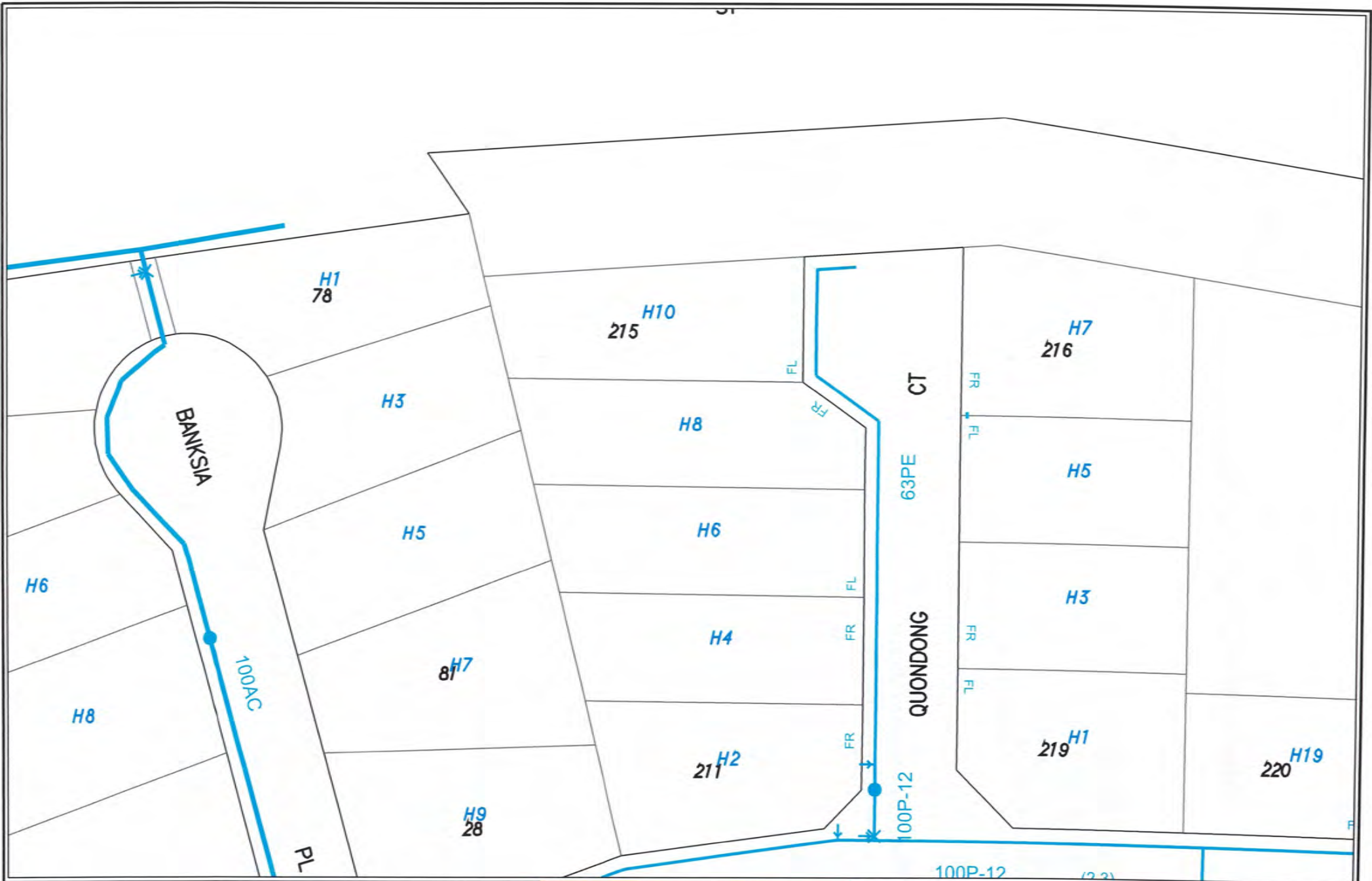
Argyle Building, 46 Stirling Terrace, Albany WA 6330  
Unit 2B, 113 Dempster Street, Esperance WA 6450

The information shown on this drawing is current as at the date of survey. Earthworks/setout dimensions may vary on site at builders discretion Sewer/drainage may vary from schematic presentation. Check minimum clearance. Retaining not included/in addition to contract remains owners responsibility. For easements check Certificate of Title. This is a site survey only, the location of boundary pegs or fences in relation to boundary is not guaranteed.

COPYRIGHT OF this drawing is the property of 35 Degrees South it must not be reproduced or altered without the prior written consent of the owner.







Scale: 1:750 Centre Point: 118.475°, -33.100°  
 Sequence No: 238029145  
 Print Date: 16/04/2024 Page: 1 of 1



**WARNING - CRITICAL PIPELINE**  
 Refer to *Information Brochure Damage Prevention and Legend* for details

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).

# Plan Legend (summary)

## INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)

**WARNING** - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

### WATER, SEWERAGE AND DRAINAGE PIPELINES

#### CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

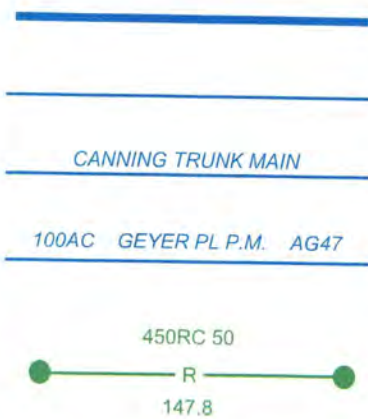
A risk assessment may be required if working near this pipe. Refer to your [Dial Before You Dig](#) information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M. pressure main  
M.S. main sewer  
R rising main (i.e. drainage pressure main)

#### Common material abbreviations:

AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.  
CI cast iron  
GRP glass reinforced plastic  
P PVC - class follows pipe material (e.g.100P-12)  
RC reinforced concrete  
S steel  
VC vitrified clay



### NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)



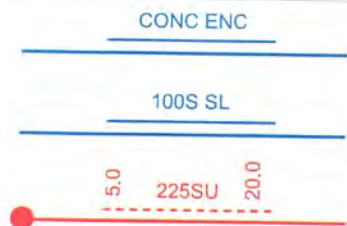
### OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



### CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.



### CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



### PIPE OVERPASS

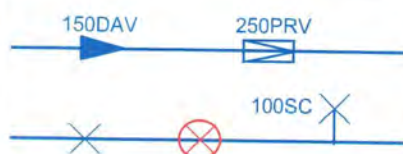
The overpass symbol indicates the shallower of the two pipes.





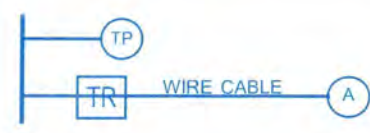










### VALVES

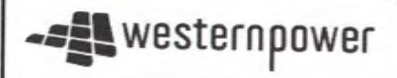
Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.





	<p><b>FIRE SERVICES</b>  100 mm polythene domestic (DOMS) service  FS Fire service  FHS Fire hydrant service  Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.</p>
	<p><b>PIPE BYPASS</b>  Bypass will not be on the same alignment as the main pipeline.</p>
	<p><b>CATHODIC PROTECTION (CP)</b>  Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.  A buried anode – various sizes and configurations  TP test point - may be visible on a post or in-ground  TR transformer rectifier</p>
	<p><b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b>  NOTE: Opening any manhole or pit is dangerous and is prohibited.  Below ground. May not be any visible signs at ground level or may be located in a pit.</p>
	<p><b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b>  -- Manhole (shown not labelled)  -- Tee or maintenance shaft (shown not labelled)  MS maintenance shaft (labelled)  WARNING: Opening any manhole or pit is dangerous and is prohibited.</p>
	<p><b>WASTEWATER MANHOLE INFORMATION BOXES</b>  Square non-trafficable Do not drive vehicles over or place loads.  Round trafficable  In general if not located in the road treat as if non-trafficable.</p>
	<p><b>HAZARDOUS MANHOLE</b>  Indicates a potential health hazard from risk of exposure to toxic waste.  WARNING: Opening any manhole is dangerous and is prohibited.</p>
	<p><b>FLOWMETER</b>  Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>
	<p><b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b>  May be located adjacent to mains. Usually there will be some visible indication.</p>
	<p><b>Hydrant</b> May not be visible.  <b>Hydrant Tee</b> May not be visible.  <b>Pillar hydrant</b> Visible</p>
	<p><b>PRE-LAID SERVICES</b>  D Deferred  FL Fully Prelaid Left  FM Fully Prelaid Front Middle  FR Fully Prelaid Right  L Left  R Right</p> <p>Code indicates on which side of a lot the water service is located:  May be no visible indication at site.</p>
	<p><b>SEWER OR DRAINAGE PUMP STATION</b>  Several pipes and a pressurised main will be in the vicinity.</p>
	<p><b>OPEN CHANNEL</b>  OA Landscaped  OE Normal Open Earth  OF Open channel with flood levee  OH Half Pipe  OL Lined Channel  OS Swale-Shallow Depression  OW Natural Water Course</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>



### UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Metal Pole	Ring Main Unit
Transformer Site	LV Distribution Frame

Distribution Cables	
High Voltage Cable (1kV - 33kV)	Low Voltage Cable (< 1kV)
Street Light Circuit (< 1kV)	Street Light Pilot (< 1kV)
Earth Wire	

Cable Pole Terminations	
HV Termination	LV Termination

Proposed Construction Assets	
Design Area *	High Voltage Underground Cable
Low Voltage Underground Cable	Metal Pole
Pillar	HV Termination
Transformer site	LV Termination

State Underground Power Project	
CURRENT Work Area *	COMPLETED Area *

Feature	
Area of Interest	

\* Please refer to coversheet

Privately owned cables NOT SHOWN (including house services)

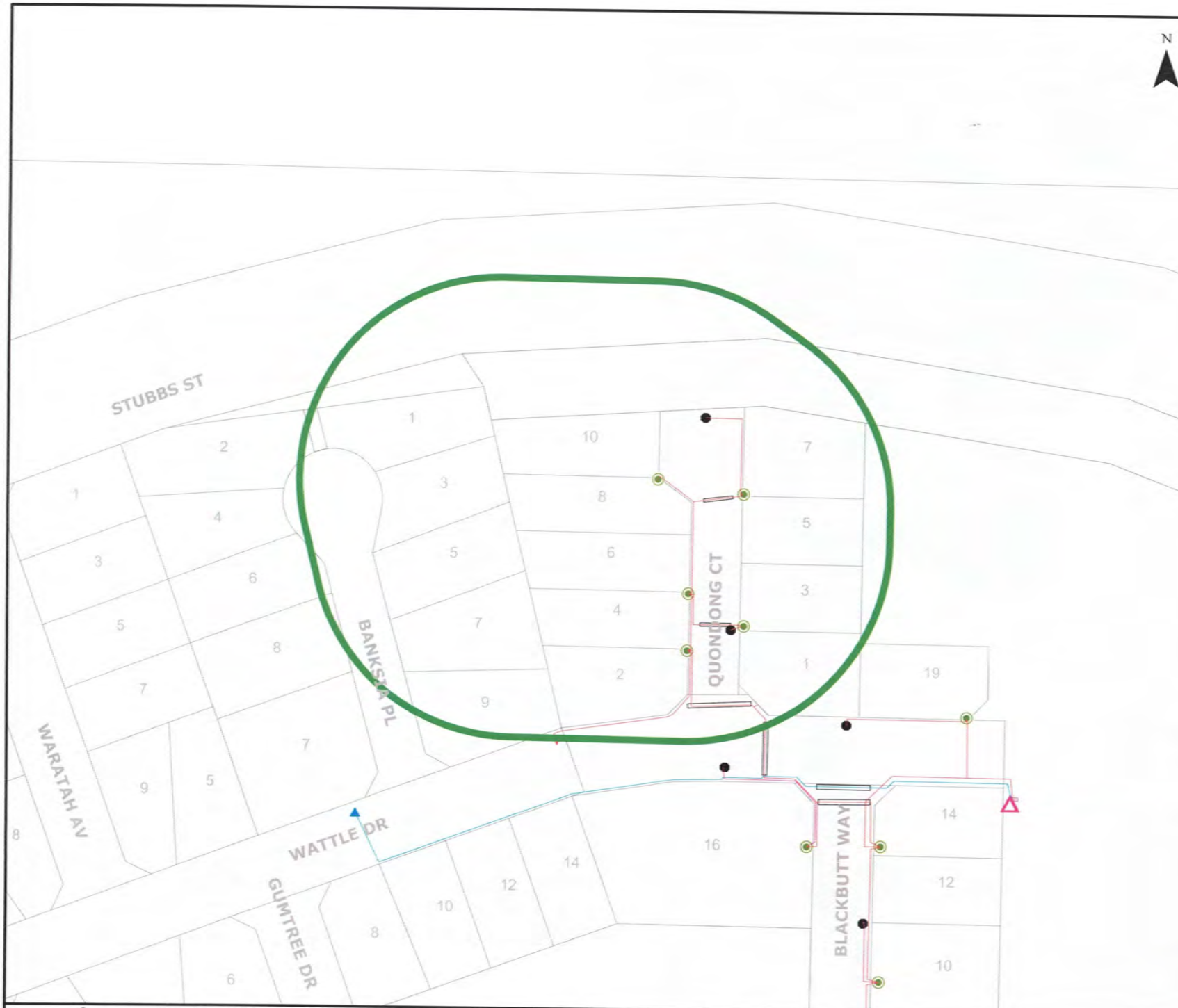
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 | Scale : 1:1500

**WARNING! Look out for overhead power lines**









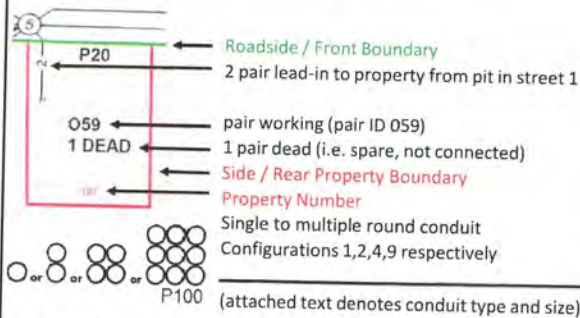
# LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

- Exchange  
(Major Cable Present)
- Footway Access Chamber  
(can vary from 1-lid to 12-lid)
- or Pillar / Cabinet  
(above ground / free standing)
- Above ground complex equipment housing (eg RIM)  
Please Note: This equipment is powered by 240V Electricity
- OC Other Carrier Telecommunications Cable/Asset
- Dist Distribution cables in Main Cable ducts
- MC Main Cable ducts on a Distribution plan
- Blocked or damaged duct.

- Cable Jointing Pit  
(number / Letter indicating Pit Type)
- Elevated Joint  
(above ground joint on buried cable)
- Telstra Plant in shared Utility trench
- Aerial Cable / Overhead (includes on wall)
- Aerial Cable  
(attached to joint Use Pole e.g. Power)
- Direct Buried Cable
- or Marker Post Installed
- or Buried Transponder
- Marker Post, Transponder
- Optical Fiber cable direct buried

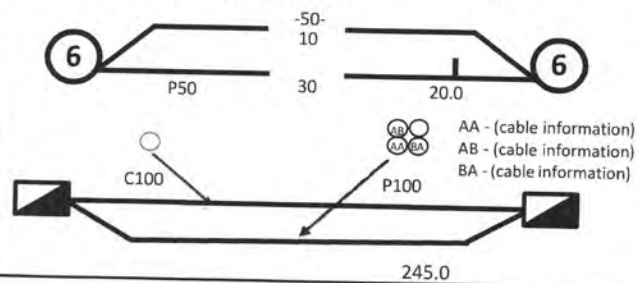


- Single to multiple round conduit  
Configurations 1,2,4,9 respectively  
(attached text denotes conduit type and size)
- Multiple square conduit  
Configurations 2, 4, 6 respectively  
(attached text denotes conduit type and size)

**Some examples of conduit type and size:**

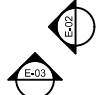
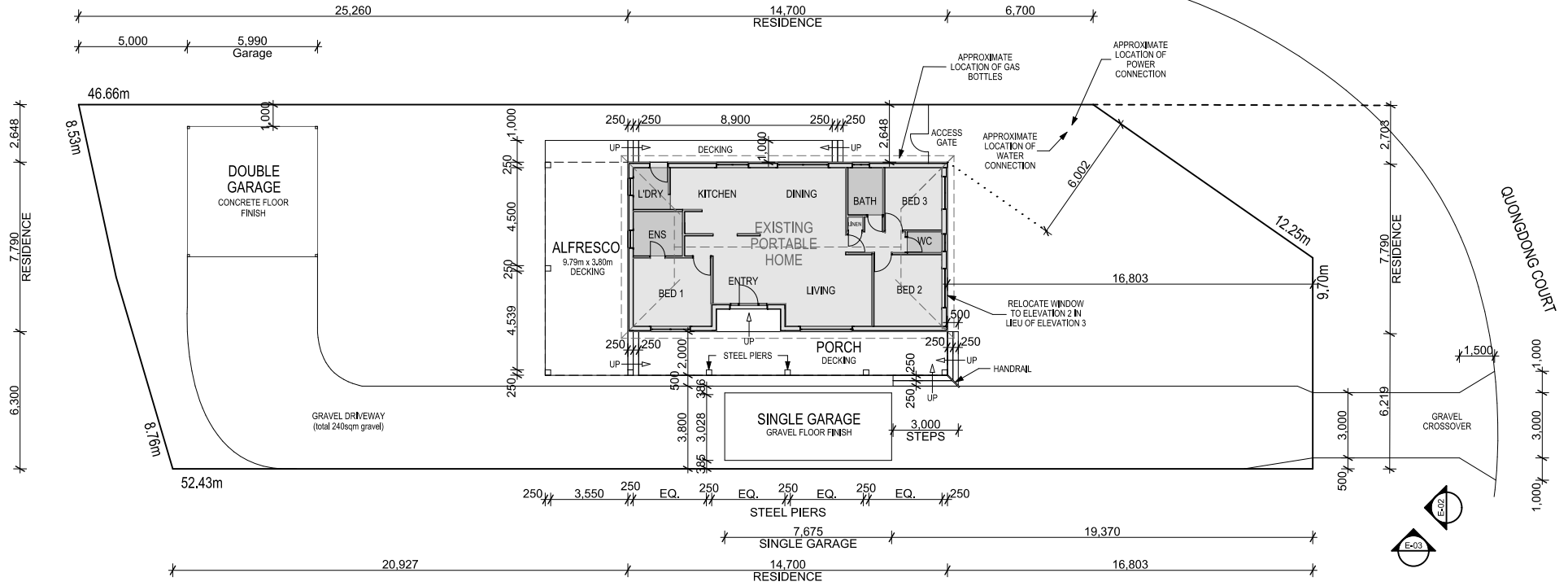
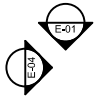
- A - Asbestos cement, P - PVC / Plastic, C - Concrete,
- GI - Galanised iron, E - Earthenware
- Conduit sizes *nominally* range from 20mm to 100mm
- P50 50mm PVC conduit
- P100 100mm PVC conduit
- A100 100mm asbestos cement conduit

### Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)



A Floor & Site Plan  
1:200

All dimensions stated on these drawings relate to brickwork set out only. Plaster, tiles, and other finishes will alter the final dimensions. Care should be taken to consider such allowances when calculating clearances required for future fittings. RWP locations shown are approximate and are to be positioned at the roof plumber's discretion.

ZONING:	R20
SITE AREA:	879m <sup>2</sup>
RESIDENCE:	114.51m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	38.43m <sup>2</sup>
SITE COVERAGE:	21.48%
OPEN SPACE REQUIRED:	440m <sup>2</sup>
OPEN SPACE ACHIEVED:	729m <sup>2</sup>



Drawn | Checked KD | KD  
Plot Date: 17/04/2024  
Project NO. 001

---

Client FISHER

---

Site: Lot 214(#8) QUONDONG WAY, LAKE GRACE

---

DRAWING TITLE :  
**Floor & Site Plan**

---

PROJECT NAME :  
**HOUSE RELOCATION**

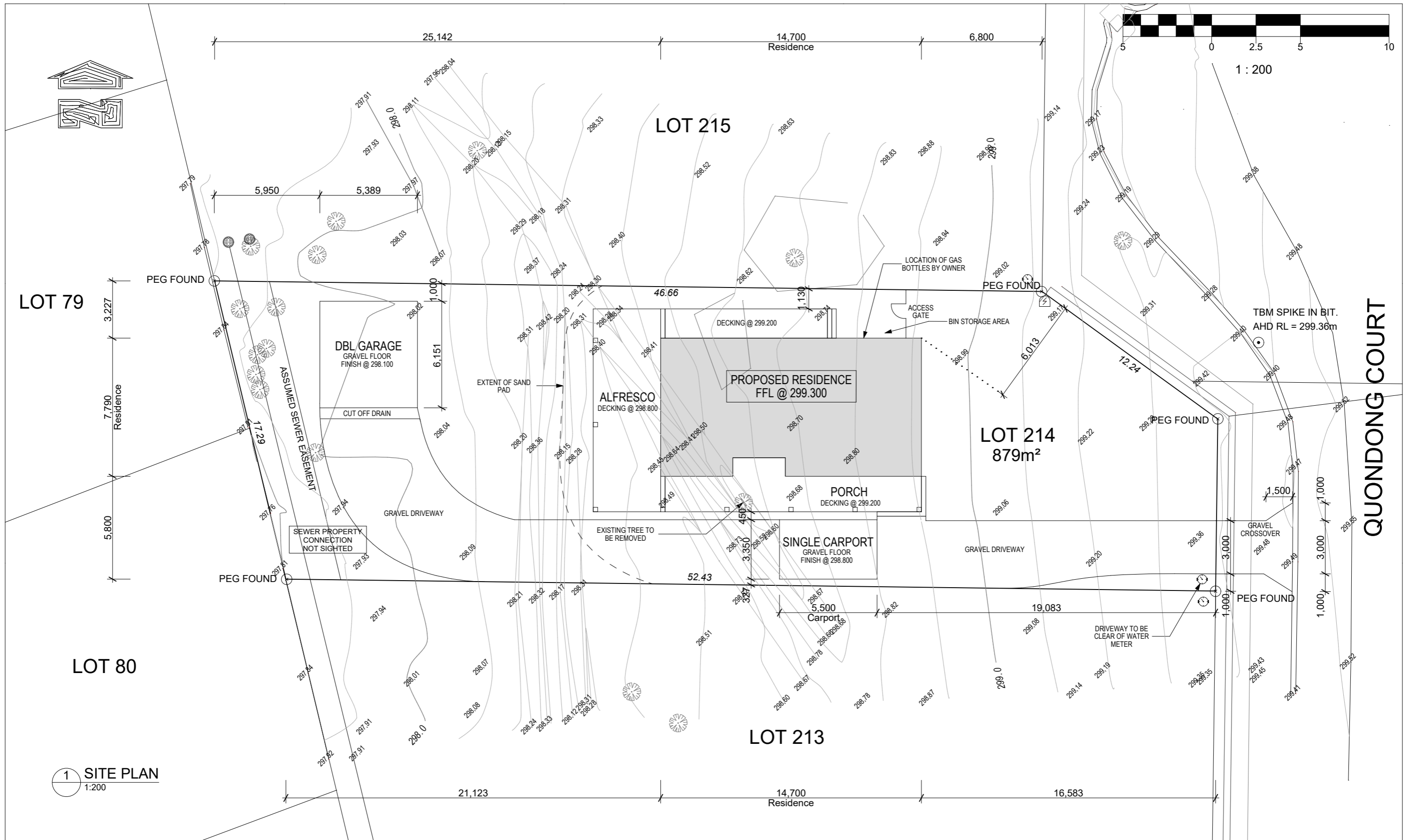
---

REVISION NO.  
**A**

DRAWING NO.  
**SKETCH PLAN**

---

Plot Date: 17/04/2024



1 SITE PLAN  
1:200

SEE LEGEND FOR IMPORTANT NOTES & DISCLAIMERS



### LOT 214 (#8) QUONDONG COURT, LAKE GRACE - FEATURE & CONTOUR SURVEY

JOB No:	5883	SURVEY DATE:	29/04/2024	COORDINATE SYSTEM:	MGA2020	ISSUE	DATE	TYPE	BY	CHKD
CLIENT:	MARK & JANINE DAVIDOVIC	AUTHORITY:	SHIRE OF LAKE GRACE	HEIGHT DATUM:	AHD	A	02/05/2024	ORIGINAL ISSUE	MA	MA
PLAN:	DP75988	DRAWING No:	DWG5883-01	SCALE:	1:200			REVISION		
C/T VOL. FOL:	2830 / 691			ORIGINAL SHEET SIZE:	A3			UPDATE		



