

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



NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Lake Grace

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Details: Lot 193 (No.9) Sugg Road, Lake King

Proposal: Commercial vehicle parking (i.e. truck and trailer) on the abovementioned property.

Details of the proposal including supporting documentation and plans are attached.

Comments on the proposal are now invited and can be emailed to shire@lakegrace.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 50 LAKE GRACE WA 6353 by no later than **Friday 15 August 2025**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Alan George
Chief Executive Officer
Shire of Lake Grace

14 July 2025

30 June 2025

Shire of Lake Grace
1 Bishop Street Lake Grace.
PO Box 50 Lake Grace 6353.
shire@lakegrace.wa.gov.au

Re: Development Application for Local Planning Scheme No4, DP192522
9 Sugg Road Lake King, WA 6356

To whom it may concern.

I have recently purchased DP192522, Lot 193 (9 Sugg Road) Lake King.

I would like to submit a development application to establish a light Trailer making business on the above vacant light industrial land. When business is quiet, I will be carting for local farmers and working with local contractors.

I require my truck/semi-trailer to be parked on the property when I am building trailers and not carting for local farmers or contractors. I will operate out of a 20m x 16m x 5.53m high shed. I also require a caretaker's donger as dwelling for myself when on site.

The Trailer making business will operate as required within standard business operating hours between the hours of 7am to 5pm and may require some operations on weekends if urgent works are required between the hours of 7am and 5pm. I am a sole trader and will mostly work solo, however may from time to time engage a local person as a part-time assistant. As a sole trader and owner, I will need to caretake the property when onsite, however will be away periodically when on truck driving or carting assignments. There will only be myself staying periodically at the property as a caretaker.

To build trailers, I will predominantly perform metal working activities, operating small hand tools and equipment to bend, cut and weld metal. The materials used to manufacture the trailers will be metal components and wiring for the electrical harnesses.

The waste likely to be generated will be scrap metal and wire cut offs, or standard general waste which will be captured in suitable recycling bins or general waste bins.

The traffic volume will be minimal, approximately 6 to 10 or less movements per day, and mainly light vehicles. When not carting or contracting, my truck/trailer will be parked up at the side of the shed. My truck is a 6m tractor unit with a 14m trailer for a total of 21metres in length, which will be parked on the left side of the building facing the road as per the plan provided and will be inconspicuous.

Please find attached site development plans with proposed crossover, light vehicle parking, truck parking, proposed caretakers' unit, ablution building, water tanks and landscaping.

The floor plan, elevations and site plan are attached for the proposed buildings and sewer layout.

A BAL is also attached.

Please do not hesitate to contact my sister, Heather Boyd who is assisting me with this submission as I am often out of range when driving and carting. Her contact details are as follows:

M [REDACTED]
Email [REDACTED]

We look forward to your favourable reply so Building Application can be made as soon as practicable.

Kind regards

Bruce Hill

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2220

642

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 193 ON DEPOSITED PLAN 192522

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRUCE NIGEL HILL OF 1012 BALDIVIS ROAD BALDIVIS WA 6171

(T Q453208) REGISTERED 10/6/2025

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

1. Q453209 CAVEAT BY WESTERN AUSTRALIAN LAND AUTHORITY LODGED 10/6/2025.

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: DP192522
PREVIOUS TITLE: LR3034-440
PROPERTY STREET ADDRESS: 9 SUGG RD, LAKE KING.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE





DRAWING No.	DRAWING TITLE	REV
0336_BR_001	CERTIFIED SITE SURVEY (1:400@ A3)	A
0336_BR_002	SITE PLAN PROPOSED (1:400@ A3)	A
0336_BR_003	SHED LAYOUT PLAN EXISTING (1:200@ A3)	A
0336_BR_004	ELEVATIONS PROPOSED (1:200@ A3)	A
0336_BR_005	ELEVATIONS (1:200@ A3)	A