08 9842 3766

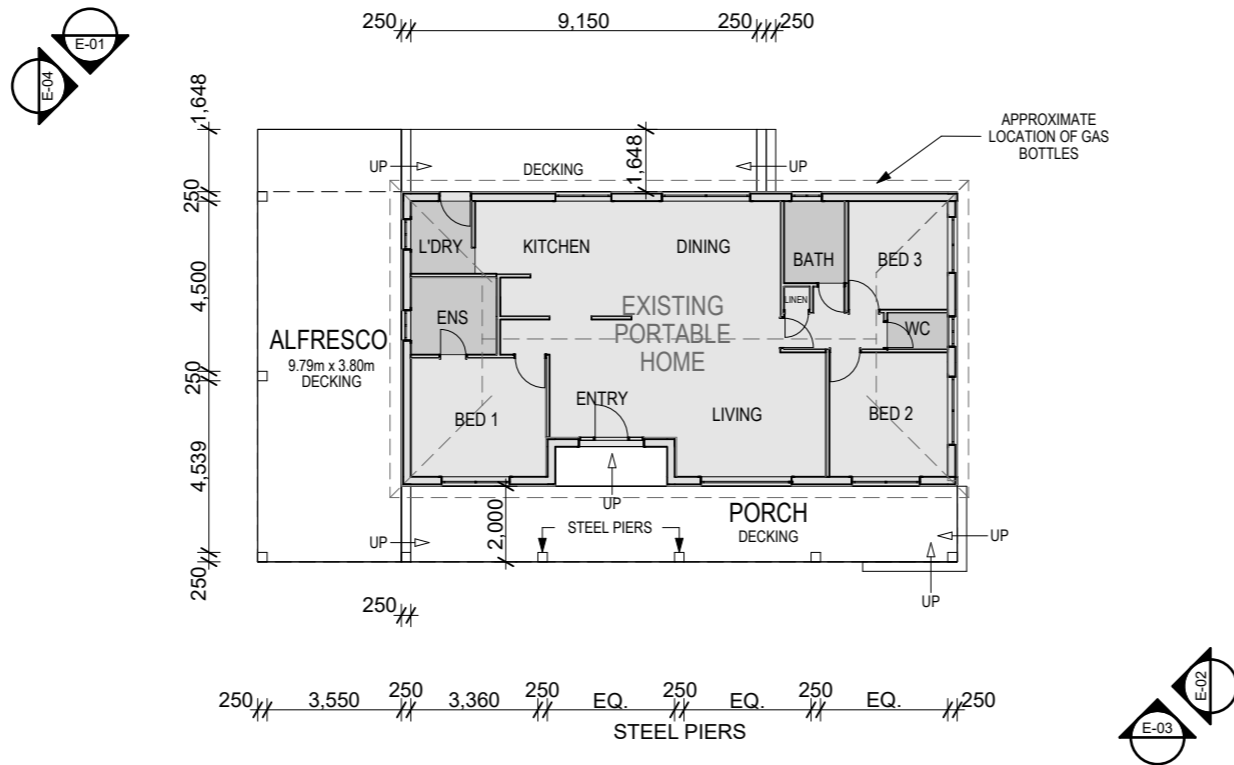
admin@35degreesouth.com.au

Argyle Building, 46 Stirling Terrace, Albany WA 6330

Unit 2B, 113 Dempster Street, Esperance WA 6450

SHEET 1 of 2





2 FLOOR PLAN  
1:200

All dimensions stated on these drawings relate to brickwork setout only. Plaster, tiles, and other finishes will alter the final dimensions. Care should be taken to consider such allowances when calculating clearances required for future fittings RWP locations shown are approximate and are to be positioned at the roof plumber's discretion

ZONING:	R20
SITE AREA:	879m <sup>2</sup>
RESIDENCE:	114.51m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	38.43m <sup>2</sup>
SITE COVERAGE:	21.48%
OPEN SPACE REQUIRED:	440m <sup>2</sup>
OPEN SPACE ACHIEVED:	729m <sup>2</sup>

Drawn | Checked KD | KD  
 Plot Date: 21/05/2024  
 Project NO. 001

---

Client FISHER

---

Site: Lot 214(#8) QUONDONG WAY,  
LAKE GRACE

---

PROJECT NAME :  
**HOUSE RELOCATION**

---

REVISION NO.  
**A**

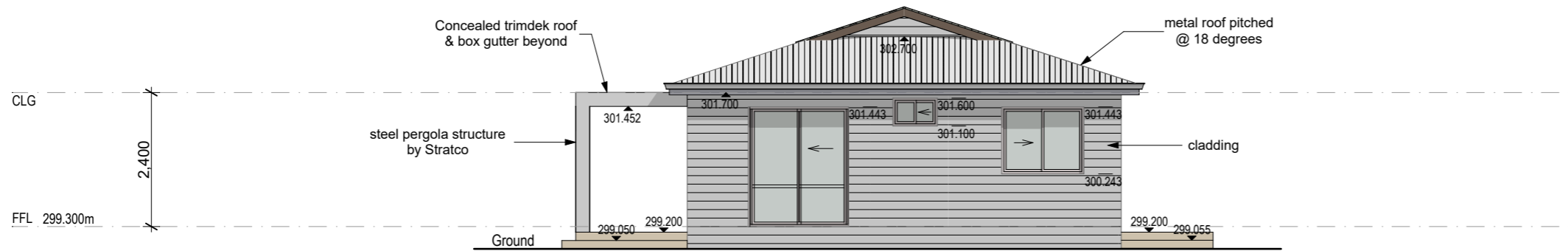
DRAWING NO.  
**1**

---

Plot Date: 21/05/2024



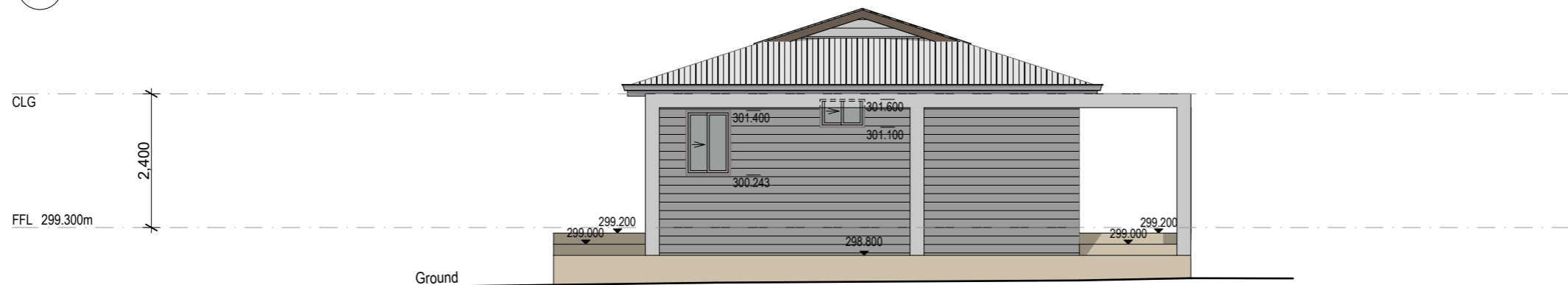
**E-01 ELEVATION 1**  
1:100



**E-02 ELEVATION 2**  
1:100



**E-03 ELEVATION 3**  
1:100



**E-04 ELEVATION 4**  
1:100

Drawn | Checked KD | KD  
Plot Date: 21/05/2024  
Project NO. 001

Client FISHER

Site: Lot 214(#8) QUONDONG WAY,  
LAKE GRACE

**PROJECT NAME :**  
**HOUSE RELOCATION**

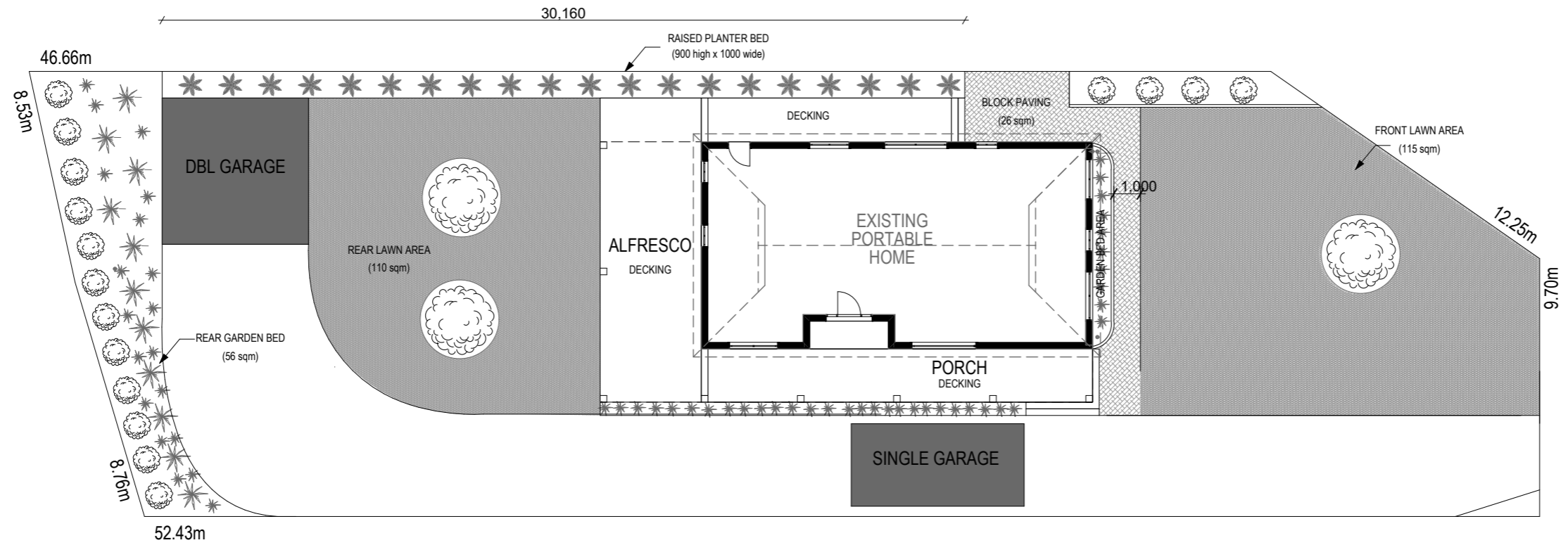
REVISION NO.

**A**

DRAWING NO.

**1**

Plot Date: 21/05/2024



Drawn | Checked KD | KD  
Plot Date: 21/05/2024  
Project NO. 001

Client FISHER

Site: Lot 214(#8) QUONDONG WAY,  
LAKE GRACE

PROJECT NAME :  
**HOUSE RELOCATION**

REVISION NO.

**A**

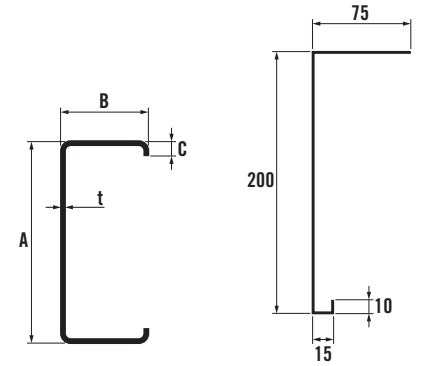
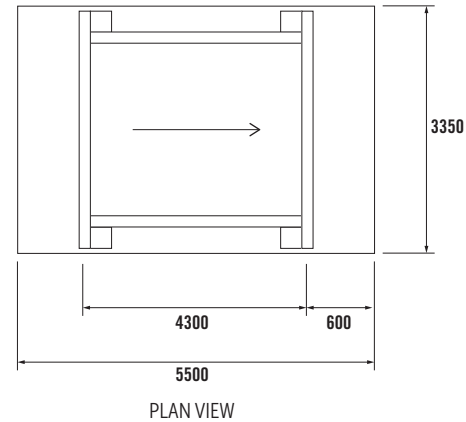
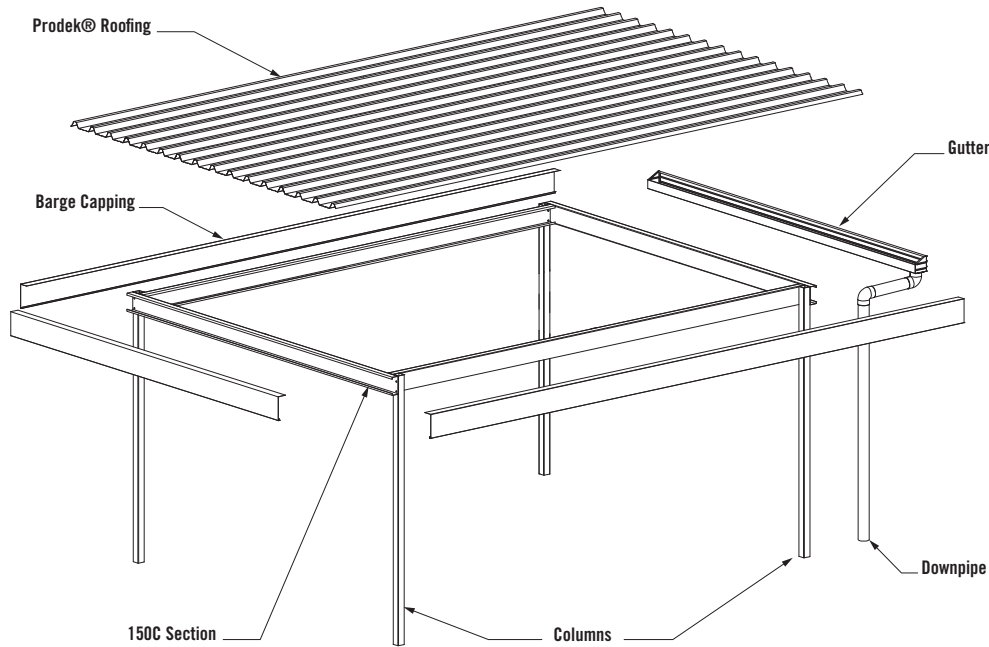
DRAWING NO.

**1**

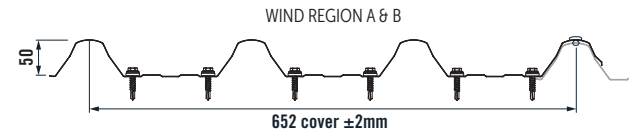
Plot Date: 21/05/2024



# FRONTIER DESIGN 1



Section	A	B	C	t
C150-12 G500	152	64	15	1.2

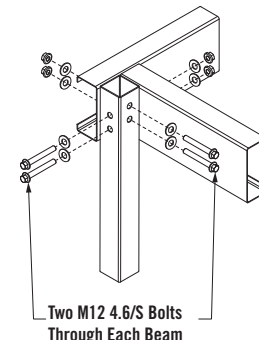


Note: 0.42mm BMT  
Two 10x16 self drilling screws with neoprene washers per pan at each support.  
One 4.8mm rivet is required at the midspan of each lap, seal with silicone.

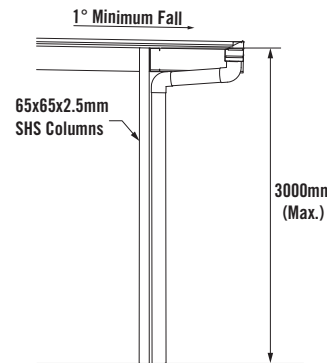
STRATCO PRODEK® ROOF SHEETING

## TYPE 2F.0 SINGLE

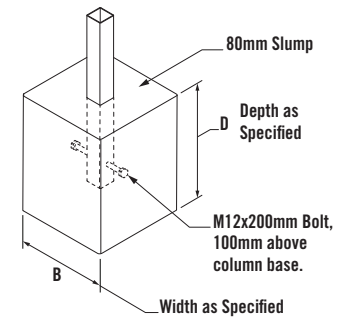
Allowable Wind		Footing
Region	Terrain Category	BxD (mm)
A	3	300x600
	2	
B	3	375x600



CORNER CONNECTION



ELEVATION



Note: Footing size as per table.

FOOTING

**IF IN DOUBT, ASK.**

A4 MASTER: COPYRIGHT: This design and drawing is the property of STRATCO (Australia) Pty. Limited and must not be used, reproduced or copied without written permission from the Company©

REV	AMENDMENT	DATE	BY	CKD
E	UPDATE TO NEW ENGINEERING	11/12/2019	SI	
D	HEIGHT UP TO 3000mm ALLOWED	01/12/2006	JA	
C	INCREASE M12 BOLT LENGTH TO 90mm	28/10/2004	BH	
B	SPACEDEK DETAILS REMOVED	18/10/2004	BH	
A	CAPPING DETAIL UPDATED	30/09/2004	BH	
<b>REVISION HISTORY</b>				

**STRATCO**

**MATERIAL:**

**FINISH:**

<b>TOLERANCES:</b> NO DECIMALS: ±1 ONE PLACE: ±0.5 TWO PLACES: ±0.1 ANGLE: 1° DIMENSIONS IN mm	<b>GIRTH:</b>	<b>SCALE:</b> NTS
---	---------------	----------------------

<b>DRAWN:</b>	<b>TITLE:</b> FRONTIER® FREESTANDING CARPORT SINGLE CARPORT (POSTS INTO CONCRETE) DESIGN 1	<b>CAD FILE NAME:</b>	<b>SHEET:</b> 1 OF 1
<b>CHECKED:</b>	<b>PRODUCT CODE:</b> FROND01IGSGLAZ	<b>DRAWING NO.:</b> 6015	<b>REV:</b> E
<b>DATE:</b> 20/02/2020	<b>CODE:</b> NSW/PRO/CAV/FRO QLD/PRO/CAV/FRO VIC/PRO/CAV/FRO		



Stratco have developed a versatile range of garages to suit every situation. Stratco garages give you more space for storage, extra room for a workshop, provide the ideal space for a boat or caravan, and give you the opportunity to entertain all year round. Stratco has a proud history within the steel manufacturing industry, dating back over 70 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

**PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.**

### JOB DETAILS

DESIGN NUMBER: SQ313724  
SALES PERSON: Ms Deborah Lacey

### CUSTOMER DETAILS

CLIENT NAME: Janine Davidovic  
PHONE NUMBER: 0427617436  
ACCOUNT CODE: \*PPCAN

### DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 8 Quondong Court  
Lake Grace

ADDITIONAL INSTRUCTIONS: 6353  
TOTAL WEIGHT 884.985 KG

### Opening Details

Glass Sliding Windows (725h x 1075w) 1  
Roller Doors 1  
Single PA Door Std 1

### Dimensions (Outside Frames)

Height 2400mm  
Length 6151mm  
Width 5389mm

### Site Details

Wind Speed 33 (N2)

### Roof Details

Roof Pitch 15.0°  
Roof Sheet CGI Premium Double Sided

### Wall Details

Bottom Sheet Extra 25mm No  
Wall Sheet Superdek Premium Double Sided

### Roof Purlins

Eave Purlin Section GHS Purlin/Girt 1.00 75  
Roof Purlin Section GHS Purlin/Girt 1.00 75

### Wall Girts

End Wall Girt Section GHS Purlin/Girt 1.00 75  
Side Wall Girt Section GHS Purlin/Girt 1.00 75

### Gable End Columns

Gable End Column Reinforcing Section N/A: Not Applicable  
Gable End Column Section GHS End Column 1.9 100

### Portal Frames

End Portal Column Reinforcing Section N/A: Not Applicable  
End Portal Column Section GHS Portal Column 1.5 150  
End Portal Rafter Section GHS Rafter 1.5 150  
Mid Portal Column Reinforcing Section N/A: Not Applicable  
Mid Portal Column Section GHS Portal Column 1.5 150  
Mid Portal Rafter Section GHS Rafter 1.5 150

### Footing Details

Concrete Slab Yes  
End Column Embedment 500mm  
Footing Type Fixed (In Ground)  
Mid Column Embedment 500mm

### Colours

Barge Cap Slate Grey  
Corner Flashing Slate Grey  
Downpipe Slate Grey  
Glass Window Slate Grey  
Gutter Slate Grey  
PA Door Slate Grey  
Ridge Cap Slate Grey  
Roller Door Slate Grey  
Roller Door Flashings Slate Grey  
Roof Sheet Slate Grey  
Wall Sheet Slate Grey

### Drainage Details

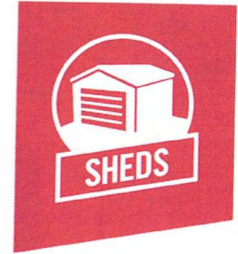
Box Gutter None  
Downpipe Type Downpipe 100x50 PVC.  
Gutter Type Quad Gutter 115

All Dimensions shown are measured from outside of frame (including purlins and girts).  
Dimensions shown are for illustrative purposes only and should not be used for assembly.  
Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

Please refer to current Stratco Gable Homeshed certification referenced 50098 by FYFE Pty Ltd for 15° Homeshed range or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

CUSTOMER SIGNATURE: \_\_\_\_\_

DATE: 17/05/2024



**Site Plan**

Job Reference  
Sales Person  
Client Name

10624694  
Ms Deborah Lacey  
Janine Davidovic

Site Address

8 Quondong Court  
Lake Grace

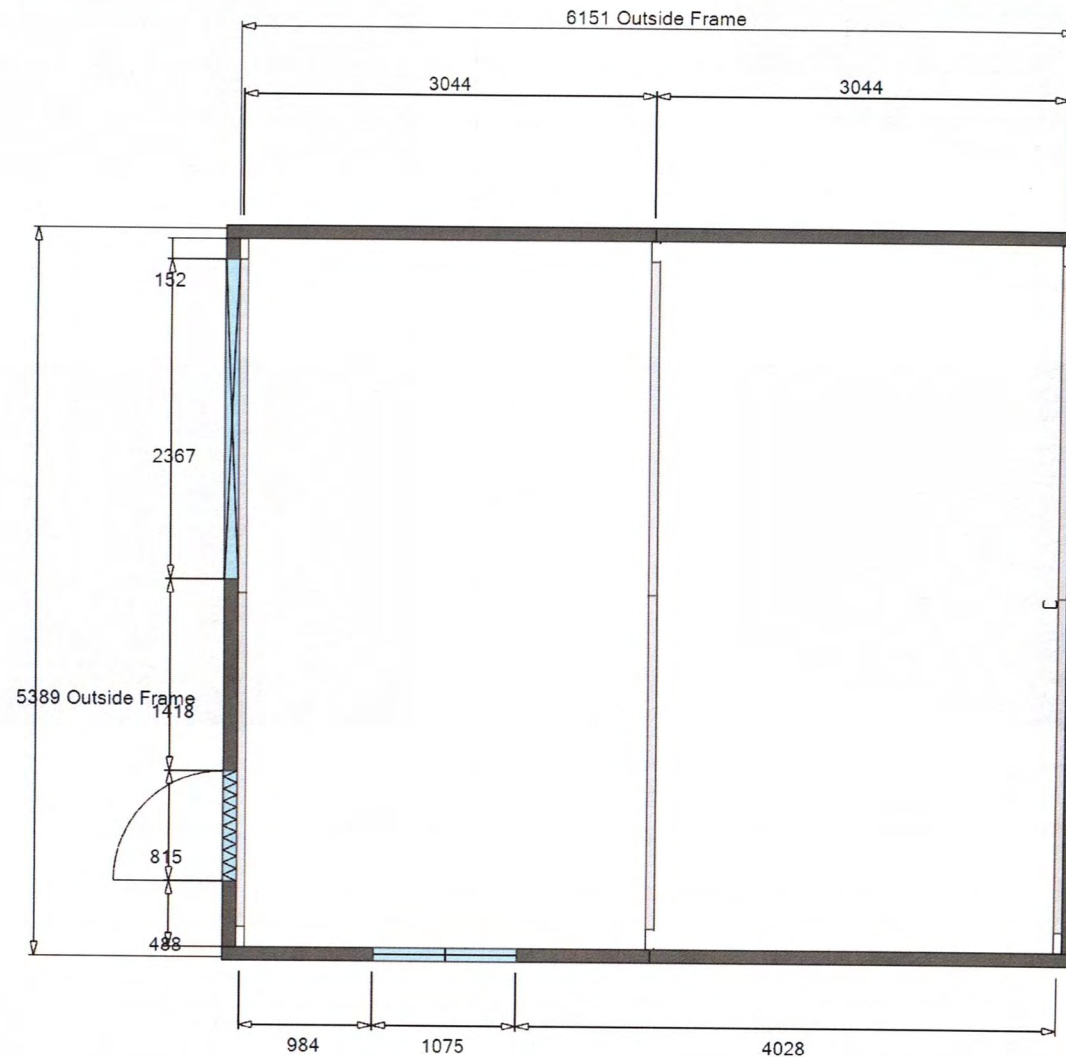
Design Number  
Date

SQ313724  
14/05/2024

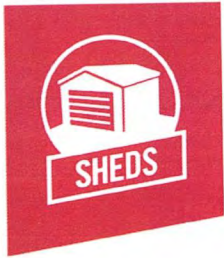
Customer Signature

**Front**

**Rear**







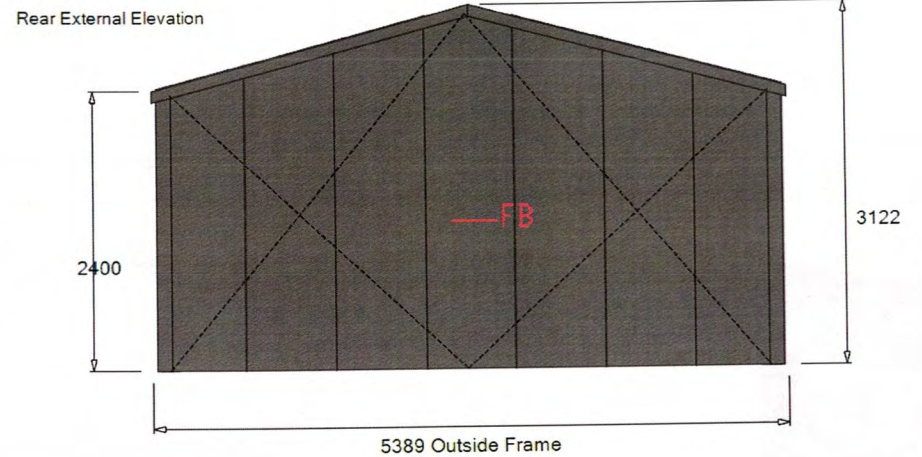
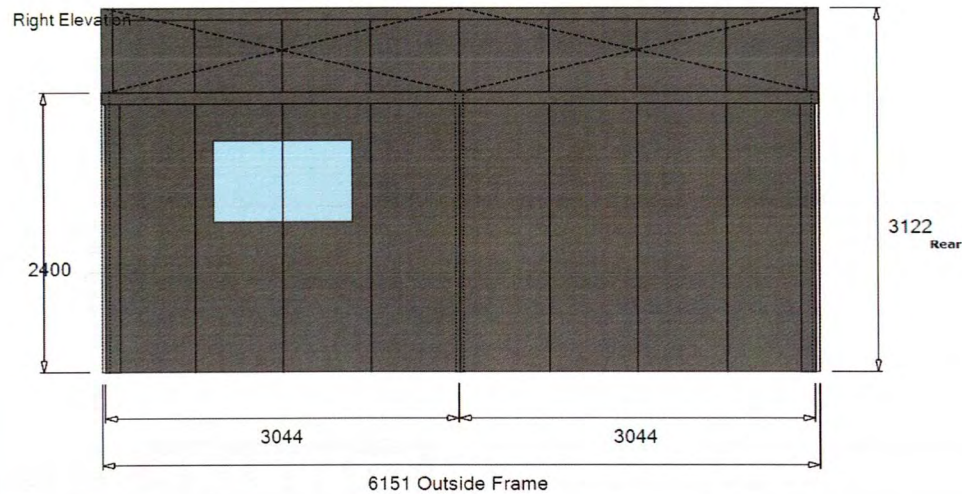
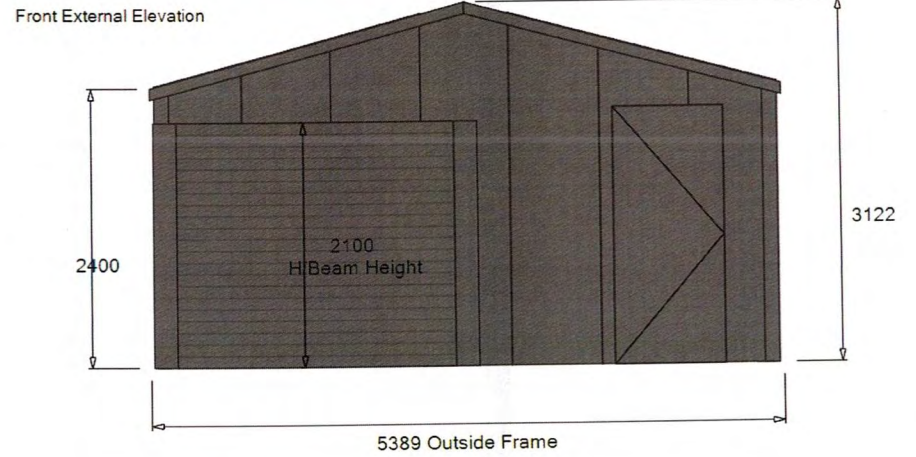
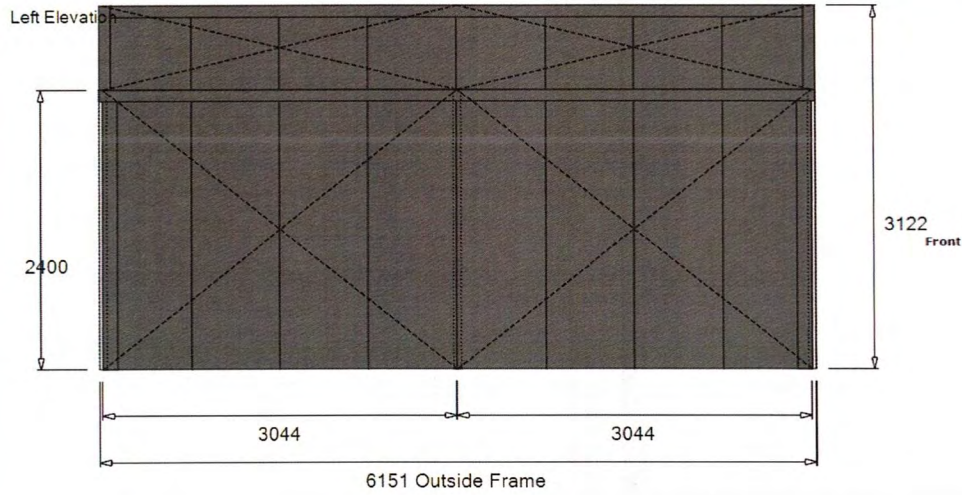
### Elevations

Job Reference 10624694  
Sales Person Ms Deborah Lacey  
Client Name Janine Davidovic

Site Address 8 Quondong Court  
Lake Grace

Design Number SQ313724  
Date 14/05/2024

Customer Signature

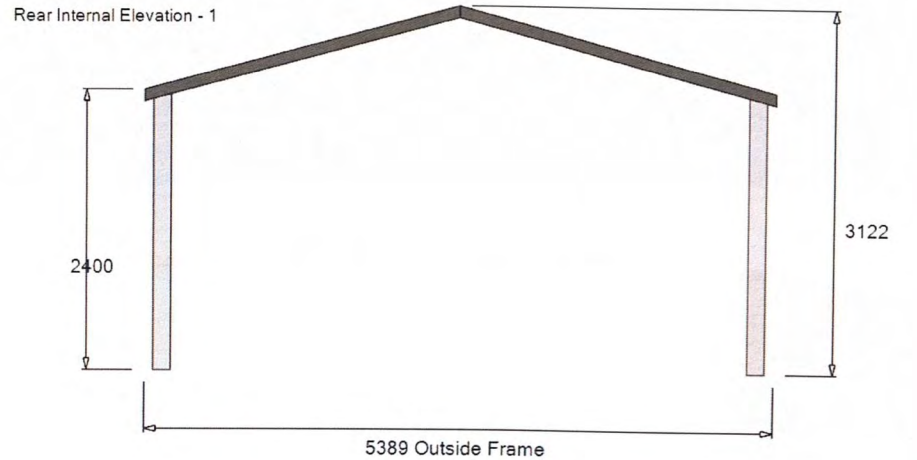
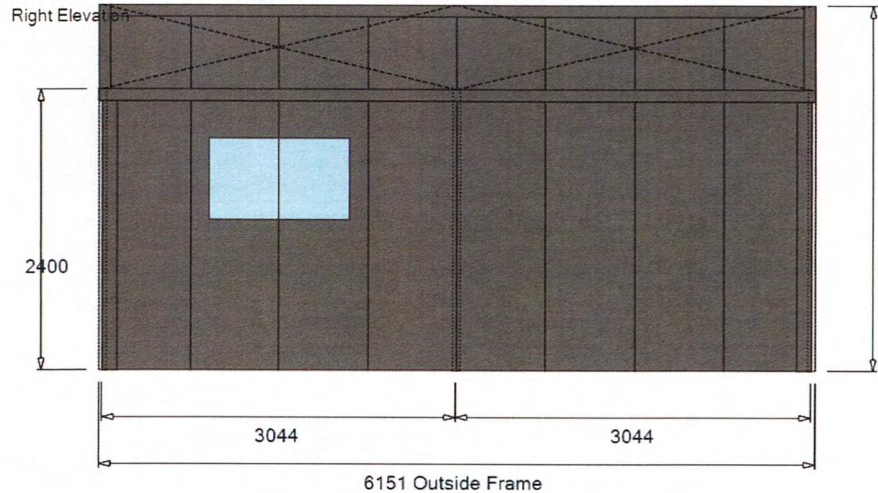
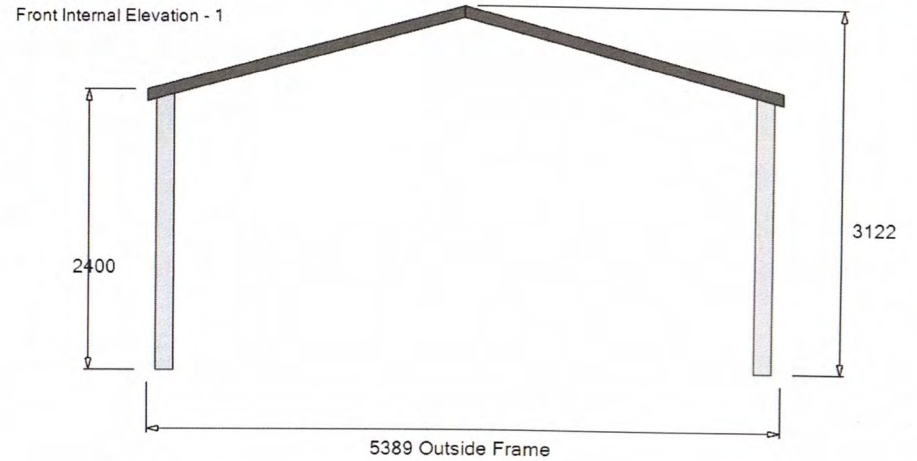
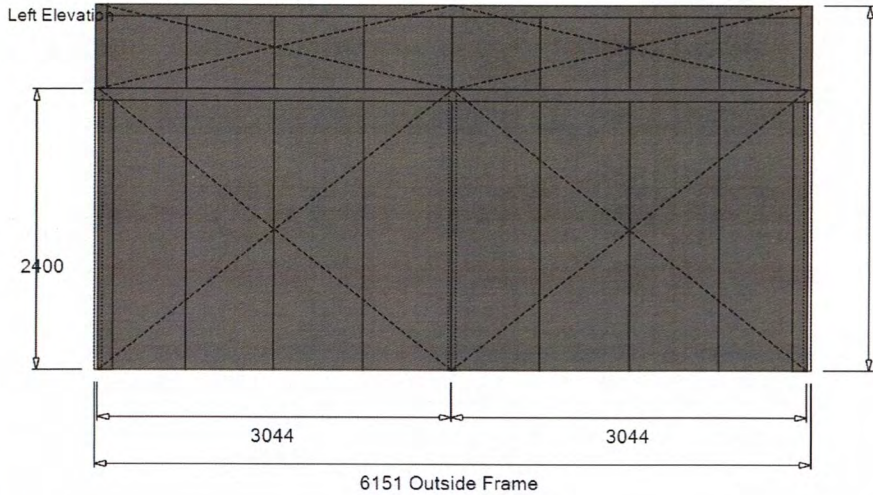






### Elevations

Job Reference	10624694	Site Address	8 Quondong Court	Design Number	SQ313724	Customer Signature
Sales Person	Ms Deborah Lacey		Lake Grace	Date	14/05/2024	
Client Name	Janine Davidovic					







**Current View**

Job Reference  
Sales Person  
Client Name

10624694  
Ms Deborah Lacey  
Janine Davidovic

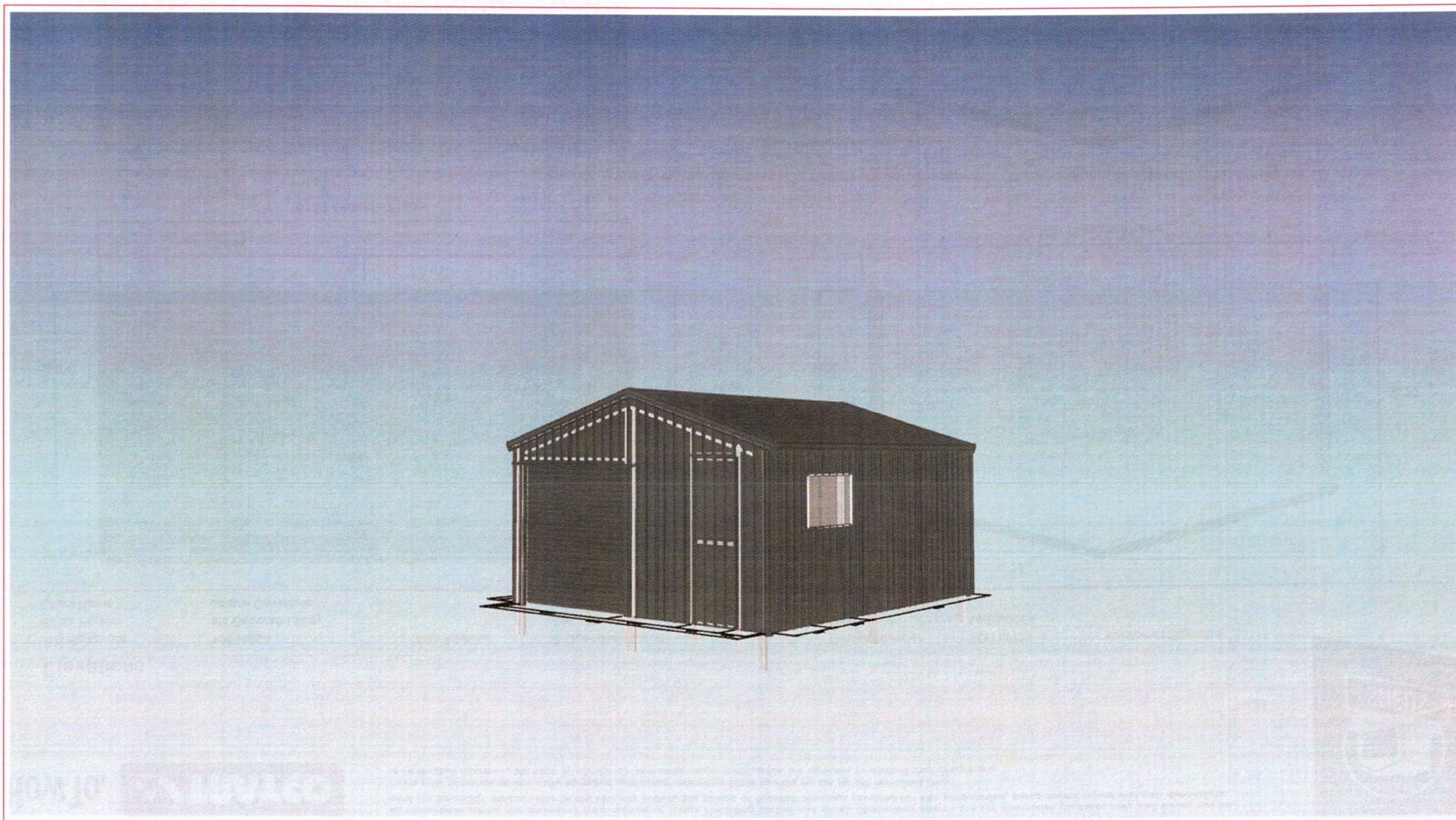
Site Address

8 Quondong Court  
Lake Grace

Design Number  
Date

SQ313724  
14/05/2024

Customer Signature





# STRATCO STRENGTH



SHED QUARTERS

Stratco have developed a versatile range of Gable Roof Sheds to suit every situation. Stratco Gable Roof Sheds give you more space for storage, extra room for a workshop, provide the ideal space for a boat or caravan, and give you the opportunity to entertain all year round.

## WARRANTY

Stratco is proud to support its Gable Roof Shed range with a comprehensive 15 Year Structural, 10 Year Paint Finish, 10 Year Life Prior to Perforation Warranty. Our warranty gives you peace of mind that when purchasing a Stratco Gable Roof Shed you are buying a quality product supported by one of the largest Steel Manufacturing Companies in Australia.

## STRUCTURAL INTEGRITY

Our entire range of Gable Roof Sheds has been independently tested to meet all relevant Australian Building Standards and Building Code of Australia to give you the confidence that a Stratco Gable Roof Shed will stand the test of time.

- ✓ AS/NZS 1170.0 - Structural Design Actions - Part 0: General Principles
- ✓ AS/NZS 1170.1 - Structural Design Actions - Part 1: Permanent, imposed and other actions
- ✓ AS/NZS 1170.2 - Structural Design Actions - Part 2: Wind actions
- ✓ AS 4100:1998 - Steel structures
- ✓ AS/NZS 4600 - Cold-formed steel structures
- ✓ AS 3600 - Concrete structures
- ✓ AS 4055 - Wind Loads for Housing
- ✓ AS 1562.1 - Design and installation of sheet roof and wall cladding
- ✓ N.A.S.H. Standard - Residential and Low-rise Steel Framing - Part 1: Design Criteria

## COMPANY HISTORY

Stratco has a proud history within the steel manufacturing industry, dating back over 70 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

Why buy a Gable Roof Shed from Stratco - **STRATCO STRENGTH!!!**

WARRANTY | STRUCTURAL INTEGRITY | COMPANY HISTORY



« SCAN THIS QR CODE TO FIND A STRATCO NEAR YOU

1300 155 155  
stratco.com.au

All brands and logos/images accompanied by ® or ™ are trade marks of Stratco (Australia) Pty Limited. © Copyright January 2015

How To.





**SHIRE OF LAKE GRACE**

**TOWN PLANNING SCHEME NO.4**

**AMENDMENT NO.6**

Prepared for: Shire of Lake Grace  
Prepared by: Exurban Rural & Regional Planning

**OCTOBER 2023**

## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. **LOCAL AUTHORITY:** Shire of Lake Grace
2. **DESCRIPTION OF LOCAL PLANNING SCHEME:** Local Planning Scheme No.4
3. **TYPE OF SCHEME:** District Zoning Scheme
4. **SERIAL NUMBER OF AMENDMENT:** No.6
5. **AMENDMENT TYPE:**

The Amendment is **Standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- i) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- ii) The amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

### 6. **PROPOSAL:**

Amend the Shire of Lake Grace Local Planning Scheme No.4 as follows:

- a) Remove all reference to Special Use Zone No. SU12 in Schedule 4 of the Scheme Text which is described as the western most portion of Lot 1 Griffin Street, Lake Grace, however now legally covers Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace, and portions of Lots 90 (No.9) and 91 (No.1) South Road, Lake Grace; and
- b) Change the zoning of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from 'Special Use 12' (SU12) to 'Residential' with a density coding of R30; and
- c) Change the zoning of the easternmost portion of Lot 90 (No.9) South Road, Lake Grace from 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- d) Change the zoning of the easternmost portion of Lot 91 (No.1) South Road, Lake Grace from 'Recreation' reserve and 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- e) Amend the relevant Scheme map accordingly.



**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**  
**SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4**  
**AMENDMENT NO.6**

RESOLVED that the local government, in pursuance of Section 75 of the *Planning and Development Act 2005* (as amended), amend the Shire of Lake Grace Local Planning Scheme No.4 as follows:

- a) Remove all reference to Special Use Zone No.SU12 in Schedule 4 of the Scheme Text which is described as the western most portion of Lot 1 Griffin Street, Lake Grace, however now legally covers Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace, and portions of Lots 90 (No.9) and 91 (No.1) South Road, Lake Grace; and
- b) Change the zoning of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from 'Special Use 12' (SU12) to 'Residential' with a density coding of R30; and
- c) Change the zoning of the easternmost portion of Lot 90 (No.9) South Road, Lake Grace from 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- d) Change the zoning of the easternmost portion of Lot 91 (No.1) South Road, Lake Grace from 'Recreation' reserve and 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- e) Amend the relevant Scheme map accordingly.

Resolved that the Amendment is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a) The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- b) The amendment would not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

.....  
Alan George  
CHIEF EXECUTIVE OFFICER  
Dated this 25<sup>th</sup> day of October 2023

# SCHEME AMENDMENT REPORT

## INTRODUCTION & BACKGROUND

The Shire of Lake Grace is proposing to amend the Shire of Lake Grace Local Planning Scheme No.4 to change the current zoning classification of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from 'Special Use' to 'Residential' with a density coding of R30 to allow the land to be subdivided and developed for low density residential purposes.

The following report provides a detailed description of the subject land and its immediate surrounds, as well as the planning rationale and justifications for the scheme amendment proposal. A series of maps and plans are also provided for illustrative purposes.

## LAND DESCRIPTION & OWNERSHIP

The land subject to this proposed amendment comprises Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace, formerly described as the western portion of Lot 1 Griffin Street, Lake Grace.

Lot 500 is owned by the Shire of Lake Grace.

A copy of the land's Certificate of Title and Deposited Plan is provided in Appendix 1.

## LOCATION, PHYSICAL CHARACTERISTICS & CURRENT LAND USE

Lot 500 is located in the eastern part of the Lake Grace townsite, comprises a total area of 1.4573 hectares and is gently sloping from east to west with the natural ground level ranging from approximately 293 metres AHD along its eastern boundary to 291 metres AHD along its western boundary (see Appendix 2 - Plans 1 & 2).

The subject land has been extensively cleared, has not been developed and/or used for any specific purpose/s and has direct frontage and access to Wattle Drive along its southern boundary which is a sealed and drained local road under the care, control and management of the Shire of Lake Grace (see Appendix 2 - Plan 3).

Due to its location in a well-established part of the Lake Grace townsite Lot 500 is served by a comprehensive range of key essential service infrastructure including electricity, reticulated water, reticulated sewerage, telecommunications and stormwater drainage (see Appendix 2 - Plan 4).

The property has not been designated by the Fire and Emergency Services Commissioner as being bushfire prone, is not identified on the Department of Water and Environmental Regulation's Contaminated Sites Database as being contaminated, and does not contain any buildings or places of cultural heritage significance. A significant proportion of the land has however been designated by the Department of Water and Environmental Regulation as being flood prone.

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

- North – Recreation reserve owned in fee simple by the Shire of Lake Grace with the Stubbs Street Road reserve, another recreation reserve, an operational railway reserve, and a grain handling and storage facility beyond;

- South – The Wattle Drive road reserve with Crown Reserve 39833 beyond which is under the care, control and management of the Shire of Lake Grace for the designated purpose 'Public Recreation';
- East – Low density residential development comprising single houses on lots ranging in size from 799 to 992m<sup>2</sup>; and
- West – Commercial development, including a roadhouse and motel, and Crown Reserve 35214 which is under the care, control and management of the Shire of Lake Grace for the designated purpose 'Public Recreation'.

## **SCHEME AMENDMENT PROPOSAL**

The Shire of Lake Grace is proposing to develop additional residential lots in the Lake Grace townsite to accommodate current and future anticipated demand. All residential lots developed by the Shire in the eastern part of the townsite have now been sold. Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace (formerly described as the western portion of Lot 1 Griffin Street, Lake Grace) has been identified as one of the preferred locations for the development of additional residential lots.

All of the land comprising Lot 500 is currently classified 'Special Use' zone in the Shire of Lake Grace Local Planning Scheme No.4 (LPS4). Under the terms of clause 3.7.2 and Schedule 4 in LPS4 Lot 500 is only permitted to be developed and used for the purposes of roadhouse, motel and/or aged persons accommodation.

Lot 500 was classified 'Special Use' zone in LPS No.4 and included the use classes 'roadhouse' and 'motel' due to existing boundary encroachments from the historical development of the existing roadhouse and motel on Lots 90 and 91 located immediately west. The use class 'aged persons accommodation' was also included due to significant interest shown in developing the subject land for this purpose by a private property developer.

The boundary encroachment issues have now been resolved and the private developer decided not to proceed with the development of aged persons accommodation on the subject land. The Shire has also decided it will be more beneficial for any new aged persons accommodation to be developed more centrally in the Lake Grace townsite in closer proximity to key essential services and facilities, including the Lake Grace Hospital and Medical Centre.

In order to allow Lot 500 to be subdivided and developed for low density residential purposes as proposed, a formal amendment to LPS4 is required to change the land's current zoning classification from 'Special Use' to 'Residential'. Council has also resolved to apply a density coding of R30 to allow for the creation of a number of new lots to accommodate single houses and grouped dwellings comprising an average site area of 300m<sup>2</sup> per dwelling.

## **PLANNING FRAMEWORK CONSIDERATIONS & JUSTIFICATIONS**

The following elements of the Shire's current local planning framework are of relevance to the future proposed development and use of the subject land for residential purposes. Written justification in the context of each are provided to assist consideration of the scheme amendment proposal.

- **State Planning Strategy 2050**

The *State Planning Strategy 2050* is the lead strategic planning document within Government. It provides the context and basis for the integration and coordination of land use planning and development across State, regional and local jurisdictions and contains a set of planning

principles, strategic goals and objectives that can be used as a basis to find synergies between competing, complex and often inter-related issues.

The proposal for Lot 500 is considered to be consistent with this Strategy for the following reasons:

- i) The land will provide infill and higher density housing in an appropriate location;
- ii) The land will be made available for residential purposes and be used efficiently and appropriately to optimal levels;
- iii) Development of the land for residential purposes will provide built-in capacity to cater for forecast growth and future expansion;
- iv) It will provide affordable, suitably located lots that are easily accessible and fully serviced;
- v) The local government will be leading by example in the delivery of additional, affordable land for residential purposes; and
- vi) It will allow for development in an area that will not adversely affect the amenity of the immediate locality, constrain any existing established land uses or have any negative impacts on the health, well-being and safety of future residents and the local community more generally.

- **Wheatbelt Regional Planning and Infrastructure Framework 2015**

The *Wheatbelt Regional Planning and Infrastructure Framework 2015* defines a strategic direction for the future development of the Wheatbelt Region over the next 20 years. It addresses the scale and distribution of population growth, opportunities for economic development and associated infrastructure priorities in the region. It aims to ensure that social, economic and environmental change will benefit residents and enhance the region's character and natural resources. The Framework also addresses land use planning responses to future growth and development pressures in the region.

The proposal for Lot 500 is considered to be consistent with the Framework for the following reasons:

- i) It recognises the current and changing demographics of the area;
- ii) It will help to attract, retain and diversify the local population;
- iii) It will help to further establish Lake Grace as a sub-regional centre in the Wheatbelt Region;
- iv) It will ensure there is an adequate supply of land available to cater for the future housing needs of the local community;
- v) It will provide for the productive use of under-utilised local government owned land to accommodate the future growth of the Lake Grace townsite;
- vi) It will provide an opportunity to diversify the existing housing stock, including affordable housing options;
- vii) It will provide opportunity for additional accommodation to cater for seasonal or project-related workforces; and
- viii) The land has access to a comprehensive range of key essential service infrastructure including electricity, reticulated water, reticulated sewerage, telecommunications and stormwater drainage.