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR PLANNING	BW	28.06.2025

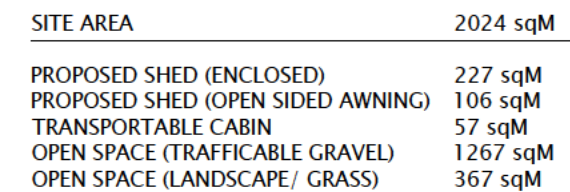
DESIGNED	DRAWN	APPROVED
BW	BW	BW
SCALE	DATE	
1:400 @ A3	23.06.2025	

CLIENT	
KPM	
DRAWING TITLE	
SITE PLAN- PROPOSED DEVELOPMENT	

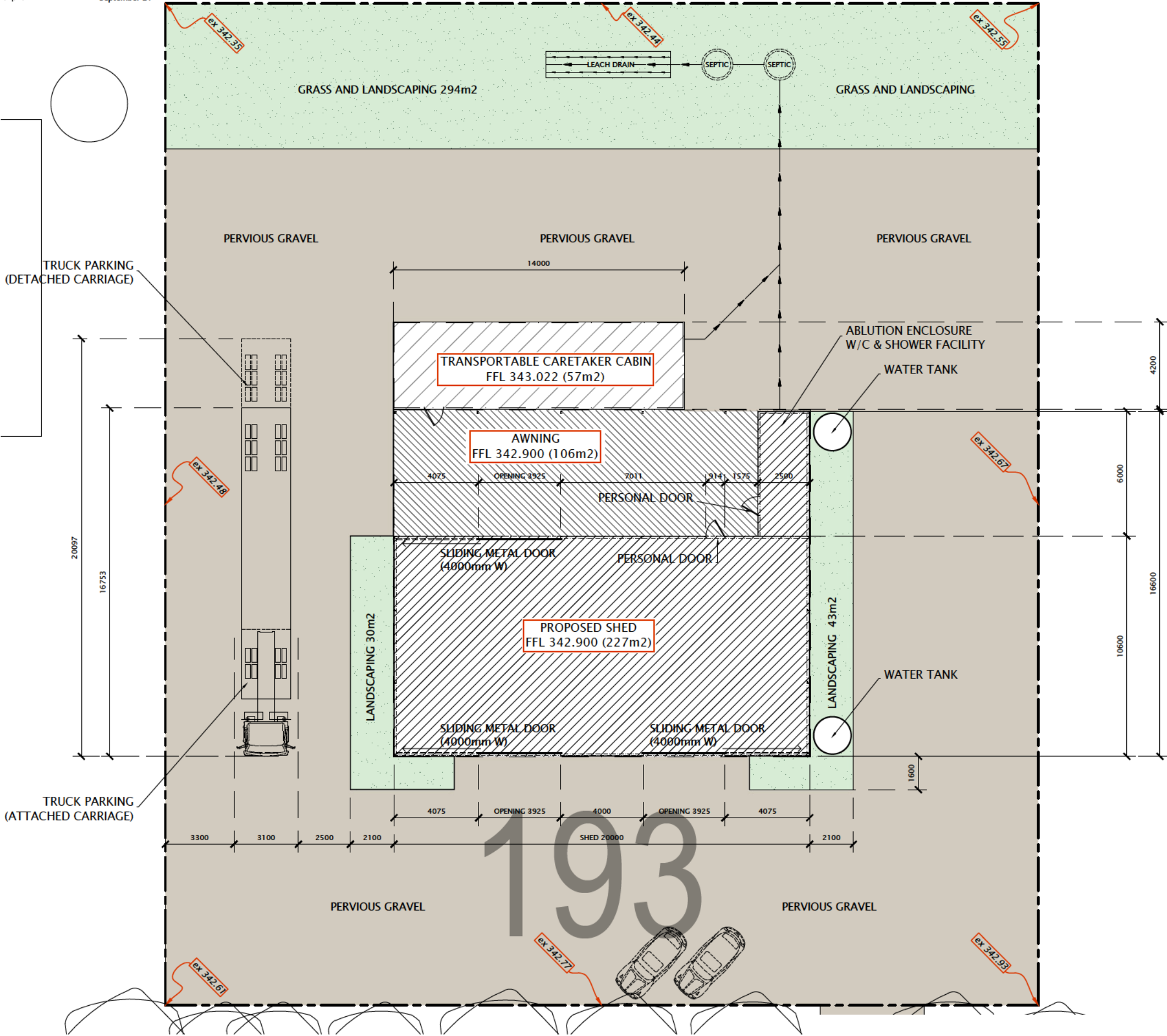
DRAWING No.	REVISION
0336-BRO_001	A

134 ELLIOTT RD SCARBOROUGH WA 6019