- **Shire of Lake Grace Strategic Community Plan 2017-2027**

The *Shire of Lake Grace Strategic Community Plan 2017-2027* contains a series of objectives and prioritised strategies and actions to guide development in the Shire for at least the next ten (10) years to achieve the community's long-term visions and aspirations.



The proposal for Lot 500 is considered to be consistent with this plan as it will help support local businesses and promote further investment in the district by ensuring there is a sufficient supply of housing to accommodate future needs and demand.

- **Shire of Lake Grace Local Planning Strategy 2007**

The *Shire of Lake Grace Local Planning Strategy 2007* is a non-statutory, strategic planning tool which sets out the local government's general aims, objectives and intentions for long term development and growth within its municipal district.

Whilst Lot 500 is identified in the Townsite Development Strategy Plan for Lake Grace as being a 'Special Use' site with the designated purposes roadhouse, motel and/or aged persons accommodation, it is understood this does not constrain or fetter the Hon. Minister for Planning's ability to approve the scheme amendment proposal, particularly in light of the fact the Shire's Local Planning Strategy is non-statutory in nature.

The proposal for Lot 500 is also considered to be generally consistent with the broader aims and objectives of the Shire's Local Planning Strategy for the following reasons:

- i) It will provide additional suitably zoned and serviced residential land in the Lake Grace townsite to accommodate future need and demand;
- ii) It will provide a greater choice of lot sizes and housing types to suit the needs of the local community;
- iii) It will help to create a local neighbourhood with community identity and high levels of safety, accessibility and amenity; and
- iv) It will help stimulate and sustain local economic development and growth.

- **State Planning Policy 3.0 - Urban Growth and Settlement**

State Planning Policy 3.0 entitled *Urban Growth and Settlement* sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The policy seeks to:

- promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- build on existing communities with established local and regional economies;
- manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;
- promote the development of a sustainable and liveable neighbourhood form; and
- coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposal for Lot 500 is considered to be consistent with State Planning Policy 3.0 for the following reasons:

- i) It will contribute to the sustainable and well-planned future growth of the Lake Grace townsite with sufficient and suitable land for new housing development in close proximity to a wide range of existing community services and facilities;
- ii) It will build on the existing Lake Grace community with investment in services and infrastructure and enhance the quality of life in the local community;

- iii) It will meet the social and economic needs of the community, while recognising relevant climatic, environmental and community values and constraints;
- iv) It will promote the development of a liveable neighbourhood form which provides choice and affordability of housing and contributes to an identifiable sense of place for the local community; and
- v) It is a logical extension to existing urban development in the Lake Grace townsite and is capable of being developed efficiently and cost effectively due its location in close proximity to a wide range of key essential service infrastructure.

- **State Planning Policy 3.4 – Natural Hazards and Disasters**

State Planning Policy 3.4 entitled *Natural Hazards and Disasters* seeks to minimise the adverse impacts of natural disasters on communities, the economy and the environment by integrating mitigation activities into the land use planning process. The policy encourages local governments to adopt a systematic approach to the consideration of natural hazards and disasters when performing their statutory or advisory functions.

Given that a significant proportion of Lot 500 has been designated by the Department of Water and Environmental Regulation as being flood prone, due consideration must be given to the future potential flood risk and appropriate mitigation measures.

Firstly, it should be noted the subject land is identified by the Department of Water and Environmental Regulation as being located within a floodplain, not a floodway, where the risk of flooding is less severe. Secondly, the Floodplain Management Strategy commissioned by the Shire following the major flood event in the Lake Grace townsite in January 2006 confirmed the western and southern portions of Lot 500 are subject to flooding that ranges in depth from 0.02 to 0.15 metres above the land's natural ground level.

Given the significant effort and investment made by the Shire since the 2006 flood event to address the various mitigation measures recommended by the Floodplain Management Strategy and its intention to design and construct all new lots in the flood prone portion of the subject land to ensure the final finished floor level of all proposed new dwellings is at least 300mm above the highest known flood level, it is contended all future proposed lots and dwellings thereon will have an adequate level of flood protection that addresses the requirements of State Planning Policy 3.4.

- **State Planning Policy 4.1 – Industrial Interface**

State Planning Policy 4.1 entitled *Industrial Interface* seeks to prevent conflict and encroachment between industrial and sensitive land uses.

The Environmental Protection Authority's Guidance Statement No.3 entitled '*Separation Distances between Industrial and Sensitive Land Uses*' confirms a generic buffer distance of 50 metres is required between any sensitive land use and service stations that contain vehicle cleaning/detailing facilities and involve the retail sale of spare parts and foodstuffs operating during normal hours (i.e. Monday to Saturday from 7.00am to 7.00pm) to help mitigate any potential negative impacts.

Given there is an existing roadhouse located immediately adjacent to the western boundary of Lot 500 on Lot 91 (No.1) South Road, Lake Grace that simply involves the retail sale of fuel and food products, due consideration must be given to the requirements of State Planning Policy 4.1 and the Environmental Protection Authority's Guidance Statement No.3.

Having regard for the location of the existing refuelling facilities and fuel storage tanks on Lot 91, a portion of the required 50 metre buffer area will encroach upon the north-western portion of Lot 500. As such, when formulating a subdivision plan for Lot 500 the Shire will ensure all future proposed residential lots are not located within this designated buffer area and will set the buffer area aside as public open space that ties into and complements the existing recreation reserve along the northern boundary of Lot 500. In so doing it is contended the requirements of State Planning Policy 4.1 and Guidance Statement No.3 will be suitably addressed.

- **State Planning Policy 5.4 – Road and Rail Noise**

State Planning Policy 5.4 entitled *Road and Rail Noise* seeks to minimise the adverse impacts of road and rail noise on noise sensitive land uses and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes. The policy aims to ensure communities are protected from unreasonable levels of transport noise, whilst also ensuring the future continued operation of strategically important transport corridors.

Due to the subject land's location in close proximity to Stubbs Street, which is a regional distributor road, and a freight railway corridor immediately north, any future residential development has potential to be impacted by road and rail noise from these important, well-established transport corridors.

Assessment of the potential noise impacts in the context of the Road and Rail Noise Guidelines that support State Planning Policy 5.4 has confirmed the indoor and outdoor day and night noise targets can be achieved without the need for any mitigation measures by ensuring all future dwellings are sited a minimum of 40 metres from the edge of the Stubbs Street road carriageway. Having regard for the width of the Stubbs Street road reserve and the recreation reserve along the subject land's northern boundary, all dwellings will need to be sited a minimum of 15 metres south of the land's northern boundary to satisfy the relevant road noise targets. It is contended this can easily be achieved through the subdivision design process in due course by considering street and lot layouts and the built form outcomes arising therefrom.

In relation to the potential noise impacts arising from the nearby freight railway corridor, the following key points should be noted:

- i) The frequency of train movements is low and seasonal in nature;
- ii) The speed of train movements is also low due to the significant curve in the railway line immediately north of the subject land;
- iii) The existing mature vegetation in the recreation reserves between the railway corridor and subject land help to mitigate/ suppress all railway noise currently being generated; and
- iv) The Shire has no record of any noise complaints from the owners or occupiers of existing dwellings in the same proximity to the railway line as the new lots proposed to be developed on the subject land.

In light of all the above it is contended the proposed development of Lot 500 for low density residential purposes will not be subjected to unreasonable levels of road and railway noise and will therefore be consistent with the aims and objectives of State Planning Policy 5.4.

- **State Planning Policy 7.3 - Residential Design Codes (Volume 1)**

State Planning Policy 7.3 entitled *Residential Design Codes (Volume 1)* (i.e. the 'R-Codes') provides a comprehensive basis for the control of residential development throughout Western Australia.

The R-Codes are applied to all applications for subdivision and development for residential purposes and provide details of minimum and average lot sizes per dwelling for any given density coding, minimum street and boundary setbacks, minimum lot frontages, vehicle access, parking, open space and outdoor living requirements, as well as measures to ensure privacy, protection of local streetscapes and minimise excessive overshadowing.

The proposal for Lot 500 has been formulated with due regard for the standards and requirements of the R-Codes, including those applicable to the land's proposed new R30 density coding which will allow for the creation of new lots comprising an average area of 300m<sup>2</sup> per dwelling unit.

Given that the R-Codes are incorporated by reference in Part 4 of Local Planning Scheme No.4 and form part of the Scheme, due consideration must be given to all relevant standards and requirements if and when the land is subdivided and developed for residential purposes at the R30 density coding as proposed.

It should be noted no exclusions or variations to the Residential Design Codes for incorporation in Part 4 of Local Planning Scheme No.4 are proposed by this amendment.

- **Government Sewerage Policy**

The *Government Sewerage Policy* establishes the Western Australian Government's position on the provision of sewerage services through the planning and development of land.

Broadly, the policy requires reticulated sewerage to be provided during the subdivision and development of land. Where reticulated sewerage disposal infrastructure is not available it adopts a best practice approach to the provision of on-site sewage treatment and disposal in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management*.

Part 4 of Local Planning Scheme No.4 supports the *Government Sewerage Policy* by requiring the provision of reticulated sewerage disposal infrastructure to all residential and other developments in the Lake Grace townsite which exceeds the R5 density code.

Given Lot 500 is located in close proximity to existing reticulated sewerage disposal infrastructure in the Lake Grace townsite, any future subdivision of the land for residential purposes will be designed to ensure all lots are connected to this infrastructure. As such, the proposal to rezone and develop the land for low density residential purposes is consistent with the requirements of the *Government Sewerage Policy*.

- **WAPC Development Control & Operational Policies**

The following development control and operational policies published by the Western Australian Planning Commission are of relevance to the future proposed subdivision of Lot 500 for residential purposes:

- 1.1 – *Subdivision of Land – General Principles*;
- 2.2 – *Residential Subdivision*;
- 2.3 – *Public Open Space in Residential Areas*; and
- 2.6 – *Residential Road Planning*.

The Shire will have due regard for the requirements of these policies when formulating a subdivision plan for the subject land for formal consideration and determination by the Western Australian Planning Commission at the appropriate point in the statutory approval process.



- **Shire of Lake Grace Local Planning Scheme No.4**

The *Shire of Lake Grace Local Planning Scheme No.4* articulates the local government's planning aims and intentions for its municipal district, sets aside land as reserves for public purposes, zones land for the purposes defined in the Scheme, controls and guides land use and development, sets out procedures for the assessment and determination of development applications, makes provision for the administration and enforcement of the Scheme and addresses other matters contained in Schedule 7 of the *Planning and Development Act 2005*.

The stated objectives in Part 3 of Local Planning Scheme No.4 for all 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.*

The proposed subdivision and development of Lot 500 for residential purposes represents a logical extension to existing residential development in the Lake Grace townsite, is capable of being developed in a manner consistent with the abovementioned Scheme objectives and all other relevant standards and requirements, and is unlikely to compromise the existing character, amenity or compatibility of existing or proposed land uses in the immediate locality or give rise to any serious land use conflicts.

## **CONCLUSION**

In light of the above information and justifications, it is concluded the proposed rezoning of Lot 500 Wattle Drive, Lake Grace from 'Special Use' to 'Residential' with a density coding of R30 as proposed by this amendment is consistent with the aims and objectives of the Shire's current local planning framework and will be of significant benefit to the future development and growth of the Lake Grace townsite and the local community.

As such, the Shire of Lake Grace is now seeking the necessary approvals from the Environmental Protection Authority, the Western Australian Planning Commission and the Hon. Minister for Planning to amend the Shire of Lake Grace Local Planning Scheme No.4 as proposed.



## **APPENDIX 1 – CERTIFICATE OF TITLE & DEPOSITED PLAN**

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2800 380**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 500 ON DEPOSITED PLAN 47225

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SHIRE OF LAKE GRACE OF POST OFFICE BOX 50, LAKE GRACE

(AF M053335 ) REGISTERED 20/9/2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 69071

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

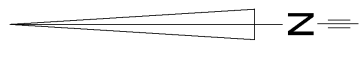
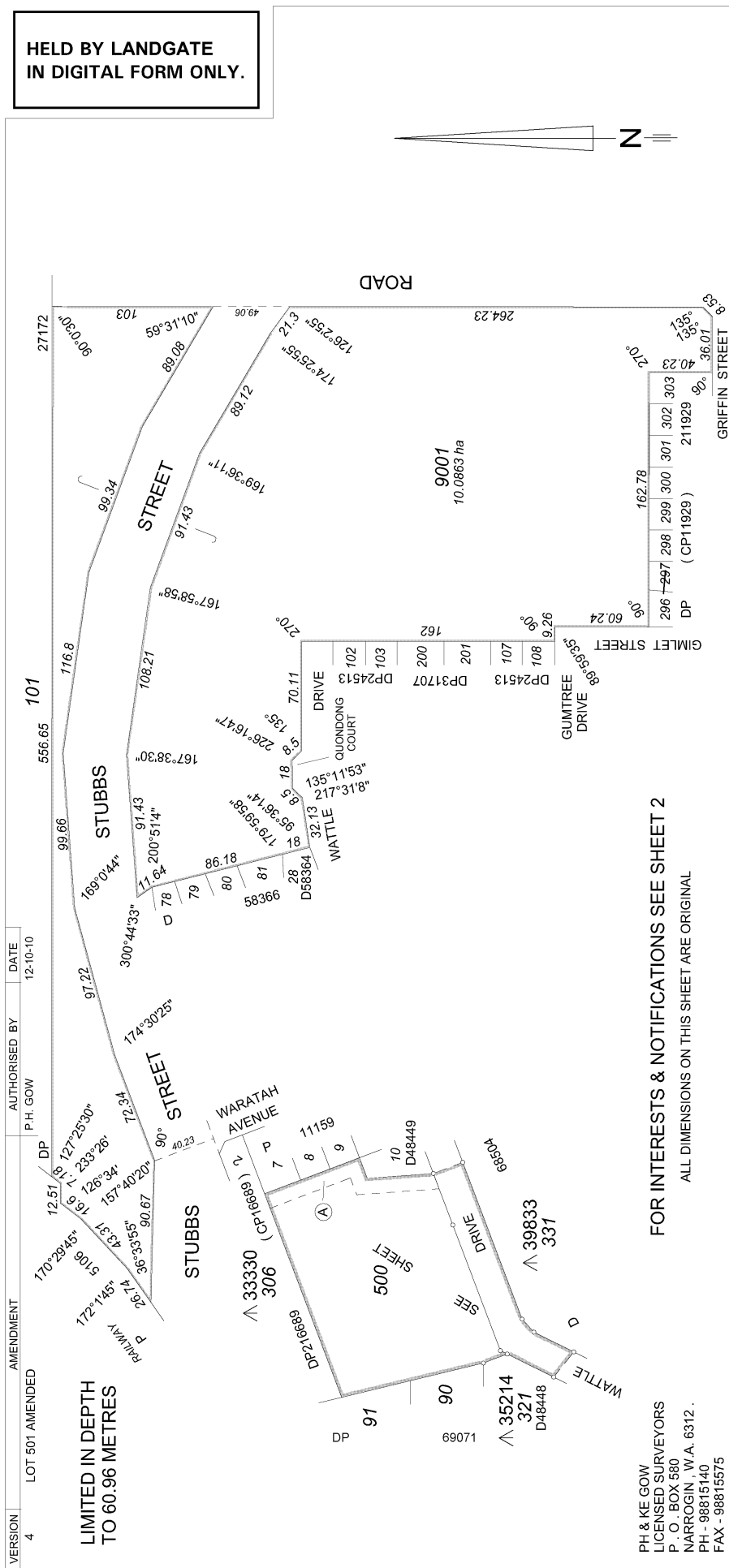
-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP47225  
PREVIOUS TITLE: 2123-309  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

**HELD BY LANDGATE  
IN DIGITAL FORM ONLY.**



**FOR INTERESTS & NOTIFICATIONS SEE SHEET 2**  
ALL DIMENSIONS ON THIS SHEET ARE ORIGINAL

PH & KE GOW  
LICENSED SURVEYORS  
P. O. BOX 580  
NARROGIN, W.A. 6312  
PH - 98815140  
FAX - 98815575

VERSION 4	AMENDMENT LOT 501 AMENDED	AUTHORISED BY P.H. GOW	DATE 12-10-10
LIMITED IN DEPTH TO 60.96 METRES		<p>APPROVED BY</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION FILE 139735 DELEGATED UNDER S.20 WAPC ACT 1995 DATE 16-Nov-2010</p> <p>LOGGED DATE 22-Jul-05 LEGAL COMPONENT BOOKET 01735-2005 CORRECTED \$274.00 ASSISSES 463046</p> <p>DATE 22-Jul-05 TYPE OF VALIDATION FULL AUST LEGAL COMPONENT BOOKET 01735-2005 CORRECTED ISSUES 463046</p> <p>SSA YES/NO Completed</p> <p>SURVEYORS CERTIFICATE - Reg 54 P. H. GOW I hereby certify that this is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p>DATE</p> <p>Licensed Surveyor</p>	
DISTRICT WILLIAMS	TOWNSITE LAKE GRACE	LOCAL AUTHORITY SHIRE OF LAKE GRACE	APPROVED FOR DEALINGS IN ORDER FOR DEALINGS SUBJECT TO Section 136C of the T.L Act. Section 168 (1) (2) of the P & D Act and Simultaneous Dealing on DP 69071 FOR INSPECTOR OF PLANS & SURVEYS DATE 24-Nov-2011
TYPE FREEHOLD	PURPOSE SUBDIVISION	PLAN OF	<p>DEPARTMENT OF LAND INFORMATION</p> <p>DEPOSITED PLAN 47225</p> <p>SHEET 1 OF 2 VERSION 4</p>
<p>PH &amp; KE GOW LICENSED SURVEYORS P. O. BOX 580 NARROGIN, W.A. 6312 PH - 98815140 FAX - 98815575</p>		<p>FORMER TENURE LOT 1 ON D27840 C/T 2123 - 309</p>	<p>INDEX BL31 (2) 06.17 BL31 (10) 1.4</p>
<p>SCALE 1:2500 DISTANCE ARE IN METRES</p>		<p>GRIFFIN STREET</p>	<p>FIELD BOOK 96361</p>





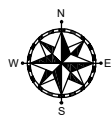




## APPENDIX 2 – PLANS 1 TO 4



Tel: (08) 9303 2532  
 Mob: 0429 303 100  
 PO Box 1695  
 WANGARA DC WA 6947  
 www.exurban.com.au



LEGEND:

SUBJECT LAND.....



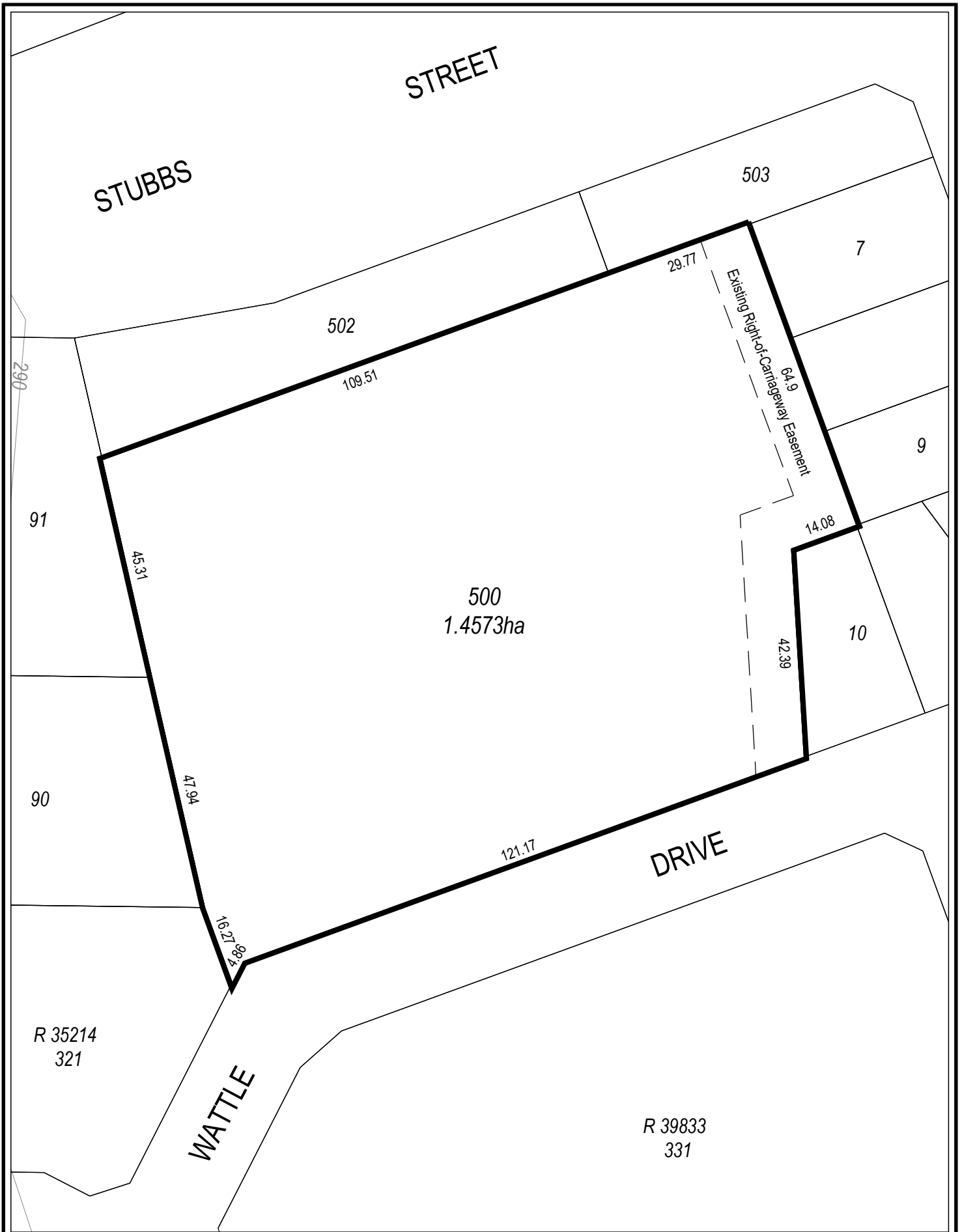
## LOCATION PLAN PLAN 1

LOT 500 ON DEPOSITED PLAN 47225 WATTLE DRIVE  
 LAKE GRACE  
 Shire of Lake Grace

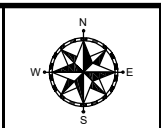
0 50 100 150 200m

SCALE 1:5000 @ A4  
 DATE: 08.11.2023






 Tel: (08) 9303 2532  
 Mob: 0429 303 100  
 PO Box 1695  
 WANGARA DC WA 6947  
 www.exurban.com.au



LEGEND:  
 SUBJECT LAND..... 

**EXISTING LOT CONFIGURATION PLAN  
PLAN 2**

0 10 20 30 40m  
 SCALE 1:1000 @ A4  
 DATE: 09.11.2023

LOT 500 ON DEPOSITED PLAN 47225 WATTLE DRIVE  
 LAKE GRACE  
 Shire of Lake Grace



Tel: (08) 9303 2532  
 Mob: 0429 303 100  
 PO Box 1695  
 WANGARA DC WA 6947  
 www.exurban.com.au



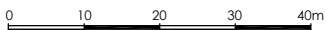
LEGEND:

SUBJECT LAND.....

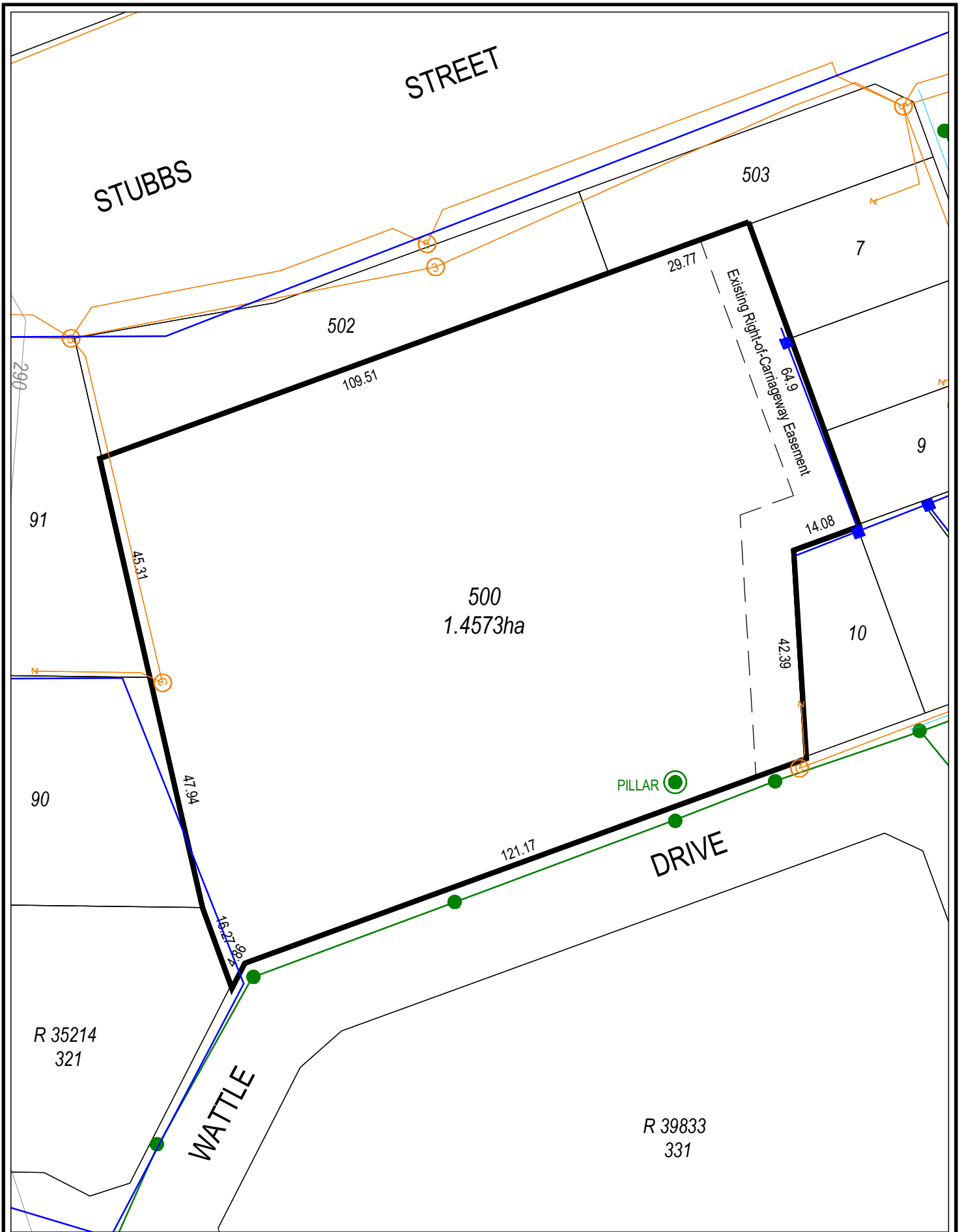


### AERIAL PHOTO PLAN 3

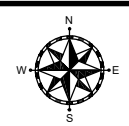
LOT 500 ON DEPOSITED PLAN 47225 WATTLE DRIVE  
 LAKE GRACE  
 Shire of Lake Grace



SCALE 1:1000 @ A4  
 DATE: 09.11.2023



Tel: (08) 9303 2532  
 Mob: 0429 303 100  
 PO Box 1695  
 WANGARA DC WA 6947  
 www.exurban.com.au

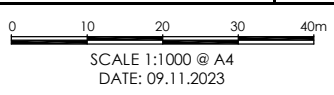


LEGEND:

SUBJECT LAND.....	
OVERHEAD POWERLINES.....	
TELSTRA SERVICES.....	
SEWER INFRASTRUCTURE.....	
WATER SUPPLY INFRASTRUCTURE	

**EXISTING ESSENTIAL  
SERVICE INFRASTRUCTURE  
PLAN 4**

LOT 500 ON DEPOSITED PLAN 47225 WATTLE DRIVE  
LAKE GRACE  
Shire of Lake Grace



**PLANNING AND DEVELOPMENT ACT 2005**

**SHIRE OF LAKE GRACE**

**LOCAL PLANNING SCHEME NO.4**

**AMENDMENT NO.6**

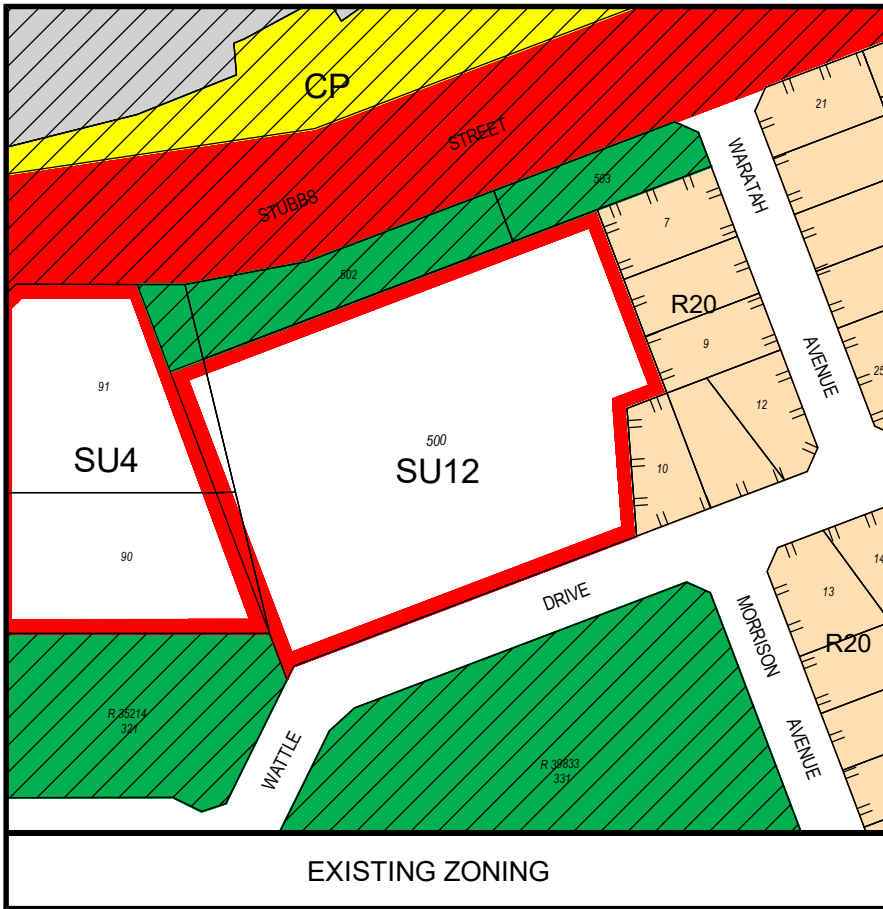
The Lake Grace Shire Council, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* (as amended), hereby amends the above Local Planning Scheme as follows:

- a) Remove all reference to Special Use Zone No. SU12 in Schedule 4 of the Scheme Text which is described as the western most portion of Lot 1 Griffin Street, Lake Grace, however now legally covers Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace, and portions of Lots 90 (No.9) and 91 (No.1) South Road, Lake Grace; and
- b) Change the zoning of Lot 500 on Deposited Plan 47225 Wattle Drive, Lake Grace from 'Special Use 12' (SU12) to 'Residential' with a density coding of R30; and
- c) Change the zoning of the easternmost portion of Lot 90 (No.9) South Road, Lake Grace from 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- d) Change the zoning of the easternmost portion of Lot 91 (No.1) South Road, Lake Grace from 'Recreation' reserve and 'Special Use 12' (SU12) to 'Special Use 4' (SU4); and
- e) Amend the relevant Scheme map accordingly.

This proposed amendment to the Shire of Lake Grace Local Planning Scheme No.4 is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):





- a) The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- b) The amendment would not result in any significant environmental, social, economic or governance impacts in the Scheme area.





**LEGEND**



**LOCAL SCHEME RESERVES**

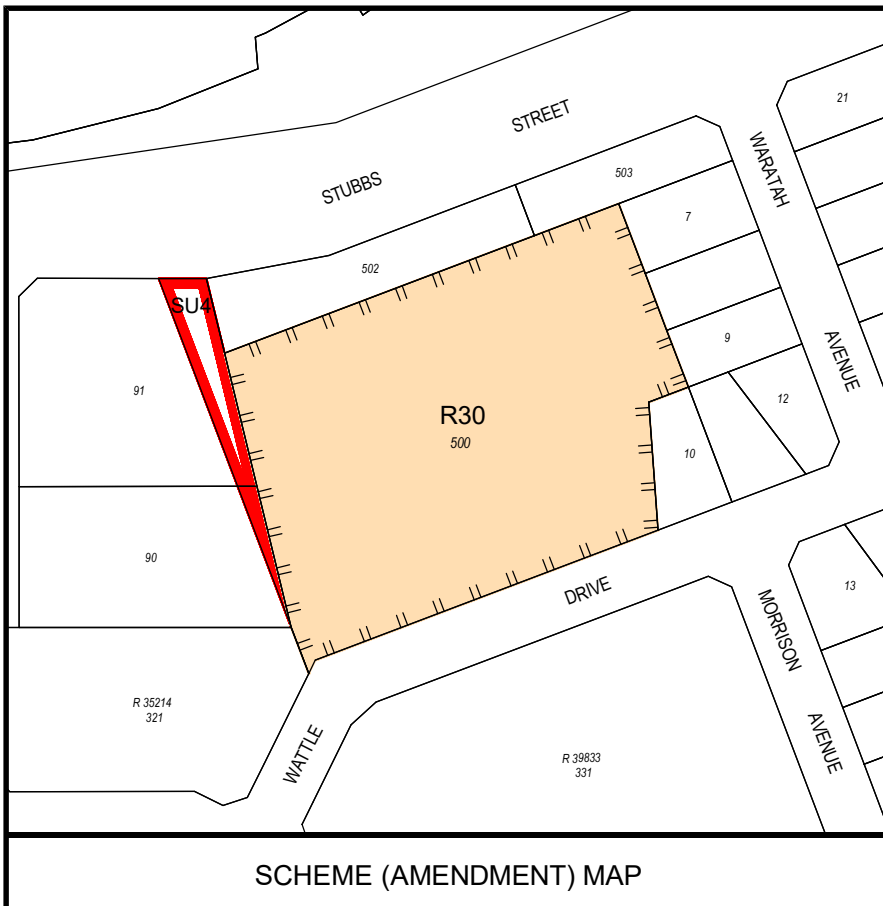
-  MAJOR ROAD
-  PUBLIC PURPOSES - COMMUNITY PURPOSES
-  RECREATION
-  RAILWAY

**LOCAL SCHEME ZONES**

-  RESIDENTIAL
-  SPECIAL USE

**OTHER CATEGORIES**  
(see scheme text for additional information)

-  R CODES
-  SPECIAL USE AREA



**ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Lake Grace at the Ordinary Meeting of the Council held on the 25th day of October 2023.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**FINAL APPROVAL**

This Amendment is recommended for approval by resolution of the Shire of Lake Grace at the Ordinary Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 2024 and the Common Seal of the Shire of Lake Grace was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**RECOMMENDED / SUBMITTED FOR FINAL APPROVAL**

.....  
DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

**FINAL APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

DATE.....

## Environmental Protection Authority

Mr Alan George  
Chief Executive Officer  
Shire of Lake Grace  
PO Box 50  
**LAKE GRACE WA 6353**

Our Ref: APP-0025057  
Enquiries: Liz Stewart  
Email: [liz.stewart@dwer.wa.gov.au](mailto:liz.stewart@dwer.wa.gov.au)

Dear Mr George

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>Shire of Lake Grace Local Planning Scheme 4 Amendment 6</b>
<b>LOCATION</b>	<b>Lot 500 Wattle Drive, Lake Grace</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Shire of Lake Grace</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No Advice Given (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act).

Please note the following:

- The protection measures to be implemented as outlined in the EPA's determination.
- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the EPA's Determination is attached and will be made available to the public via the EPA website.

Yours sincerely



**Lee McIntosh**  
**Deputy Chair, Environmental Protection Authority**

10 January 2024

Encl. EPA Determination



## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Lake Grace Local Planning Scheme 4 Amendment 6

**Location:** Lot 500 Wattle Drive, Lake Grace

**Description:** The amendment proposes to rezone Lot 500 from 'Special Use' to 'Residential' with a density coding of R30 and amend the scheme text and map accordingly.

**Ref ID:** APP-0025057

**Date Received:** 20/12/2023      **Date Sufficient Information Received:** 20/12/2023

**Responsible Authority:** Shire of Lake Grace, PO Box 50, LAKE GRACE WA 6353

**Contact:** Alan George

**Preliminary Environmental Factors:** Inland waters, Social surroundings

**Potential Significant Effects:** Future residential development may be subject to flooding; and noise and lighting impacts from adjacent development.

**Protection:** Potential impacts can be managed through the Shire's Floodplain Management Strategy and advice from Department of Water and Environment Regulation, and having due regard to the EPA's Guidance Statement 3 – *Separation Distances between Industrial and Sensitive Land Uses*.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/Scheme Amendment Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).**

The Environmental Protection Authority (EPA) has carried out investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Deputy Chair's Initials: *MJA*

Date: 10 January 2024



**From:** Jim Mackintosh <[jim.mackintosh@dwer.wa.gov.au](mailto:jim.mackintosh@dwer.wa.gov.au)>  
**Sent:** Wednesday, 20 March 2024 11:08 AM  
**To:** Alex Adams <[ea@lakegrace.wa.gov.au](mailto:ea@lakegrace.wa.gov.au)>; Shire of Lake Grace <[shire@lakegrace.wa.gov.au](mailto:shire@lakegrace.wa.gov.au)>  
**Subject:** IE7049 - RE: Request for Comment - Amendment No.6 Shire of Lake Grace Local Planning Scheme No.4

OFFICIAL

Dear Shire of Lake Grace,

Thank you for the above referral. The Department of Water and Environmental Regulation has considered the proposal and has no objections and no further comments.

Regards

**Jim Mackintosh**

---

**Department of Water and Environmental Regulation**

**Program Manager**

**Swan Avon Region**

**Planning Advice Section**

T 08 6250 8043 |

E [jim.mackintosh@dwer.wa.gov.au](mailto:jim.mackintosh@dwer.wa.gov.au)

Visit our website [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)



Our Ref: TPS408135  
Enquiries: Daniel Lawrence  
Direct Tel: 9420 3257  
Email: land.planning@watercorporation.com.au

03 May 2024

Shire Of Lake Grace  
PO Box 50  
LAKE GRACE WA 6353

Attention of: Alan George

**Re: Amendment No.6 Shire of Lake Grace Local Planning Scheme**

Thank you for your letter dated 14 March 2024. We offer the following comments regarding water supply to the subject sites.

The Lake Grace scheme is supplied from the Great Southern Towns Water Supply Scheme via the WS5 Extension. This section is limited in the volume of water it can supply in peak summer periods and is supplemented with water carting. Water Corporation has a project, currently planned for 2037 to improve the supply through this main and eliminate the need for carting.

The development of the subject site could potentially lead to a substantial rise in the demand on our water supply scheme. This could, in turn, increase the frequency and cost of water carting during the summer months. While we are not opposed to the proposal and are willing to support the town's natural growth, we would be unable to endorse a workers' camp or any similar development that would cause a sudden, dramatic increase in demand on the water supply scheme.

A gradual rate of development allows us sufficient time to prioritize funding, plan, and implement necessary upgrades to the water supply scheme. If there is a proponent within the Shire intending to construct a workers' camp or similar development, we kindly request that they consult with us regarding supply options at the earliest opportunity. We may not be in a position to support such a development without prior discussion.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Daniel Lawrence  
Senior Planner  
Development Services

**From:** Jaydan Garlick <[jaydan2322@gmail.com](mailto:jaydan2322@gmail.com)>  
**Sent:** Sunday, 24 March 2024 9:35 PM  
**To:** Shire of Lake Grace <[shire@lakegrace.wa.gov.au](mailto:shire@lakegrace.wa.gov.au)>  
**Subject:** ICR1825 - Amendment NO.6

Hi,

I am the owner and occupier of number 6 Waratah avenue (Lot 9), Lake Grace. I am supporting the Lake Grace shires proposal to change lot 500 from "special use" to "residential".

However my biggest concern is restricting my access to my garage port that's facing West. I had approval for the shed with west facing roller door prior to building and do not want to lose this ability or restricting my ability in accessing the garage and rear gates accessing my backyard.

Please acknowledge that the easement shown on plans will not be any less than 10m wide for ease of access? A width of 15m will be highly appreciated if plans for easement can be modified to assist in reversing trailers into my back yard?

Thanks, Jaydan  
0428331318

Dear Alan George,

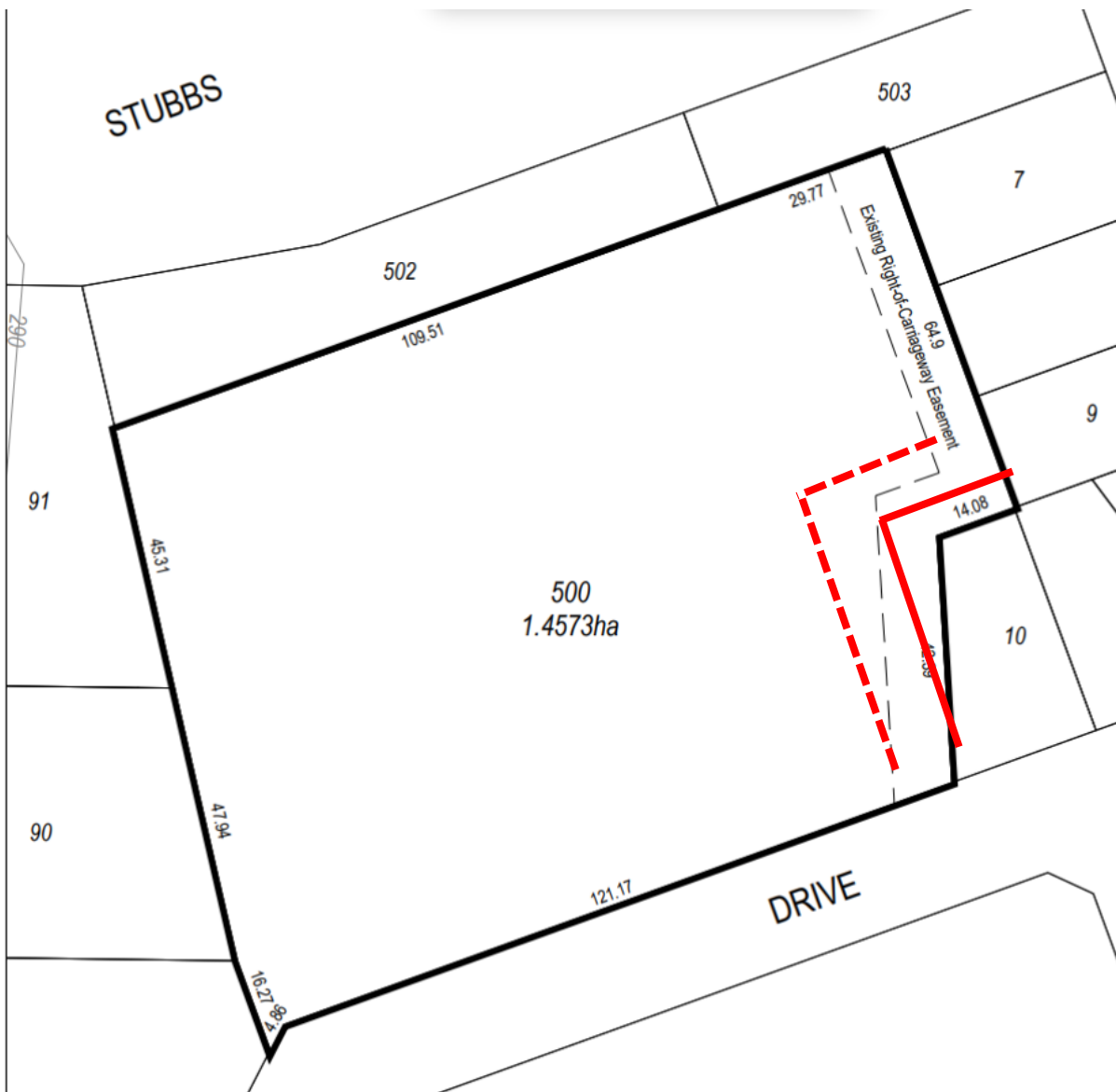
I, Jamie Slarke and my wife Felicity Slarke would like to make comment regarding the Lake Grace Shire Local Planning Scheme No. 4. Amendment No. 6.

As you are aware, we have already spoken on the phone back during harvest and recently about this, although, I thought it best to get this in writing.

We live at 1 Wattle Drive, so this amendment will greatly affect us. We realise the struggle on the housing situation in town so are in favour of the amendment, however we would like to take the opportunity to change our block size. Currently, our front boundary is 26m and rear boundary 14.08m. We would like to be able to make our rear boundary the same as the front to essentially 'square off our block'. Whilst doing this we would still need to retain the easement that runs down the side of our block, across the back and continues across the back of all residents of Waratah Av as we still need side and rear access to our yard, as do they.

We understand there many be costs associated with the additional land and we would be happy to work out a price with the shire based off a percentage of what previous blocks have sold for.

Below is an illustration of the changes we are asking to do in red:





3/5/2024

Please do not hesitate to contact me if you have any questions. We look forward to hearing from you and are excited about this development in our community.

Regards,

Jamie Slarke  
0409 880 123

## SCHEDULE OF SUBMISSIONS

### PROPOSED AMENDMENT NO.6 - SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4

NO	NAME / ADDRESS	DESCRIPTION OF AFFECTED PROPERTY	SUMMARY OF SUBMISSION	COUNCIL'S RECOMMENDATION
1.	Department of Water and Environmental Regulation (DWER) Swan Avon Region 7 Ellam Street VICTORIA PARK WA 6100	Not applicable	The Department of Water and Environmental Regulation has no objections to the proposed amendment.	That no modifications be made to the scheme amendment proposal in response to the submission received from the Department of Water and Environmental Regulation.
2.	Water Corporation	Not applicable	<p>The Lake Grace water scheme is supplied from the Great Southern Towns Water Supply Scheme via the WS5 Extension. This section is limited in the volume of water it can supply in peak summer periods and is supplemented with water carting. The Water Corporation has a project currently planned for 2037 to improve the supply through this main and eliminate the need for carting.</p> <p>The development of the subject site could potentially lead to a substantial rise in the demand on our water supply scheme. This could, in turn, increase the frequency and cost of water carting during the summer months. While we are not opposed to the proposal and are willing to support the town's natural growth, we would be unable to endorse a workers' camp or any similar development that would cause a sudden, dramatic increase in demand on the water supply scheme.</p> <p>A gradual rate of development allows us sufficient time to prioritize funding, plan, and implement necessary upgrades to the water supply scheme. If there is a proponent within the Shire intending to construct a workers' camp or similar development, we kindly request that they consult with us regarding supply options at the earliest opportunity. We may not be in a position to support such a development without prior discussion.</p>	That no modifications be made to the scheme amendment proposal in response to the submission received from the Water Corporation. The Corporation's advice is duly noted with the Shire only intending to subdivide the subject land on a staged basis over a number of years as and when the demand arises. The Shire is not intending or aware of any plans to construct a workers' camp or any similar development on the subject land and will refer any development application or public works proposal that may be received to the Water Corporation for review and comment prior to making any final determination.

## SCHEDULE OF SUBMISSIONS

### PROPOSED AMENDMENT NO.6 - SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4

3.	<p>Jaydan Garlick  <a href="mailto:jaydan2322@gmail.com">jaydan2322@gmail.com</a></p>	<p>Lot 9 (No.6) Waratah Avenue LAKE GRACE WA 6353</p>	<p>I am the owner and occupier of number 6 Waratah avenue (Lot 9), Lake Grace. I am supporting the Lake Grace Shire’s proposal to change Lot 500 from “special use” to “residential “.</p> <p>However my biggest concern is restricting my access to my garage port that’s facing West. I had approval for the shed with west facing roller door prior to building and do not want to lose this ability or restricting my ability in accessing the garage and rear gates accessing my backyard.</p> <p>Please acknowledge that the easement shown on plans will not be any less than 10m wide for ease of access? A width of 15m will be highly appreciated if plans for easement can be modified to assist in reversing trailers into my backyard?</p>	<p>That no modifications be made to the scheme amendment proposal in response to the submission received from Jaydan Garlick. The matters raised by Mr Garlick are not immediately relevant and will be considered and addressed by the Shire during the subdivision stage of the planning process if the scheme amendment proposal is ultimately approved by the Minister for Planning.</p>
4.	<p>Jamie &amp; Felicity Slarke</p>	<p>Lot 10 (No.1) Wattle Drive, LAKE GRACE WA 6353</p>	<p>We live at 1 Wattle Drive, so this amendment will greatly affect us. We realise the struggle on the housing situation in town so are in favour of the amendment, however we would like to take the opportunity to change our block size. Currently, our front boundary is 26m and rear boundary 14.08m. We would like to be able to make our rear boundary the same as the front to essentially ‘square off our block’. Whilst doing this we would still need to retain the easement that runs down the side of our block, across the back and continues across the back of all residents of Waratah Avenue as we still need side and rear access to our yard, as do they.</p> <p>We understand there may be costs associated with the additional land and we would be happy to work out a price with the shire based off a percentage of what previous blocks have sold for.</p> <p>Below is an illustration of the changes we are asking to do in red:</p>	<p>That no modifications be made to the scheme amendment proposal in response to the submission received from Jamie &amp; Felicity Slarke. The matters raised by Mr &amp; Mrs. Slarke are not immediately relevant and will be considered and addressed by the Shire during the subdivision stage of the planning process if the scheme amendment proposal is ultimately approved by the Minister for Planning.</p>







# **Shire of Lake Grace**

## **Long Term Financial Plan 2024 – 2034**

# Table of Contents

<b>Executive Summary</b> .....	3
<b>Background</b> .....	4
<b>Introduction</b> .....	5
<b>Strategic Direction</b> .....	6
<b>Model Assumptions</b> .....	9
<b>Financial Assumptions</b> .....	9
<b>Expenditure Assumptions</b> .....	11
<b>Capital Assumptions</b> .....	12
<b>Statement of Comprehensive Income</b> .....	14
<b>Forecast Funding (Rate Setting) Statement</b> .....	15
<b>Statement of Cash Flows</b> .....	16
<b>Statement of Financial Position</b> .....	17
<b>Statement of Reserves (Continued)</b> .....	21
<b>Financial Ratios</b> .....	22
<b>Current Ratio</b> .....	22
<b>Own Source Revenue Coverage Ratio</b> .....	23
<b>Operating Surplus Ratio</b> .....	24
<b>Debt Service Coverage Ratio</b> .....	25
<b>Asset Sustainability Ratio</b> .....	26
<b>Asset Consumption Ratio</b> .....	27
<b>Asset Renewal Funding Ratio</b> .....	28
<b>Financial Health Indicator</b> .....	29
<b>Review of Long Term Financial Plan</b> .....	30

## Executive Summary

The Shire of Lake Grace's Long Term Financial Plan ("LTFP") outlines our strategies towards managing the Shire's future financial sustainability as well as meeting the Strategic Community Plan expectations over the next 10 years. The Shire will continue to provide infrastructure and services for our community in a manner that is affordable and financially responsible.