M: 0425 269 102 E: blake@bwla.com.au





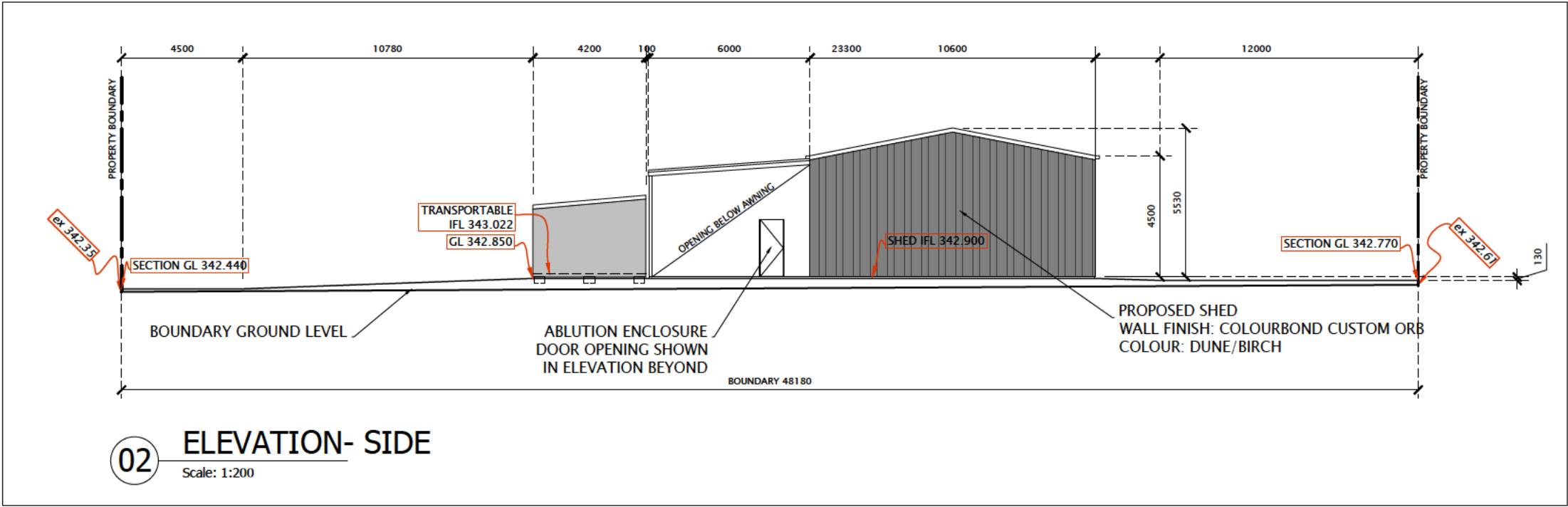
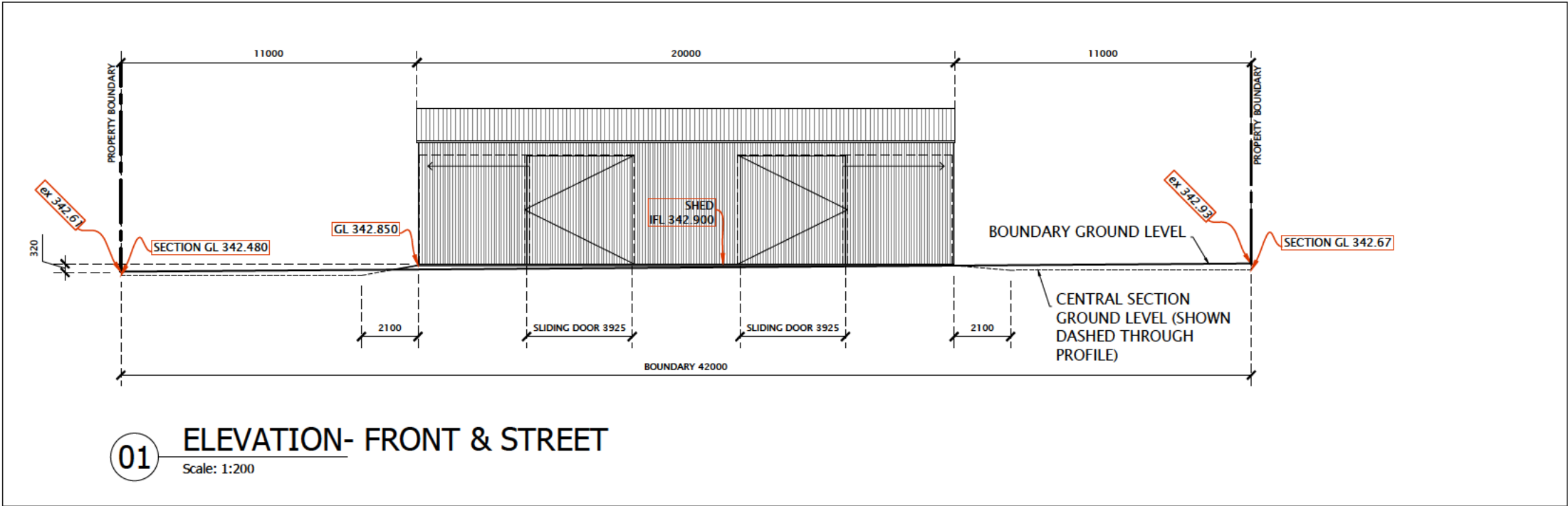
134 ELLIOTT RD SCARBOROUGH WA 6019
M: 0425 269 102 E: blake@bwla.com.au