The LTFP covers the period from 1 July 2023 to 30 June 2034, incorporating the 2022/23 Audited Financials as the base period and the LTFP 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

As a result of community engagement undertaken in creating the Shire's Strategic Community Plan Aspire 2033, the following services and facilities were identified and included within the 10-year plan;

- Medical services
- Maintenance of roads
- Bush fire services
- Emergency water supply
- Long term planning
- Public toilets
- Appearance of town centres
- Airstrips
- Sport & recreational facilities
- Parks, gardens & ovals

The LTFP provides a ten (10) year overview of the Shire of Lake Grace projected income, expenses and capital works programs. Only projects with reasonably assured funding or projects firmly committed to are included in the capital works programs. This prudent design approach ensures the Council only communicates to stakeholders projects that can be delivered with reasonable certainty over the forecast period.

The LTFP illustrates that Council are able to sustain, on average, \$6.89m of capital expenditure per annum over the next ten years, with rate increases of 4% and little or no growth forecast during the period.

It should be highlighted that the Shire's ability to fund some of the projects identified in the LTFP is 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 aims to improve the 7 key financial ratios which form the Shire's local government Financial Health Indicator ("FHI"). The overall FHI score remains constant from 71 in FY24 to 72 in FY34.

The LTFP is based on the Shire operating a balanced budget from FY25-FY33, noting that the Shire's optimum Unrestricted Cash target is in the vicinity of \$1-1.5m.

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. As such, Council have identified as a priority the importance of striving to achieve this optimum level of unrestricted cash.

## **Background**

The Shire of Lake Grace is home to approximately 1,265 people across the localities of Lake Grace, Newdegate, Lake King, Pingaring and Varley. Our people work in agriculture and supporting trades, education and training, government and retail industries.

The Shire covers approximately 11,890 square kilometres. This area includes large native reserves, with many picnic spots and walk trails. Granite rock outcrops are found in abundance throughout the area and offer a reliable water catchment. Bird watching, wildflowers and colourful salt lakes are notable attractions of the Shire.

The transport network is extensive with 215 km of sealed roads and 2,071 km unsealed roads throughout the Shire. This network is essential to the economic and social fabric of the district.

There are a number of museums, showcasing the rich history of the district, agricultural progress and one of three remaining Australian Inland Mission hospitals - the only one in WA. Today, there are two medical centres in the district, located in Lake Grace and Newdegate. High quality sport and recreation facilities are located throughout the district, servicing the 24 sporting clubs and community groups.

The table below shows the key characteristics of the Shire of Lake Grace as per the 2021 Census data provided;

# Introduction

## Long Term Financial Plan

This plan extends over a ten (10) year period to ensure the Shire of Lake Grace is positioned effectively to realise the objectives of their overarching Strategic Plan. The LTFP is a key strategic planning document used to support and guide internal decision-making and ensure that the planned capital program is financially viable without risking the long term sustainability of the organisation.

Given the changing nature of many of the assumptions, the LTFP is reviewed on a periodic basis and updated as required, to ensure it remains fit for purpose. Unforeseen events, changes in strategic direction or additional grants need to be evaluated in relation to the currency of the LTFP as seemingly minor changes may have a compounding effect on the Shire of Lake Grace's capital plans.

## Long Term Financial Plan Objectives

The financial objectives of the LTFP are summarised below;

- Develop an adaptable forward looking financial model to provide an indication of the sustainability of Council's proposed actions, enabling the business to respond to the ever-changing needs of the community
- Ensure that strategic decisions are made within the agreed Council parameters and benchmarks
- Enhance the transparency and accountability of the Council to the community
- Support continuous financial improvement aspirations, encouraging cost control to maximise available capital funding for the community and the early identification of financial challenges to encourage Council to consider alternative funding models.

## Financial Strategies

The Shire of Lake Grace recognises that rate increases are not the only answer to meeting the Shire's demands and are committed to continuing to provide infrastructure and services for our community in a manner that is affordable and financially responsible.

Creating revenue diversity, together with service delivery reviews and containing expenditure improve value for our ratepayers. Because of this the LTFP is based on the following financial strategies and principles:

- Maintain a fair and equitable rating structure
- Continue to provide support to community organisations
- Promote the use of Shire operated facilities
- Accept that not all facilities can be operated on a full cost recovery practice
- Look to increase revenue generated from non-rating sources
- Maximise grant funding opportunities to service operational activities
- Adopt a process of cost recovery for services deemed to be commercial activity
- Review service delivery for alternative methods of delivery
- Identify services that will benefit from a more regional approach to delivery
- Invest in new technologies that achieve efficiencies in ongoing operational costs
- Implement responsible debt management practices to maximise economic opportunities
- Maintain existing infrastructure to an acceptable standard
- Seek a minimum of 50% funding from State Federal Government towards community facilities
- Where appropriate, replacing existing facilities with multi-purpose facilities in order to reduce future capital expenditure and ongoing operational expenditure



## Strategic Direction

The Long Term Financial Plan highlights the Shire’s capacity to deliver on the goals and aspirations identified in the Community Strategic Plan and Corporate Business Plans. It projects financial information beyond the course of the Corporate Business Plan to cover operations for 10 years and to provide an indicative position of financial sustainability in the future.

The purpose of the LTFP process is to identify if the strategic intent of the various documents prepared as part of the Shire’s Strategic Planning Framework are affordable without risking the long-term sustainability of its operations.

It provides information necessary to assess resourcing requirements to achieve long term community objectives in a financially sustainable manner. The assumptions are estimates only and provide an overview of possible outcomes. Changes in the Shire’s operations may result in changes to the Corporate Business Plan requiring the Long Term Financial Plan to be constantly updated.

The core components of the Integrated Planning and Reporting Framework consist of the Community Strategic Plan, Corporate Business Plan, Long Term Financial Plan, Asset Management Plans, Workforce Plans, Issue & Area Specific Plans and the Annual Budget. Below is an outline of the Integrated Planning and Reporting Cycle;



## Strategic Community Plan

The community had a strong involvement and voice in the development of the Shire’s Strategic Community Plan *Aspire 2033*. The plan is one of many tools that will guide the future direction of our Shire and has a strong emphasis on our community’s aspirations and goals.

### Community Vision

A safe, inclusive and growing community embracing opportunity.

Theme	Goals
Economic	A prosperous economy supporting diversification of industry
Environment	A well- maintained, attractive natural and built environment, servicing the needs of the community
Social	A valued, healthy and inclusive community and lifestyle
Leadership	Strong governance and leadership, demonstrating fair and equitable community values

## Strategic Priorities

Each theme has several strategic priorities feeding into it, as shown below. While current activities and service levels will continue over the short to medium term in many cases, the priorities show what the Shire will focus on over the coming years.

These priorities will be updated at least every four years as the Plan is reviewed and refreshed.

### **Economic**

A prosperous economy supporting diversification of industry

- An innovative, productive agricultural industry
- A diverse and prosperous economy
- An attractive destination for visitors

### **Environment**

A well maintained, attractive natural and built environment, servicing the needs of the community

- A well maintained, attractive built environment servicing the needs of the community
- A natural environment for the benefit and enjoyment of current and future generations

### **Social**

A valued, healthy and inclusive community and lifestyle

- An engaged, supportive and inclusive community
- A healthy and safe community

### **Leadership**

Strong governance and leadership, demonstrating fair and equitable community values

- A strategically focused, unified Council, functioning efficiently
- An efficient and effective organisation

## **Corporate Business Plan**

The Corporate Business Plan is a document responsible for translating the strategic direction of the Shire articulated within the Shire of Lake Grace's Community Strategic Plan Aspire 2033.

Achieving the community's aspirations and goals requires development of the strategies contained within the Community Strategic Plan. Due to the limitation of financial resources, careful operational planning and prioritisation is required to implement these strategies. This planning process is formalised in the Corporate Business Plan and puts the Strategic Community Plan into action via the Annual Budget.

## **Annual Budget**

The annual budgeting process is driven by the strategic and business planning activities of the Shire, while its timing and execution is informed through legislation, namely, the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996. The budget process is reviewed annually and triggers updates to the Corporate Business Plan and other associated Plans.

## **Workforce Plan**

The Workforce Plan details our resources required to deliver the Community Strategic Plan and the strategies to be implemented to address the challenges facing our workforce. The Workforce Plan provides a strategic approach to addressing current and future needs in the organisation with some of the key objectives of the Plan to identify;

- Critical skills and positions within the organisation;
- Gaps between our current and future workforce;
- Internal and external challenges facing our workforce; and
- Strategies to address these gaps to mitigate risks in addressing these challenges.

**Asset Management Plan**

The Asset Management Plan identifies the status of the Shire's infrastructure assets. The Asset Management Plan identifies the required asset renewals in order to maintain and/or increase the Shire's level of service to the community.

A whole of life approach is taken to operational, maintenance, renewal and acquisition plans and funding levels, ensuring that assets deliver the required levels of service are identified. Reported levels of service and risks are taken into account in the development of operational, maintenance, renewal, acquisition plans and the performance of assets is measured and reported as appropriate.

**Risk Management**

The Shire has in place a Risk Framework which follows the International Standard for Risk Management AS/NZS ISO31000:2018. The framework is proactive to ensure the quality of service delivery is not adversely affected. Risk management is integrated into our business planning process to ensure any exposure to risk is minimised.

## Model Assumptions

### Financial Assumptions

Like any plan there are underlying assumptions on which the basis of the plan is derived. It is important to emphasise that the projects identified in the LTFFP are to be used as guidance and do not financially commit the Shire to implement those projects identified. Rather, they act as a guide towards drafting the Annual Budget and as such the LTFFP, along with other associated plans, will be reviewed each year by Council during the Annual Budget process.

The LTFFP is based on some of the following assumptions and principles;

### Underlying Principles

The following principles have been applied within the plan;

- Existing service levels are maintained
- Maintaining a fair and equitable rating strategy that is sustainable into the future
- Sourcing funding opportunities to assist with new and renewed infrastructure
- Maintaining existing infrastructure in line with service level reviews

### Major Projects

The following key projects have been identified as priorities within the plan;

- Road Infrastructure Renewal Program
- Plant Replacement Program
- Lake King Sport Pavilion (subject to obtaining funding)
- Lake Grace Swimming Pool (loan funding)
- Industrial Land Development
- Residential Land Development
- Staff Housing

### Key Assumptions

The following table summarises the three key variables applied within the plan;

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Rates	3.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
CPI	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%

### Revenue Assumptions

The following table summarises the key revenue assumptions applied within the plan;

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Rates	3.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Operating Grants	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fees & Charges	3.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Service Charges	3.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Capital Grants	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	3.00%	3.00%	3.00%	2.00%	2.00%	2.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Revenue	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%

## **RATES**

Rates and Annual Charges include general rates and domestic waste management fees. Rates and Annual charges are the principal source of revenue for Shire of Lake Grace, representing around 43% of the total revenue before Capital Grants.

Around 83% of rates revenue comes from agricultural properties.

Annual rate increases of 4% per annum have been applied over the course of the ten year plan.

## **FEES & CHARGES**

Fees and Charges represent around 4% of the total revenue before Capital Grants. Historically the majority of fees and charges have come from the collection of rubbish, with a smaller portion of this revenue generated from statutory services provided by the Shire of Lake Grace including animal registration, building and town planning fees.

Revenue generated from operating activities outside of rates will enable Council to utilise the operating surpluses to be reinvested into other strategic projects.

## **OPERATIONAL GRANTS, SUBSIDIES AND CONTRIBUTIONS**

The Shire of Lake Grace historically receives around 45% of its operating revenue from various operational grants.

Some of these grants such as the Commonwealth Financial Assistance grants and the Main Roads direct grant are untied and received on an annual basis, historically increased in line with CPI.

Funding sources such as the funding for Fire & Emergency services are reliant on the provision of various services delivered by the Shire. Where these grants are consistent from year to year they have been increased in line with CPI.

Other funding sources are considered more project specific and may have more uncertainty around future funding. Where this is the case, only funding that is considered likely to be received has been included in the LTFP.

## **INVESTMENT INCOME**

In accordance with the Council's investment policy the Shire of Lake Grace invests funds that are surplus to its current needs. Within the LTFP it is presumed surplus funds will be invested in a diversified portfolio of term deposits and/or securities.

Interest rates have been applied at a rate 2% lower than the consumer price index figures applied throughout the plan. The LTFP has not sought to speculate on future interest rate volatility.

## **REIMBURSEMENTS & OTHER REVENUE**

Shire of Lake Grace receives minor revenue and reimbursements from multiple sources. In addition to these minor recurring revenue sources, historical insurance recoveries have also been posted to this account. The LTFP does not speculate on future insurance recoveries noting that recoveries would be offset by matching expenses, resulting in no net financial impact. Other Revenue assumptions are programmed to increase in line with CPI over the duration of the LTFP.

## **CAPITAL GRANTS & CONTRIBUTIONS**

Shire of Lake Grace is provided with regular Capital Grants to fund or subsidise strategic capital projects. Road funding sources such as Regional Road Group and Roads to Recovery are relatively consistent from year to year and they have been increased in line with CPI. The certainty of other Capital Grants such as the Local Roads and Community Infrastructure Program is unknown and where this is the case, only funding that is considered likely to be received has been included in the LTFP. Some projects over the 10 year life of the plan have been included on the basis that such projects would only be completed if all or a substantial amount of funding was obtained to cover the cost of the project.



## Expenditure Assumptions

The following table summarises the key expenditure assumptions applied within the plan;

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Employee Costs	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Materials & Contracts	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utility Charges	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Finance Costs	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Insurance	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Expenditure	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%

### EMPLOYEE COSTS

Employee costs include payment of salary and wages, leave entitlements, superannuation, training and workers compensation expenditures. Employee costs are a significant cost to the Shire, representing around 24% of the Shire's forecast FY24 operating expenses.

The CPI rate used in the first year of the LTFP is 5%. For the period ended 31 March 2024, the West Australia Wage Price Index as measured by the Australia Bureau of Statistics was 4.2%. As such, the Shire considers that the CPI rates used in the LTFP are conservative. The CPI rate will be reviewed as part of the annual review process of the LTFP.

### MATERIALS & CONTRACTS

Materials, contracts and other expenses comprise of all expenditures incurred to deliver Shire facilities and provide services to the community. Materials and contracts are one of the Shire of Lake Grace's more significant fixed expense representing around 33% of the Shire's forecast FY24 operating expenses. All costs have been increased in line with CPI over the life of the LTFP.

### FINANCE COSTS

The two components underpinning the finance cost charges include estimated interest rate and projected borrowing requirements.

The 2023/24 Annual Budget forecasts borrowings of \$1.04m at 30 June 2024. Current borrowings are expected to be repaid by the end of FY31. New borrowings have been calculated at the rate of CPI plus 1% per annum with an associated loan term to be no longer than the estimated useful life of the related asset or a maximum of 25 years.

One of the main goals of Council is to keep future external borrowing levels at minimum level, whilst not compromising on the funding requirement of strategic capital projects planned for each financial year. The LTFP projects that the Shire will only need additional funding in FY25-26 to assist with several housing initiatives and in FY29 to meet the cost of reconstructing the Lake Grace Swimming Pool.

For all remaining periods, Council is confident in meeting all its operational services and capital projects from own-sourced revenue generated over the course of the plan.

### DEPRECIATION

Depreciation is the provision representing the annual consumption or decrease in the value of all the non-current assets held by the Shire of Lake Grace. For the purposes of the LTFP model, depreciation expense is varied based on the capital expenditure levels and acquisition of new assets over future periods. Estimates related to the new additions to assets have been identified within the proposed Capital Works Program.

The depreciation rate included in the model is as per Council's Asset Capitalisation Framework and consistent to the General Purpose Financial Statements. The table below shows the current details of the Shire of Lake Grace's asset classes and useful lives applied to each of them;

<b>Asset Class</b>	<b>Useful Life</b>
Land & Buildings	30-50 years
Furniture & Equipment	4-10 years
Plant & Equipment	5-15 years
Roads - Formation	not depreciated
Roads - Pavement	50 years
Roads - Gravel	50 years
Roads - Asphalt	25 years
Roads - Bitumen Seal	20 years
Drainage	75 years
Parks, Gardens & Recreation	4-50 years
Urban Infrastructure	5-50 years
Sewerage	20-50 years

## **FAIR VALUE ADJUSTMENTS**

Shire of Lake Grace holds non-current assets which are required under Regulation 17A of the Local Government (Financial Management) Regulations 1996 to revalue non-financial assets of the local government at least once every 5 years after the day on which the asset was last valued or revalued. LTFP did not include any projections related to fair value adjustments to avoid an inaccurate representation of the Shire of Lake Grace's asset base.

## **Capital Assumptions**

### **CAPITAL WORKS AND INFRASTRUCTURE**

The Shire of Lake Grace has developed a ten (10) year Infrastructure Renewal Program which considers proposed expenditure requirements for new infrastructure assets, asset management and maintenance programs and replacement assets. This 10 year plan is not formally approved by Council and is considered an indicative estimate of capital works requirements into the future. The cost and timing estimates and assumptions used to support the Capital Works Plan are made by management on the most recent and accurate available information at the time.

Some of the highlights throughout the course of the plan include;

<b>Project</b>	<b>Estimated Cost</b>	<b>Timing</b>
Road Infrastructure Renewal Program	\$36,115,809	FY24-34
Plant Replacement Program	\$11,342,900	FY24-34
Lake Grace Swimming Pool	\$6,000,000	FY29-30
Parks, Gardens & Recreation	\$4,718,030	FY24-34
Lake King Sports Pavilion	\$3,710,000	FY24-26
Urban Infrastructure	\$3,028,071	FY24-34
Staff Housing	\$1,200,000	FY26-27
Other Housing	\$1,150,000	FY26-27
Residential Land Development	\$1,032,550	FY24-27
Industrial Land Development	\$900,000	FY24-27

## Financial Reporting

The LTFP and the assumptions and projections used within are supported by a resulting suite of financial statements covering the 10 year period FY24 to FY34.

The financial suite of documents used to support the LTFP includes;

**(a) Statement of Comprehensive Income**

This statement outlines all Council's sources of income, including Capital Grants and contributions and all operating expenses, including depreciation. This statement does not include capital expenditure. The net operating result for each year is calculated as total operating income less total operating expenses. The result is then shown as a surplus or a (deficit) and is a measure of Council's performance.

**(b) Funding (Rate Setting) Statement**

This is a forecast summary starting with the operating surplus or (deficit) from each year and adding back depreciation being a non-cash item. The summary considers other funding inflows and outflows to display a net cash result which is then managed via the reserves to ensure that Council maintains appropriate funding levels to support activities.

**(c) Statement of Financial Position**

The Statement of Financial Position details what Council owns (assets) and what it owes (liabilities) at a given point in time. Council's net worth is determined by deducting total liabilities from total assets, which results in Equity.

**(d) Statement of Cash Flows**

The Statement of Cash Flows summaries the actual flows of cash for each year and explains the change in cash balance held from the start of the year to the end of the year. The report shows where Council has received cash from and what it has then spent it on.

**(e) Statement of Reserves**

The Statement of Reserves details Council's reserve balances at the start of each year and the end of each year. Reserves are cash backed assets and investments and the statement indicates which reserves are classified as internally or externally restricted. Reserves are held to provide for future upgrade or provision of new infrastructure and assets.

## Statement of Comprehensive Income

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>REVENUE</b>												
Rates	4,994	5,141	5,347	5,561	5,783	6,014	6,255	6,505	6,765	7,036	7,318	7,610
Operating Grants & Contributions	5,317	3,779	1,659	4,711	4,900	5,095	5,299	5,511	5,731	5,960	6,198	6,446
Fees & Charges	373	383	477	493	510	527	545	563	583	603	624	646
Interest on Investments	369	616	500	400	214	159	171	95	106	115	127	136
Capital Grants & Contributions	2,806	3,251	2,580	5,954	2,748	2,849	2,785	2,377	2,546	3,193	3,216	6,891
Other Revenue	493	325	341	358	373	387	403	415	427	440	453	467
Profit on Disposal of Assets	171	122	0	0	0	0	0	0	0	0	0	0
Fair value adjustments through profit & loss	5	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL REVENUE</b>	<b>14,529</b>	<b>13,617</b>	<b>10,904</b>	<b>17,477</b>	<b>14,526</b>	<b>15,032</b>	<b>15,458</b>	<b>15,467</b>	<b>16,159</b>	<b>17,347</b>	<b>17,936</b>	<b>22,197</b>
<b>EXPENDITURE</b>												
Employee Costs	2,393	2,580	2,684	2,791	2,902	2,990	3,079	3,172	3,267	3,365	3,466	3,570
Materials & Contracts	3,331	5,029	5,281	5,545	5,766	5,997	6,237	6,424	6,617	6,815	7,020	7,230
Utility charges	302	315	331	347	361	375	390	402	414	427	439	453
Depreciation	3,455	8,353	8,873	8,784	8,804	8,736	8,617	8,483	8,537	8,390	8,266	8,172
Interest expense	49	39	87	78	65	57	51	345	332	320	309	297
Insurance expense	265	278	292	307	319	332	345	355	366	377	388	400
Other expenditure	225	351	368	387	402	418	435	448	462	476	490	505
Loss on Disposal of Assets	63	63	0	0	0	0	0	0	0	0	0	0
<b>TOTAL EXPENDITURE</b>	<b>10,082</b>	<b>17,009</b>	<b>17,916</b>	<b>18,238</b>	<b>18,620</b>	<b>18,906</b>	<b>19,156</b>	<b>19,629</b>	<b>19,994</b>	<b>20,169</b>	<b>20,378</b>	<b>20,626</b>
<b>SURPLUS / (DEFICIT) POSITION</b>	<b>4,446</b>	<b>(3,392)</b>	<b>(7,011)</b>	<b>(761)</b>	<b>(4,093)</b>	<b>(3,874)</b>	<b>(3,698)</b>	<b>(4,163)</b>	<b>(3,835)</b>	<b>(2,822)</b>	<b>(2,442)</b>	<b>1,570</b>

## Forecast Funding (Rate Setting) Statement

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Opening Surplus / (Deficit)</b>	7,699	2,809	0	0	0	0	0	0	0	0	0
<b>Result from Operating Activities</b>	(3,392)	(7,011)	(761)	(4,093)	(3,874)	(3,698)	(4,163)	(3,835)	(2,822)	(2,442)	1,570
<b>NON CASH AMOUNTS EXCLUDED FROM OPERATING ACTIVITIES</b>											
(Profit) / Loss on Sale of Assets	(59)	0	0	0	0	0	0	0	0	0	0
Fair value adjustments through profit & loss	0	(5)	(5)	(4)	(5)	(5)	(4)	(4)	(4)	(4)	(4)
Depreciation	8,353	8,873	8,784	8,804	8,736	8,617	8,483	8,537	8,390	8,266	8,172
Movements in assets and liabilities	0	(475)	0	0	0	0	0	0	0	0	0
<b>Amount attributable to Operating Activities</b>	<b>8,294</b>	<b>8,393</b>	<b>8,779</b>	<b>8,799</b>	<b>8,731</b>	<b>8,613</b>	<b>8,479</b>	<b>8,533</b>	<b>8,386</b>	<b>8,262</b>	<b>8,168</b>
<b>INVESTING ACTIVITIES</b>											
Purchase of Property, Plant & Equipment	(2,803)	(2,733)	(6,682)	(3,150)	(1,710)	(1,770)	(815)	(710)	(1,485)	(2,370)	(1,843)
Purchase of Infrastructure	(6,215)	(2,850)	(3,370)	(3,444)	(3,455)	(3,851)	(9,001)	(3,678)	(3,683)	(3,865)	(6,949)
Proceeds from sale of assets	875	293	486	720	810	830	400	410	365	1,090	308
<b>Amount attributable to investing activities</b>	<b>(8,143)</b>	<b>(5,290)</b>	<b>(9,566)</b>	<b>(5,874)</b>	<b>(4,355)</b>	<b>(4,791)</b>	<b>(9,417)</b>	<b>(3,978)</b>	<b>(4,803)</b>	<b>(5,145)</b>	<b>(8,484)</b>
<b>FINANCING ACTIVITIES</b>											
Proceeds from Borrowings	0	750	250	0	0	0	6,000	0	0	0	0
Repayment of Borrowings	(177)	(196)	(222)	(230)	(213)	(220)	(353)	(267)	(214)	(225)	(237)
Transfers from Reserves	0	957	1,716	1,511	0	181	0	0	0	0	0
Transfers to Reserves	(1,472)	(411)	(195)	(113)	(290)	(84)	(546)	(452)	(547)	(450)	(268)
<b>Amount attributable to financing activities</b>	<b>(1,649)</b>	<b>1,100</b>	<b>1,548</b>	<b>1,168</b>	<b>(503)</b>	<b>(124)</b>	<b>5,100</b>	<b>(720)</b>	<b>(761)</b>	<b>(675)</b>	<b>(505)</b>
<b>Operating Surplus / (Deficit)</b>	<b>2,809</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>750</b>



## Statement of Cash Flows

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Cashflows from Operating Activities</b>											
Rates	5,141	5,348	5,561	5,783	6,014	6,255	6,505	6,765	7,036	7,318	7,610
Operating Grants & Contributions	3,779	1,679	4,711	4,900	5,095	5,299	5,511	5,731	5,960	6,198	6,446
Fees & Charges	383	476	493	510	527	545	563	583	603	624	646
Other Revenue	941	836	753	582	541	569	506	530	552	576	599
Employee Costs	(2,580)	(2,661)	(2,767)	(2,883)	(2,969)	(3,058)	(3,155)	(3,249)	(3,347)	(3,447)	(3,551)
Materials & Contracts	(5,029)	(5,255)	(5,545)	(5,766)	(5,997)	(6,237)	(6,424)	(6,617)	(6,815)	(7,020)	(7,230)
Other Expenditure	(983)	(1,078)	(1,119)	(1,147)	(1,183)	(1,222)	(1,550)	(1,574)	(1,599)	(1,626)	(1,654)
<b>Net Cash Provided (or Used) in Operating Activities</b>	<b>1,651</b>	<b>(655)</b>	<b>2,088</b>	<b>1,978</b>	<b>2,029</b>	<b>2,151</b>	<b>1,956</b>	<b>2,169</b>	<b>2,389</b>	<b>2,622</b>	<b>2,866</b>
<b>Cashflows of Investing Activities</b>											
Proceeds from sale of Property, Plant & Equipment	875	293	486	720	810	830	400	410	365	1,090	308
Capital Grants & Contributions	3,251	2,580	5,954	2,748	2,849	2,785	2,377	2,546	3,193	3,216	6,891
Payments for purchase of Property, Plant & Equipment	(2,803)	(2,733)	(6,682)	(3,150)	(1,710)	(1,770)	(815)	(710)	(1,485)	(2,370)	(1,843)
Payments for construction of Infrastructure	(6,215)	(2,850)	(3,370)	(3,444)	(3,455)	(3,851)	(9,001)	(3,678)	(3,683)	(3,865)	(6,949)
<b>Net Cash Provided (or Used) in Investing Activities</b>	<b>(4,893)</b>	<b>(2,710)</b>	<b>(3,612)</b>	<b>(3,126)</b>	<b>(1,506)</b>	<b>(2,006)</b>	<b>(7,040)</b>	<b>(1,432)</b>	<b>(1,610)</b>	<b>(1,929)</b>	<b>(1,593)</b>
<b>Cashflows of Financing Activities</b>											
Proceeds from Borrowings	0	750	250	0	0	0	6,000	0	0	0	0
Repayment of Borrowings	(177)	(196)	(222)	(230)	(213)	(220)	(353)	(267)	(214)	(225)	(237)
<b>Net Cash Provided (or Used) in Financing Activities</b>	<b>(177)</b>	<b>554</b>	<b>28</b>	<b>(230)</b>	<b>(213)</b>	<b>(220)</b>	<b>5,647</b>	<b>(267)</b>	<b>(214)</b>	<b>(225)</b>	<b>(237)</b>
Net increase (decrease) in cash held	(3,419)	(2,810)	(1,497)	(1,378)	310	(75)	563	469	565	468	1,036
Cash and cash equivalents at beginning of year	12,700	9,281	6,471	4,974	3,597	3,907	3,833	4,396	4,865	5,430	5,899
<b>Cash and cash equivalents at the end of the year</b>	<b>9,281</b>	<b>6,471</b>	<b>4,974</b>	<b>3,597</b>	<b>3,907</b>	<b>3,833</b>	<b>4,396</b>	<b>4,865</b>	<b>5,430</b>	<b>5,899</b>	<b>6,935</b>

## Statement of Financial Position

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>CURRENT ASSETS</b>											
Cash and cash equivalents - Unrestricted	2,537	272	296	316	337	359	375	393	411	429	1,197
Cash and cash equivalents - Restricted	6,744	6,199	4,678	3,281	3,570	3,474	4,020	4,472	5,020	5,470	5,738
Rate receivables	76	75	75	75	75	75	75	75	75	75	75
Trade receivables	245	225	225	225	225	225	225	225	225	225	225
Inventories	7	8	8	8	8	8	8	8	8	8	8
<b>Total Current Assets</b>	<b>9,608</b>	<b>6,778</b>	<b>5,282</b>	<b>3,904</b>	<b>4,215</b>	<b>4,140</b>	<b>4,703</b>	<b>5,173</b>	<b>5,738</b>	<b>6,206</b>	<b>7,242</b>
<b>NON-CURRENT ASSETS</b>											
Trade and other receivables	3	3	3	3	3	3	3	3	3	3	3
Other financial assets	102	107	112	117	121	126	130	134	138	142	146
Property, plant and equipment	47,293	48,419	53,247	54,168	53,507	52,884	51,766	50,570	50,239	50,083	50,180
Infrastructure	251,200	246,491	242,445	238,594	234,874	231,670	233,722	230,359	227,104	224,139	224,354
<b>Total Non Current Assets</b>	<b>298,598</b>	<b>295,020</b>	<b>295,807</b>	<b>292,881</b>	<b>288,505</b>	<b>284,683</b>	<b>285,621</b>	<b>281,066</b>	<b>277,484</b>	<b>274,367</b>	<b>274,684</b>
<b>TOTAL ASSETS</b>	<b>308,206</b>	<b>301,798</b>	<b>301,089</b>	<b>296,786</b>	<b>292,720</b>	<b>288,823</b>	<b>290,324</b>	<b>286,239</b>	<b>283,222</b>	<b>280,574</b>	<b>281,926</b>
<b>CURRENT LIABILITIES</b>											
Trade and other payables	324	350	350	350	350	350	350	350	350	350	350
Borrowings	163	202	230	213	220	228	267	214	225	237	249
Employee related provisions	391	411	431	448	466	485	499	514	530	546	562
<b>Total Current Liabilities</b>	<b>878</b>	<b>963</b>	<b>1,011</b>	<b>1,011</b>	<b>1,036</b>	<b>1,063</b>	<b>1,117</b>	<b>1,078</b>	<b>1,105</b>	<b>1,132</b>	<b>1,161</b>
<b>NON-CURRENT LIABILITIES</b>											
Borrowings	873	1,389	1,389	1,176	956	728	6,335	6,121	5,897	5,660	5,411
Employee related provisions	62	65	68	71	74	77	79	82	84	87	89
<b>Total Non Current Liabilities</b>	<b>935</b>	<b>1,454</b>	<b>1,457</b>	<b>1,247</b>	<b>1,030</b>	<b>805</b>	<b>6,414</b>	<b>6,203</b>	<b>5,981</b>	<b>5,747</b>	<b>5,500</b>
<b>TOTAL LIABILITIES</b>	<b>1,813</b>	<b>2,417</b>	<b>2,468</b>	<b>2,259</b>	<b>2,066</b>	<b>1,868</b>	<b>7,531</b>	<b>7,281</b>	<b>7,085</b>	<b>6,879</b>	<b>6,661</b>
<b>NET ASSETS</b>	<b>306,393</b>	<b>299,382</b>	<b>298,620</b>	<b>294,527</b>	<b>290,653</b>	<b>286,956</b>	<b>282,793</b>	<b>278,958</b>	<b>276,136</b>	<b>273,695</b>	<b>275,265</b>
<b>EQUITY</b>											
Retained surplus	157,459	150,993	151,753	149,057	144,893	141,292	136,583	132,296	128,927	126,035	127,338
Reserve accounts	6,744	6,199	4,678	3,281	3,570	3,474	4,020	4,472	5,020	5,470	5,738
Revaluation surplus	142,190	142,190	142,190	142,190	142,190	142,190	142,190	142,190	142,190	142,190	142,190
<b>TOTAL EQUITY</b>	<b>306,393</b>	<b>299,382</b>	<b>298,620</b>	<b>294,527</b>	<b>290,653</b>	<b>286,956</b>	<b>282,793</b>	<b>278,958</b>	<b>276,136</b>	<b>273,695</b>	<b>275,265</b>

## Statement of Reserves

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>LAKE GRACE SEWERAGE RESERVE</b>											
Opening Balance	1,409	1,566	1,712	1,764	1,389	1,629	1,481	1,688	1,705	1,722	1,739
Transfer to Reserve	156	147	51	35	240	33	207	17	17	17	17
Transfer from Reserve	0	0	0	(410)	0	(181)	0	0	0	0	0
<b>Balance at 30 June</b>	<b>1,566</b>	<b>1,712</b>	<b>1,764</b>	<b>1,389</b>	<b>1,629</b>	<b>1,481</b>	<b>1,688</b>	<b>1,705</b>	<b>1,722</b>	<b>1,739</b>	<b>1,757</b>
<b>LEAVE RESERVE</b>											
Opening Balance	346	360	370	381	389	397	405	409	413	417	421
Transfer to Reserve	14	11	11	8	8	8	4	4	4	4	4
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>360</b>	<b>370</b>	<b>381</b>	<b>389</b>	<b>397</b>	<b>405</b>	<b>409</b>	<b>413</b>	<b>417</b>	<b>421</b>	<b>425</b>
<b>EMERGENCY SERVICES RESERVE</b>											
Opening Balance	28	29	30	31	32	32	33	133	135	136	137
Transfer to Reserve	1	1	1	1	1	1	100	1	1	1	1
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>133</b>	<b>135</b>	<b>136</b>	<b>137</b>	<b>139</b>
<b>HOUSING RESERVE</b>											
Opening Balance	762	1,192	928	6	6	6	6	6	6	6	7
Transfer to Reserve	430	136	28	0	0	0	0	0	0	0	0
Transfer from Reserve	0	(400)	(950)	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>1,192</b>	<b>928</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>
<b>SWIMMING POOL RESERVE</b>											
Opening Balance	490	685	231	137	39	40	41	41	42	42	43
Transfer to Reserve	195	21	7	3	1	1	0	0	0	0	0
Transfer from Reserve	0	(475)	(101)	(101)	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>685</b>	<b>231</b>	<b>137</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>41</b>	<b>42</b>	<b>42</b>	<b>43</b>	<b>43</b>

## Statement of Reserves (Continued)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>LAND DEVELOPMENT RESERVE</b>											
Opening Balance	128	268	276	84	86	88	89	90	191	193	195
Transfer to Reserve	140	8	8	2	2	2	1	101	2	2	2
Transfer from Reserve	0	0	(200)	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>268</b>	<b>276</b>	<b>84</b>	<b>86</b>	<b>88</b>	<b>89</b>	<b>90</b>	<b>191</b>	<b>193</b>	<b>195</b>	<b>197</b>
<b>PLANT RESERVE</b>											
Opening Balance	725	1,104	1,137	706	320	327	333	536	651	658	664
Transfer to Reserve	379	33	34	14	6	7	203	115	7	7	7
Transfer from Reserve	0	0	(465)	(400)	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>1,104</b>	<b>1,137</b>	<b>706</b>	<b>320</b>	<b>327</b>	<b>333</b>	<b>536</b>	<b>651</b>	<b>658</b>	<b>664</b>	<b>671</b>
<b>RECREATION RESERVE</b>											
Opening Balance	228	237	244	251	256	261	267	269	272	275	277
Transfer to Reserve	9	7	7	5	5	5	3	3	3	3	81
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>237</b>	<b>244</b>	<b>251</b>	<b>256</b>	<b>261</b>	<b>267</b>	<b>269</b>	<b>272</b>	<b>275</b>	<b>277</b>	<b>358</b>
<b>WORKS &amp; SERVICES RESERVE</b>											
Opening Balance	394	410	340	351	158	161	164	166	267	469	474
Transfer to Reserve	16	12	10	7	3	3	2	102	202	5	5
Transfer from Reserve	0	(82)	0	(200)	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>410</b>	<b>340</b>	<b>351</b>	<b>158</b>	<b>161</b>	<b>164</b>	<b>166</b>	<b>267</b>	<b>469</b>	<b>474</b>	<b>479</b>
<b>NEWDEGATE HALL RESERVE</b>											
Opening Balance	58	60	63	65	68	71	73	76	129	135	140
Transfer to Reserve	2	2	3	3	3	3	3	53	5	5	6
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>60</b>	<b>63</b>	<b>65</b>	<b>68</b>	<b>71</b>	<b>73</b>	<b>76</b>	<b>129</b>	<b>135</b>	<b>140</b>	<b>146</b>
<b>LAKE GRACE TV RESERVE</b>											
Opening Balance	31	33	34	35	37	38	40	41	75	128	133
Transfer to Reserve	1	1	1	1	1	2	2	34	53	5	5
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>37</b>	<b>38</b>	<b>40</b>	<b>41</b>	<b>75</b>	<b>128</b>	<b>133</b>	<b>138</b>

## Statement of Reserves (Continued)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>VARLEY SULLAGE RESERVE</b>											
Opening Balance	2	2	2	2	2	2	2	2	2	2	3
Transfer to Reserve	0	0	0	0	0	0	0	0	0	0	0
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>
<b>NEWDEGATE SPORTS DAM RESERVE</b>											
Opening Balance	28	29	30	31	33	34	35	37	38	115	119
Transfer to Reserve	1	1	1	1	1	1	1	1	77	5	5
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>37</b>	<b>38</b>	<b>115</b>	<b>119</b>	<b>124</b>
<b>NEWDEGATE STADIUM FLOOR RESERVE</b>											
Opening Balance	25	126	131	136	42	44	45	47	49	205	214
Transfer to Reserve	101	5	5	5	2	2	2	2	156	8	9
Transfer from Reserve	0	0	0	(100)	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>126</b>	<b>131</b>	<b>136</b>	<b>42</b>	<b>44</b>	<b>45</b>	<b>47</b>	<b>49</b>	<b>205</b>	<b>214</b>	<b>222</b>
<b>COMMUNITY WATER SUPPLIES RESERVE</b>											
Opening Balance	12	13	13	14	15	15	16	16	17	18	107
Transfer to Reserve	0	1	1	1	1	1	1	1	1	90	4
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>107</b>	<b>112</b>
<b>OFFICE FURNITURE &amp; EQUIPMENT RESERVE</b>											
Opening Balance	14	14	15	16	16	17	18	18	19	20	111
Transfer to Reserve	1	1	1	1	1	1	1	1	1	91	4
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>111</b>	<b>115</b>
<b>NEWDEGATE CENTENARY RESERVE</b>											
Opening Balance	0	0	0	0	0	0	0	0	0	0	0
Transfer to Reserve	0	0	0	0	0	0	0	0	0	0	0
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Statement of Reserves (Continued)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>ESSENTIAL MEDICAL RESERVE</b>											
Opening Balance	576	599	623	648	373	388	404	420	437	454	660
Transfer to Reserve	23	24	25	26	15	16	16	17	17	206	26
Transfer from Reserve	0	0	0	(300)	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>599</b>	<b>623</b>	<b>648</b>	<b>373</b>	<b>388</b>	<b>404</b>	<b>420</b>	<b>437</b>	<b>454</b>	<b>660</b>	<b>686</b>
<b>HISTORY BOOK RESERVE</b>											
Opening Balance	11	11	12	12	13	13	14	14	15	15	16
Transfer to Reserve	0	0	0	0	1	1	1	1	1	1	1
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>17</b>
<b>AIM HOSPITAL MUSEUM RESERVE</b>											
Opening Balance	6	6	7	7	7	7	8	8	8	9	9
Transfer to Reserve	0	0	0	0	0	0	0	0	0	0	90
Transfer from Reserve	0	0	0	0	0	0	0	0	0	0	0
<b>Balance at 30 June</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>99</b>
<b>TOTAL RESERVES</b>											
Opening Balance	5,272	6,744	6,199	4,678	3,281	3,570	3,474	4,020	4,472	5,020	5,470
Transfer to Reserve	1,472	411	195	113	290	84	546	452	547	450	268
Transfer from Reserve	0	(957)	(1,716)	(1,511)	0	(181)	0	0	0	0	0
<b>TOTAL RESERVES AT 30 JUNE</b>	<b>6,744</b>	<b>6,199</b>	<b>4,678</b>	<b>3,281</b>	<b>3,570</b>	<b>3,474</b>	<b>4,020</b>	<b>4,472</b>	<b>5,020</b>	<b>5,470</b>	<b>5,738</b>

## Financial Ratios

The Shire of Lake Grace recognises that compliance with the legislated ratios is an important focus within this plan, however these prescribed measures do not entirely reflect the Shire's services provided to the community. As such, supplementary performance measures for the Shire's performance are outlined in detail in the Corporate Business Plan.

The graphs below detail the ten year trend for the recommended ratios as shown in the Long Term Financial Plan. Each ratio tends positively over the ten year period and comments are provided to explain major changes for each ratio.

### Current Ratio

#### Purpose

A measure of the local governments ability to meet its short term financial obligations with funds that can be accessed quickly.

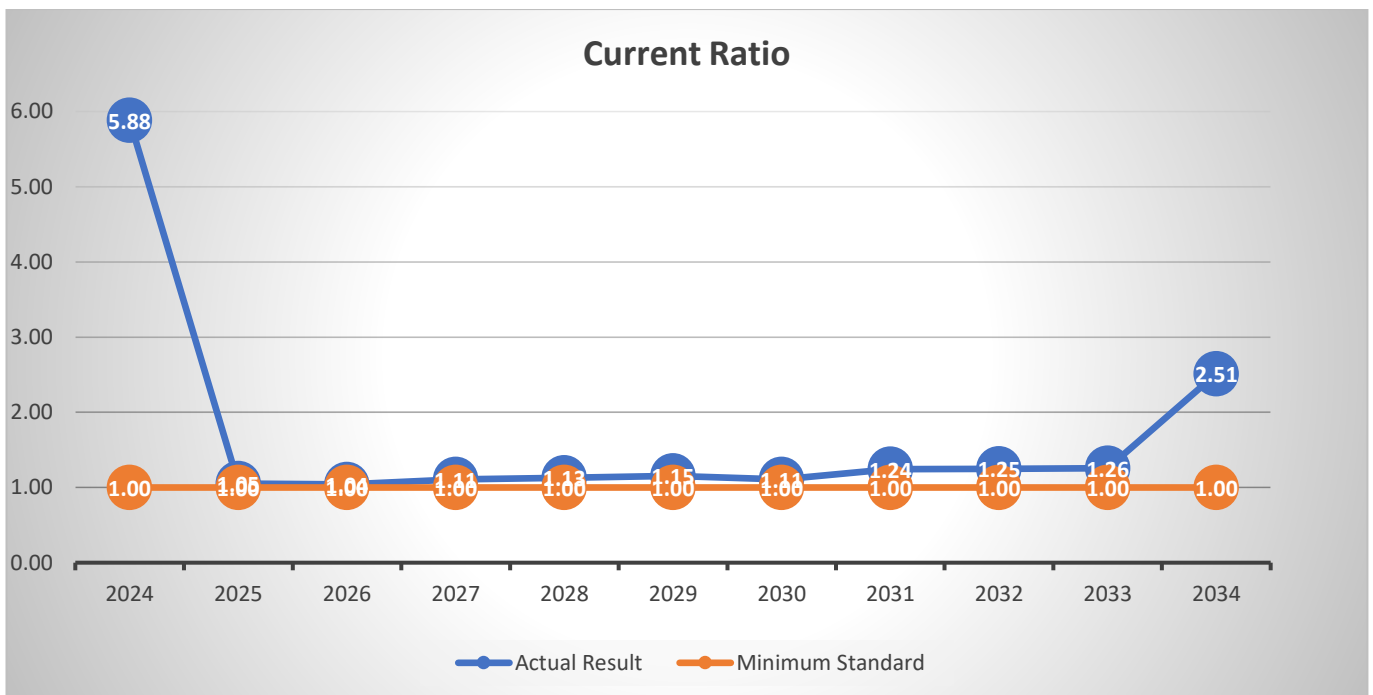
#### Definition

$$\frac{\text{Current Assets less Restricted Assets}}{\text{Current Liabilities less Current Liabilities associated with Restricted Assets}}$$

#### Comments

The standard is not met if the ratio is less than 1.00. A ratio of greater than 1.00 means that the local government have sufficient assets that can be easily turned into cash to meet its current obligations. It is a concern if the current ratio remains below the industry standard of 1.00 for any extended period.

The ratio is above the minimum standard for the entirety of the plan.



## Own Source Revenue Coverage Ratio

### Purpose

A measure of the local governments ability to cover its operating costs through revenue generated from its own sources (ie. no grants).

### Definition

$$\frac{\text{Own Source Operating Revenue}}{\text{Operating Expense}}$$

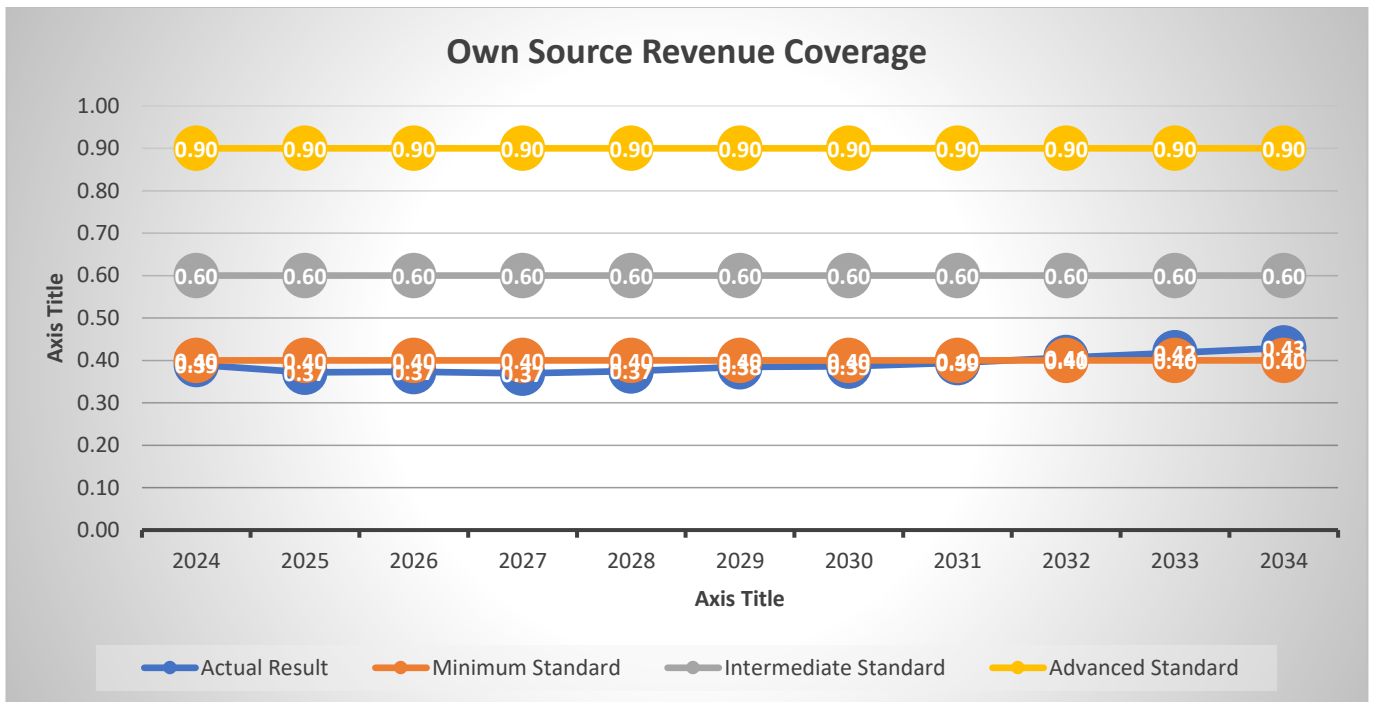
### Comments

The ratio is currently sitting below the Minimum Range from FY24-31 before the Minimum Range in the final three years of plan in FY32-34.

This indicates that the Shire may struggle financially in the event that there is a significant reduction in external grant funding and contributions.

The ratio is largely weighted on the Shire’s ability to generate revenue from one of two sources, these being Rates & Fees and Charges. That is, if the Shire generates additional income from these activities then the ratio will climb towards the Advanced Standard base range of 0.60.

Depreciation costs have increased from \$3.45m in FY23 to \$8.35m in FY24. Although non-cash, the increase in depreciation does impact the operating expense figure which in turn impacts the calculation of this ratio. For example, if depreciation was \$4.5m in the final year of the plan (FY34) then the ratio would increase from 43% to 53%.



# Operating Surplus Ratio

## Purpose

A measure of the local governments ability to cover its operating costs and have money left for capital projects and other purposes.