REV	DESCRIPTION	BY	DATE
A	ISSUE FOR PLANNING	BW	28.06.2025

DESIGNED	BW	DRAWN	BW	APPROVED	BW
SCALE	1:200 @ A3	DATE	23.06.2025		
CLIENT	KPM				
DRAWING TITLE	LAYOUT PLAN- PROPOSED DEVELOPMENT				
DRAWING No.	0236-BRO_003	REVISION	A		
	134 ELLIOTT RD SCARBOROUGH WA 6019				
	M: 0425 269 102 E: blake@bwl.com.au				





REV	DESCRIPTION	BY	DATE
A	ISSUE FOR PLANNING	BW	28.06.2025

DESIGNED	DRAWN	APPROVED
BW	BW	BW

SCALE	DATE
1:200 @ A3	23.06.2025

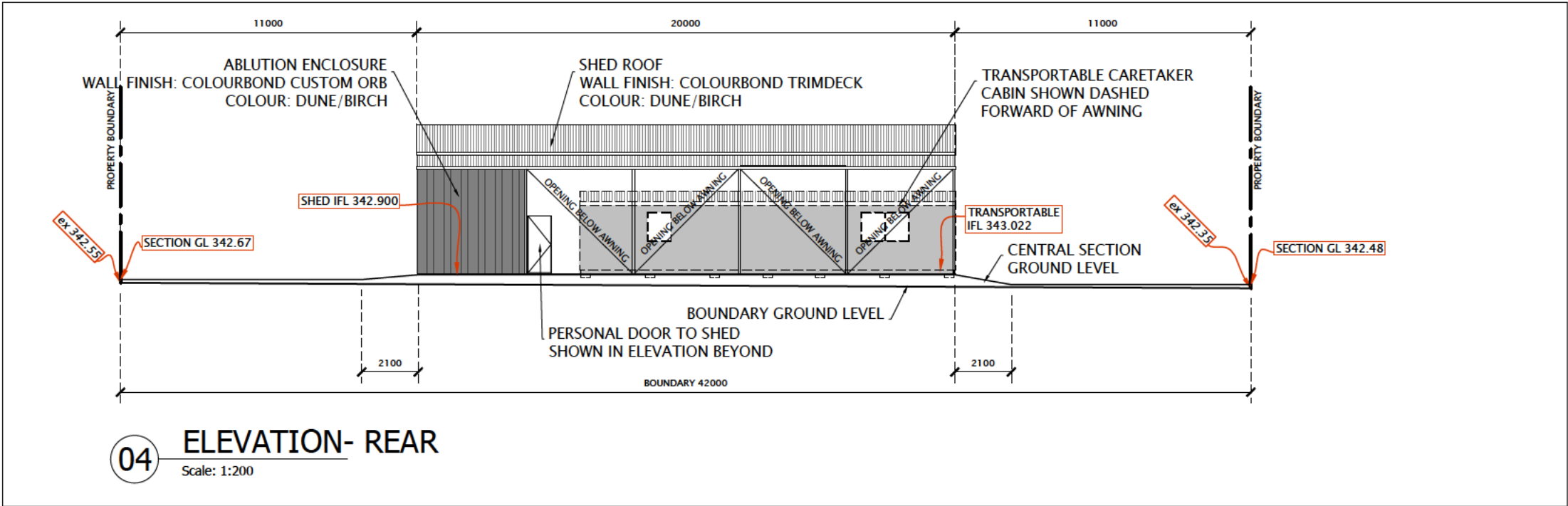
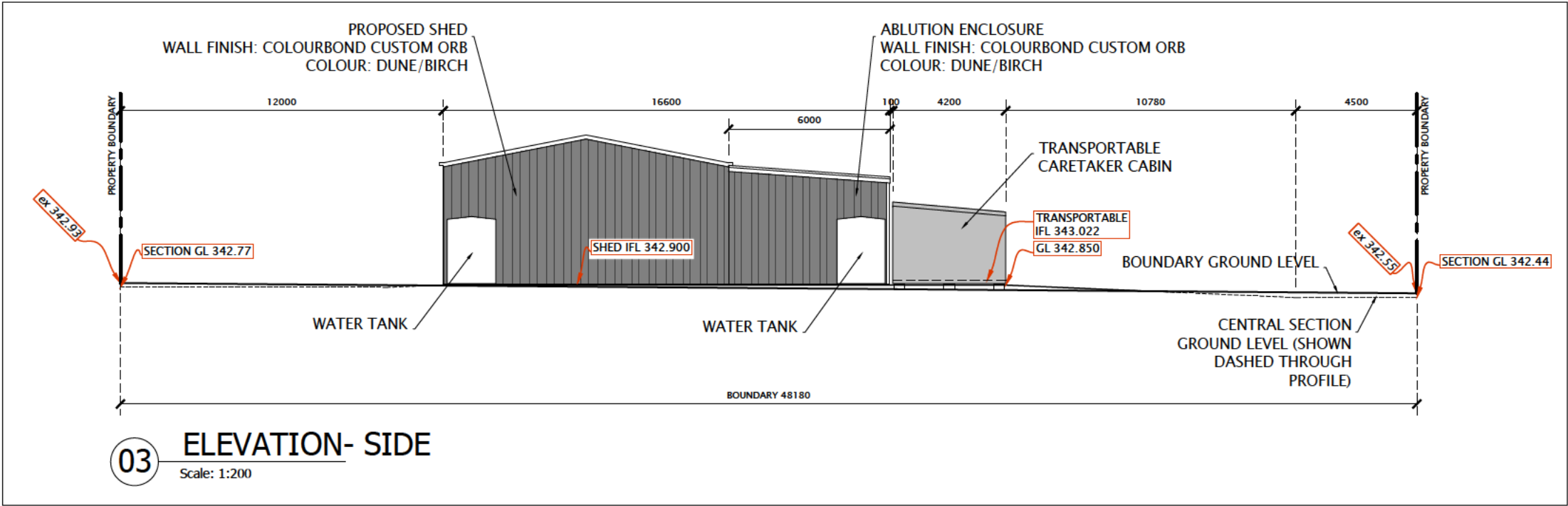
CLIENT	REVISION
KPM	

DRAWING TITLE	
ELEVATIONS- PROPOSED DEVELOPMENT	

DRAWING No.	REVISION
0236-BRO_004	A

134 ELLIOTT RD SCARBOROUGH WA 6019
M: 0425 269 102 E: blake@bwla.com.au





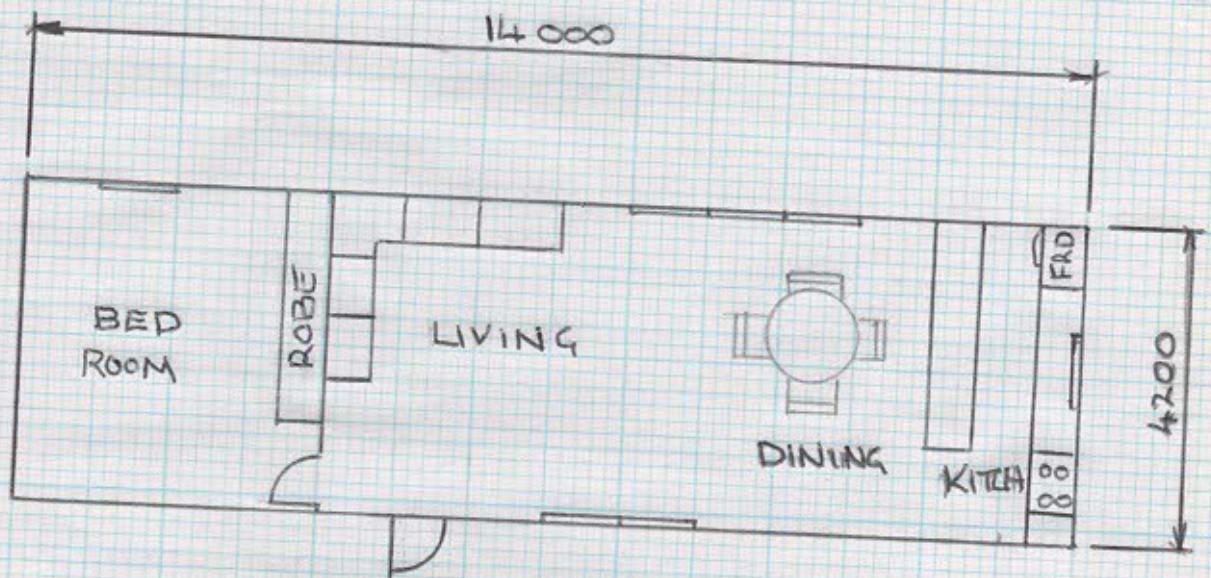
REV	DESCRIPTION	BY	DATE
A	ISSUE FOR PLANNING	BW	28.06.2025

DESIGNED	BW	DRAWN	BW	APPROVED	BW
SCALE	1:200 @ A3	DATE	23.06.2025		
CLIENT	KPM				
DRAWING TITLE	ELEVATIONS- PROPOSED DEVELOPMENT				
DRAWING No.	0236-BRO_005	REVISION	A		

134 ELLIOTT RD SCARBOROUGH WA 6019
M: 0425 269 102 E: blake@bwla.com.au



9 SUGG RD LAKE KING.



CARETAKERS UNIT
PROPOSED LAYOUT

SCALE 1:100


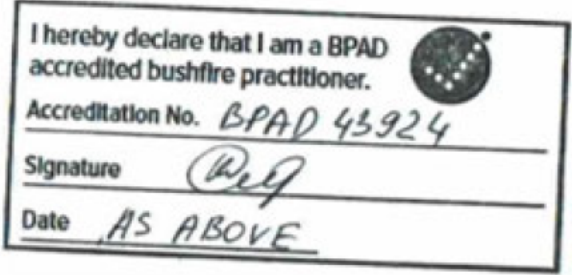


AS3959 Bushfire Attack Level (BAL) Assessment Report

Download this report from <https://jobcomplete.com.au/checker>

Site Details			
Address	H9 Sugg Road		
Suburb	Lake King	State	WA
Local Government Area:	Shire of Lake Grace		
Description of Building Works:	class 1a and 10a		