## Definition

$$\frac{\text{Net Operating Surplus}}{\text{Own Source Operating Revenue}}$$

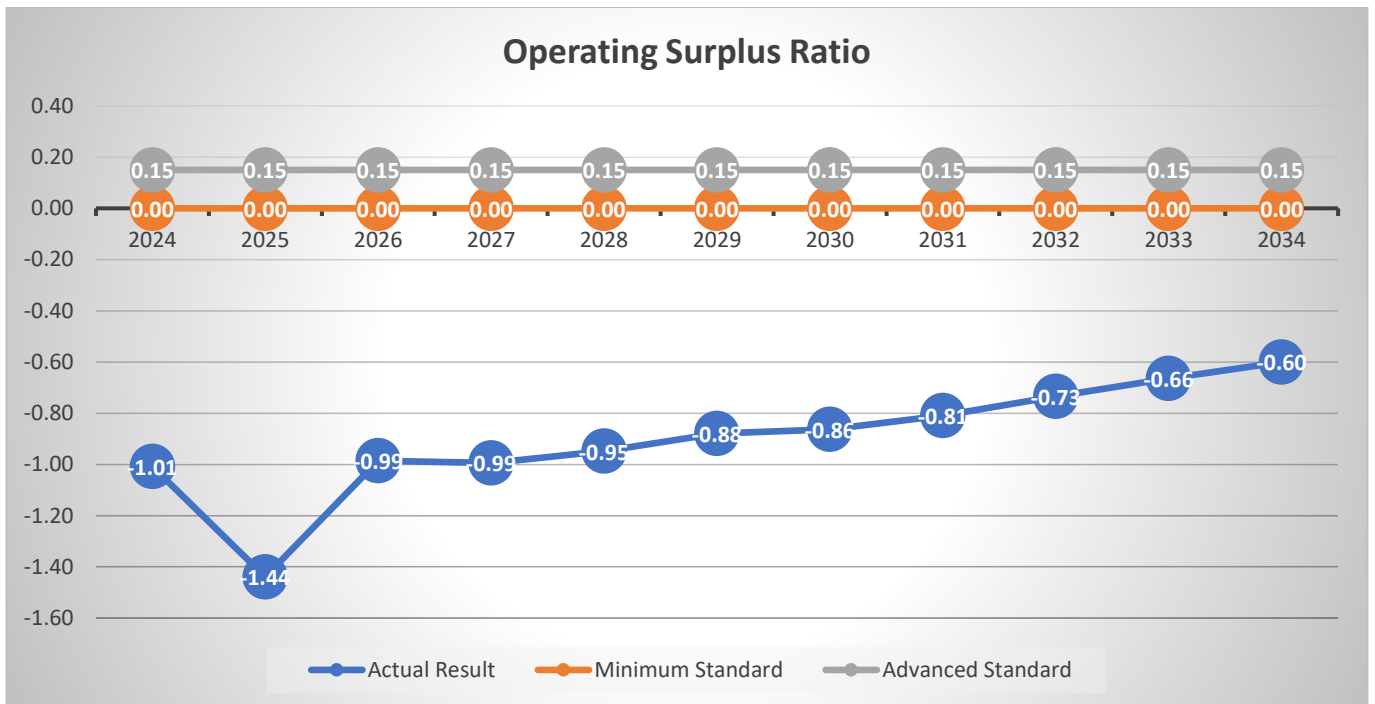
## Comments

This is the Shire's most difficult ratio to try and meet by simple virtue of the capacity to raise rates and/or generate other revenue streams. The Operating Surplus Ratio currently contributes towards 21% of the Financial Health Indicator (FHI), therefore the ability to meet the recommended minimum standard goes a long way to reporting a high FHI score.

Own Source Revenue comprises rates, fees & charges & interest and similar to the Own Source Revenue Coverage Ratio there are only a few ways to increase own source revenue;

- Increase rates
- Increase existing fees & charges
- Introduce new fees & charges
- Reduce costs and/or the level of services

Although still negative, there is a positive upward trend over the ten year period.



## Debt Service Coverage Ratio

### Purpose

A measure of the local governments ability to repay its debt based on how much cash it can access compared to total amount of its debt obligations.

### Definition

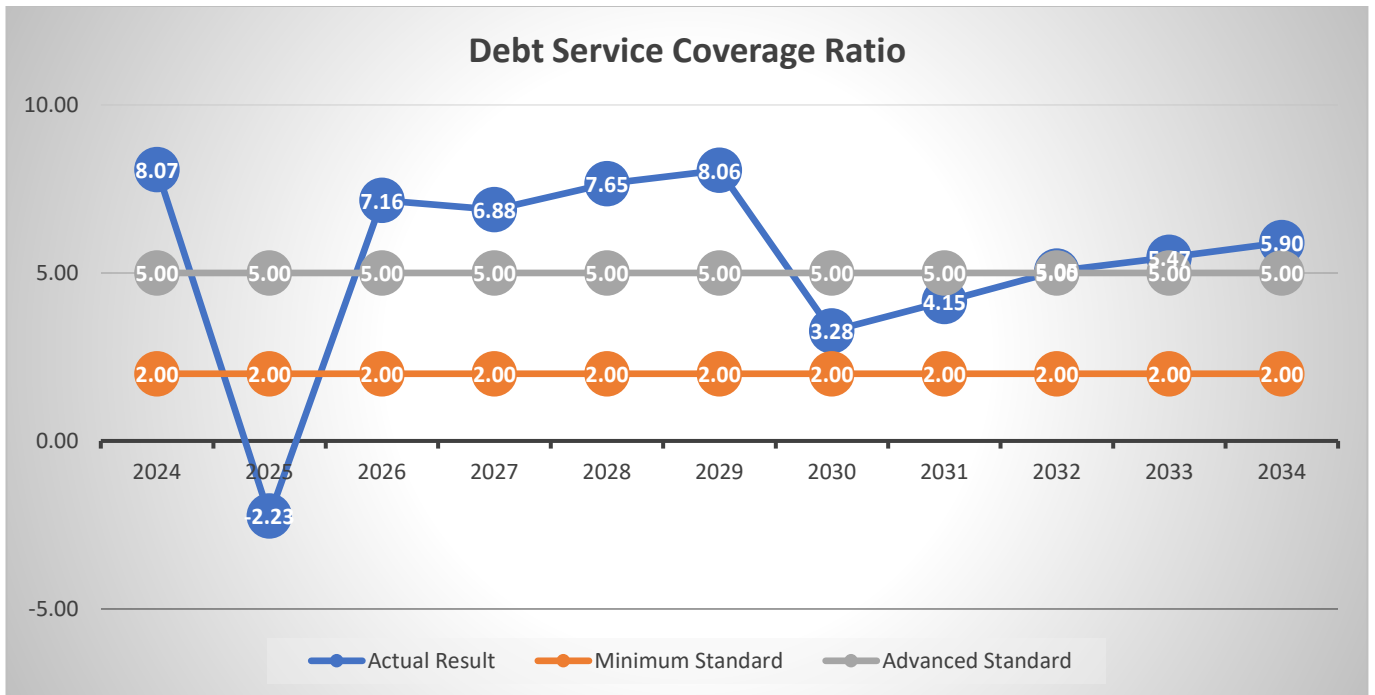
$$\frac{\text{Net Operating Surplus before Interest \& Depreciation}}{\text{Principal \& Interest}}$$

### Comments

The Basic standard for this ratio is 2.00 or greater, while the Advance Standard is 5.00 or greater.

From FY25-29, the ratio is well above the Advanced Standard and still remains above the Basic Standard from FY30 to the end of the plan. This is pleasing considering the LTFP shows Council borrowing \$6m for the Lake Grace Swimming Pool in FY29.

The ratio is negative in FY25 as a direct result of the financial assistant grant advanced payment not being included for that financial year.





## Asset Sustainability Ratio

### Purpose

A measure of the extent to which assets managed by a local government are being replaced as they reach the end of their useful lives.

### Definition

$$\frac{\text{Capital Renewal \& Replacement Expenditure}}{\text{Depreciation Expense}}$$

### Comments

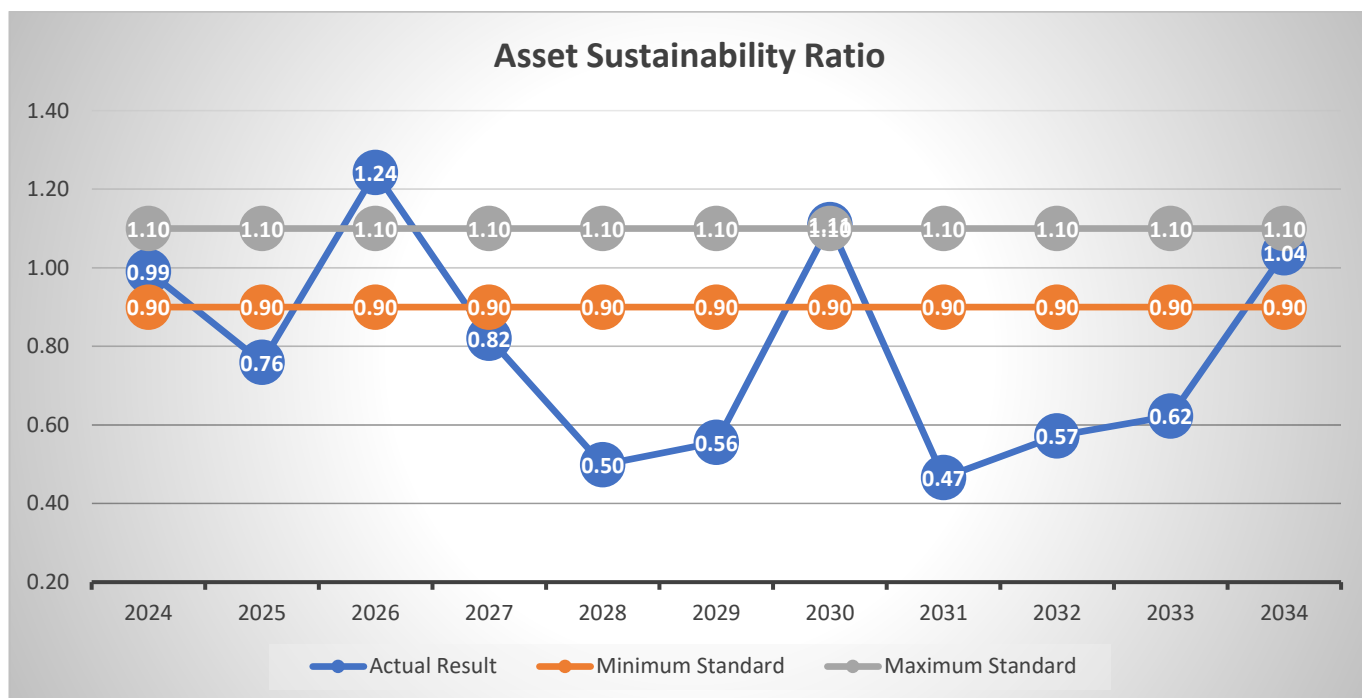
The challenge in achieving this standard is to maintain a level expenditure of capital renewal that is neither too low (less than 0.90) or too high (greater than 1.10), with the optimum level being around 1.00.

The ratio is higher in some years due to major projects being completed in that year.

As an example, in FY30 there is a spike in the ratio when \$5.5m has been allocated to refurbish the Lake Grace Swimming Pool.

Depreciation costs have increased from \$3.45m in FY23 to \$8.35m in FY24. Although non cash the increase in depreciation does impact the operating expense figure which in turn impacts the calculation of this ratio.

As a comparative, if depreciation was around \$4.5m throughout the course of the plan then the ratio would be above the minimum standard for the duration of the plan.



## Asset Consumption Ratio

### Purpose

A measure of the condition of a local government's physical assets by comparing their age with replacement cost. The ratio highlights the aged condition of a local government's stock of physical assets.

### Definition

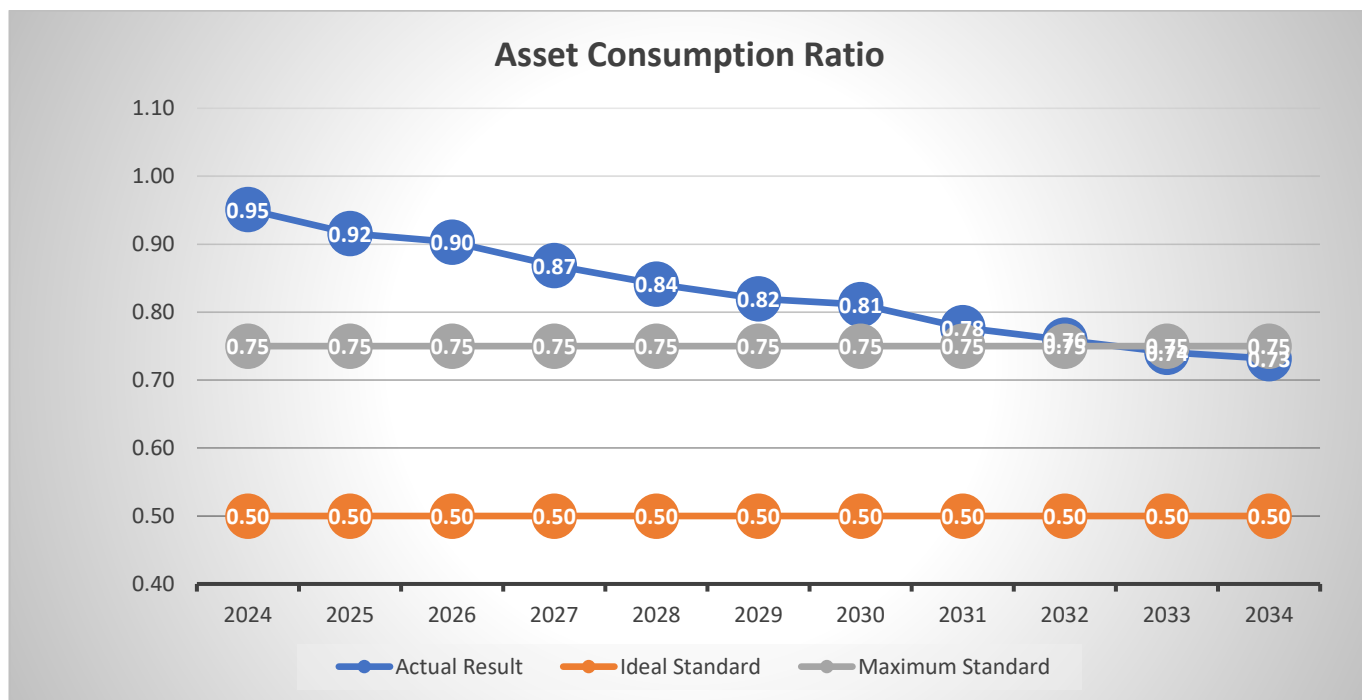
$$\frac{\text{Depreciated Replacement Cost of Assets}}{\text{Current Replacement Cost of Assets}}$$

### Comments

If the result is in the centre of the target range this indicates that the Shire are renewing assets at adequate levels to maintain the average age of assets throughout the course of the plan.

The ratio sits just outside the recommended target range for most of the plan before sitting in the recommended target range for the final two years of the plan in FY33-34.

It should be noted that when the road infrastructure valuations were completed in FY23 the accumulated depreciation was cleared as part of the valuation process. Had the accumulated depreciation not been cleared and the net movement processed then this would have a more favourable outcome for this ratio.



# Asset Renewal Funding Ratio

## Purpose

A measure of the local government's ability to fund asset renewal and replacements in the future.

## Definition

$$\frac{\text{Net Present Value of Planned Renewal Expenditure}}{\text{Net Present Value of Asset Management Plan Projections}}$$

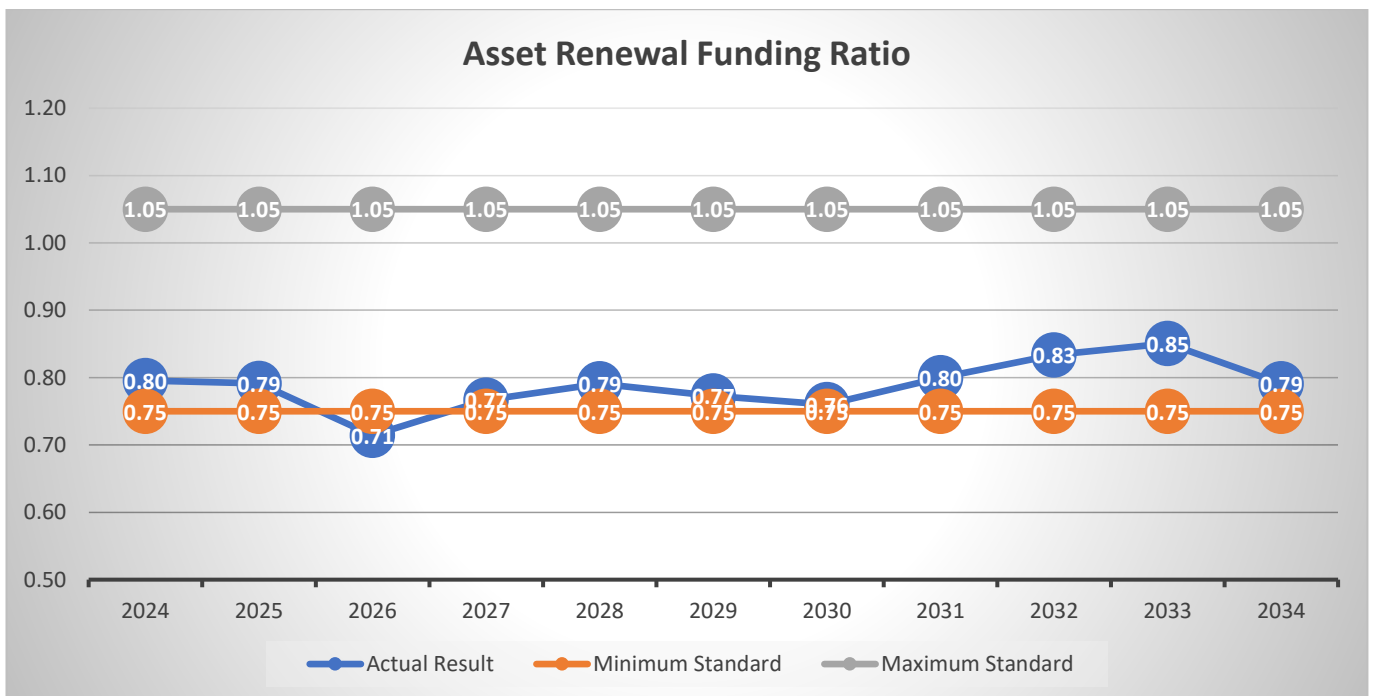
## Comments

It should be noted that the outcome of this ratio is dependent on the accuracy of data provided in the Asset Management Plan.

Currently this ratio is being calculated using the current levels of depreciation, which as explained previously increased significantly in FY24 and this will have a significant impact of the ratio calculations.

With the exception FY26 the ratio is within the recommended standards for the remainder of the plan. It is important to point out however that the addition of some 100% funded projects throughout the course of the ten year plan will have a positive impact on many of the ratios calculated.

Once the current levels of depreciation and the Asset Management Plan have been updated then this ratio will be a better representation of whether the minimum standards are being met.



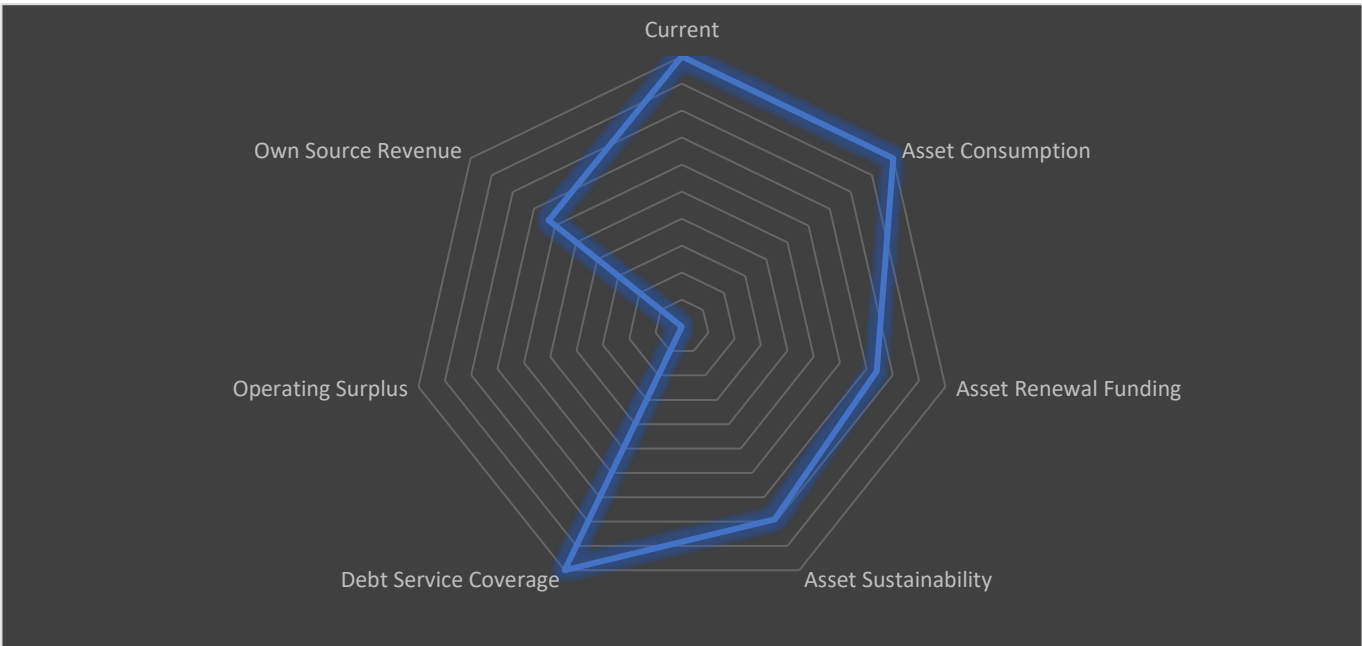
### Financial Health Indicator

The Department of Local Government, Sport and Cultural Industries Financial Health Indicator (FHI) is a measurement of a local government's overall financial health.

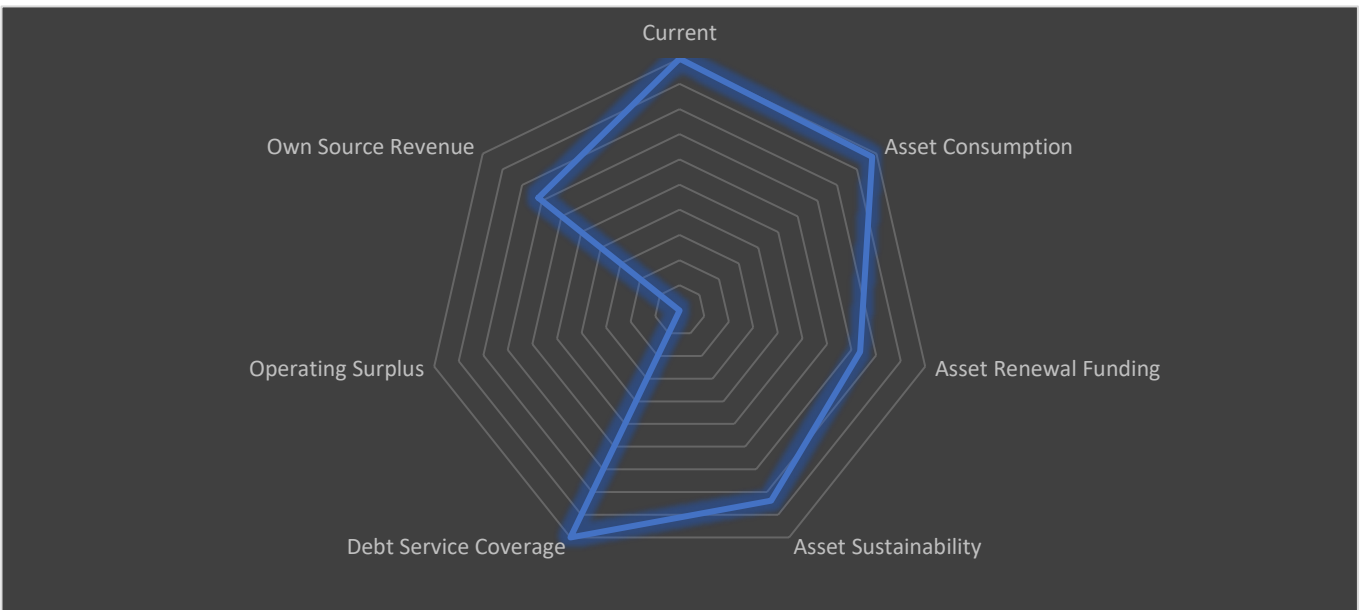
It is calculated from the seven financial ratios currently selected by the Department of Local Government, Sport and Cultural Industries. A FHI result of 70 and above indicates solid financial health. The maximum result achievable is 100. The FHI is one factor to consider in assessing overall performance. Other factors include: the range of services offered; efficiency of services delivered; and community satisfaction. A very high or low FHI may be a prompt for questions to be asked by the community about a local government's revenue, expenses and service delivery. The FHI is best viewed as a trend over time.

When interpreting the FHI data on the chart, a larger rounder shape is better than a smaller shape. Below is a comparison of the FHI charts for FY24 to FY34.

2024 FHI Rating 71



2034 FHI Rating 72



## **Review of Long Term Financial Plan**

Council has adopted a financial strategy that endeavours to ensure its future sustainability in the provision of its existing services to the community. The strategy takes a long-term view to achieve all targeted KPI's by the end of the term.

The current model selected projects an increase in rates and services each year and still relies greatly on the continued support of both operating and non-operating grants to ensure adequate cash flow to fund the provision of Council's services.

Whilst the projections forecast in the plan should be treated as an estimate only, particularly in the latter years of the plan, the fundamental financial goals of council will remain a constant. Council endeavours to ensure the long-term sustainability of the organisation and plan to achieve this through allocating adequate funds to the reserve accounts.

Council has included a number of significant capital projects to be completed throughout the period covered within the LTFP. It is a goal of council for Lake Grace to be a destination of choice and ensure ratepayers and stakeholders have the necessary infrastructure and amenities in place to enable life as rich as the landscape.

With the exception of the first and last years of the plan (FY24 & FY34), where a surplus is shown, the remainder of the plan is calculated on the basis of a balanced budget. Any surplus budgets would allow Council to increase either unrestricted cash or cash reserve balances.

It is council's objective to build up the balance of the reserve account and use these funds to finance major projects. The reserve balance is forecast to fall slightly as major projects are completed by the end of the plan but will still have a very healthy ending balance of \$5.74m.

It is the intention of senior management to review and update the LTFP on an annual basis as part of the Annual Budget process.