Report details			
Report/Job Number	#KC4150	Client Reference #:	
Assessment Date	30-06-2025	Report Version:	1
Report Is Valid Until:	30-06-2026	Report Date:	30-06-2025

BPAD Accredited Practitioner Details	
Company Name:	Bushfire Perth Pty Ltd
Contact Details:	natalia@balrating.com.au - 0456636805
Representative	Natalia Smirnova
 BAL Rating	 I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>BPAD 43924</u> Signature <u>[Signature]</u> Date <u>AS ABOVE</u>

Disclaimer: The measures or recommendations contained in this report are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bushfire. Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner name in this report and where required an updated report issued.

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Site Assessment & Site Plans

The assessment of this site / development at 9 Sugg Road Lake King was undertaken on 30-06-2025 by Natalia Smirnova a BPAD Accredited level 1 Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS3959 - 2018 Simplified Procedure (Method 1).



Plot	Vegetation Classification	Effective Slope	Separation (m)	Exclusions *	BAL
1	Class C Shrubland	Upslope/0°	19	-	BAL-12.5
2	Class G Grassland	Upslope/0°	18	-	BAL-12.5
3	Class B Woodland	Downslope/null°	78	-	BAL-12.5
4	Class C Shrubland	Upslope/0°	47	-	BAL-12.5
5	Exclusion 2.2.3.2 (E,F)	-	-	EF	BAL-LOW

Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Plot 1a	Vegetation-Class C Shrubland	Slope-Upslope/0°	BAL-12.5
			
Shrubs <2 m high; greater than 30% foliage cover with overstorey tree coverage less than 10%.			

Plot 1b	Vegetation-Class C Shrubland	Slope-Upslope/0°	BAL-12.5
			
Shrubs <2 m high; greater than 30% foliage cover with overstorey tree coverage less than 10%.			

Plot 2a	Vegetation-Class G Grassland	Slope-Upslope/0°	BAL-12.5
			
Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.			

Plot 2b	Vegetation-Class G Grassland	Slope-Upslope/0°	BAL-12.5
			
Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.			

Plot 3a	Vegetation-Class B Woodland	Slope-Upslope/0°	BAL-12.5
			
Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.			

Plot 3b	Vegetation-Class B Woodland	Slope-Upslope/0°	BAL-12.5
			
Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.			

Plot 4a	Vegetation-Class C Shrubland	Slope-Upslope/0°	BAL-12.5	
				
Shrubs <2 m high; greater than 30% foliage cover with overstorey tree coverage less than 10%.				

Plot 4b	Vegetation-Class C Shrubland	Slope-Upslope/0°	BAL-12.5
			
Shrubs <2 m high; greater than 30% foliage cover with overstorey tree coverage less than 10%.			

Plot 5a	Vegetation-Exclusion 2.2.3.2 (E,F)	Slope (-)	BAL-LOW
			
Exclusion clause 2.2.3.2 E - F, Low threat vegetation including maintained public reserve and parkland and non-vegetated areas such as roads, footpaths, buildings or rocky outcrops.			

Plot 5b	Vegetation-Exclusion 2.2.3.2 (E,F)	Slope (-)	BAL-LOW
			
Exclusion clause 2.2.3.2 E - F, Low threat vegetation including maintained public reserve and parkland and non-vegetated areas such as roads, footpaths, buildings or rocky outcrops.			

Determined Bushfire Attack Level

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐
Table 2.4.5

FDI 50 ☐
Table 2.4.4

FDI 80 ☒
Table 2.4.3

FDI 100 ☐
Table 2.4.2

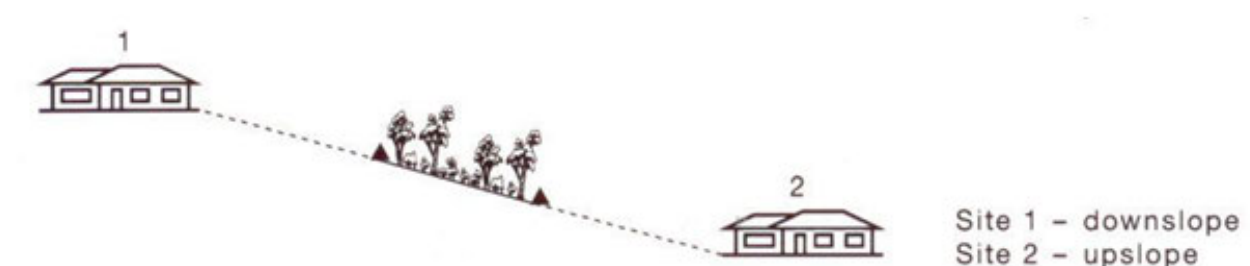
Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	Exclusions *	BAL
1	Class C Shrubland	Upslope/0°	19	-	BAL-12.5
2	Class G Grassland	Upslope/0°	18	-	BAL-12.5
3	Class B Woodland	Downslope/null°	78	-	BAL-12.5
4	Class C Shrubland	Upslope/0°	47	-	BAL-12.5
5	Exclusion 2.2.3.2 (E,F)	-		EF	BAL-LOW

Table 1: BAL Analysis - *Exclusions refer to clause 2.2.3.2 as found in AS3959-2018

Diagram Explaining Slopes



Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development at 9 Sugg Road Lake King has been determined in accordance with clause 2.2.6 of AS3959-2018 using the above analysis.

Bushfire Attack Level Determined On 30-06-2025

Bal-12.5

Radiant Heat Levels

BAL rating	Explanation	Risk
BAL - LOW	There is insufficient risk to warrant any specific construction requirements but there is still some risk.	BAL - LOW
BAL - 12.5	There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m ² .	LOW
BAL - 19	There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat.	MODERATE
BAL - 29	There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.	HIGH
BAL - 40	There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front	VERY HIGH
BAL - FZ	There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.	EXTREME

The Australian Standard AS3959-2018 Construction of buildings in bushfire prone areas

The Australian Standard AS3959 describes comprehensive methodology of assessing bushfire attacks and advises specific construction details for dwellings to diminish the risk of combustion caused by burning embers, radiant heat or direct flame contact generated by a bushfire and its intensity on the dwelling.

Construction Requirements

BAL rating	Requirements	AS3959-2018 Page number
LOW	No construction requirements Section 4	
BAL 12.5	Construction sections 3 and 5	pg42
BAL 19	Construction sections 3 and 6	pg50
BAL 29	Construction sections 3 and 7	pg58
BAL 40	Construction sections 3 and 8	pg67
BAL FZ	Construction sections 3 and 9	pg74

Appendix 2

Exclusions

Areas of Vegetation that do not trigger a BAL rating BAL-LOW (i.e. low threat) according to AS3959 includes the following:

- Vegetation of any type more than 100 m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site or each other.
- Strips of vegetation less than 20 m wide (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition. maintained lawns, golf courses, maintained public reserves and parkland, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and wind breaks

Disclaimer Statement

Disclaimer

This report is distributed under the understanding that this office and its assessor are not responsible for any results of any actions taken on the basis of the information contained within this document or for any errors in or omission from it. Some or all of the information contained within this report may have been provided by a 3rd party, this office and its assessors are not responsible for any inaccuracy or misrepresentation of information provided to them to complete this report. It should be understood that the main reason of this document is to look into diminishing the impact and danger of a bushfire in an identified bushfire prone area to the residents of the District.

It must be outlined that fuel loading and weather conditions prevailing at the time of bushfire event may persuade high intensity fire to occur posing a risk to lives and property. This must be taken into consideration by any person living or staying within a bushfire prone area. This Bushfire Attack Level Assessment is based on site conditions described as at the date of its assessment indicated by this report. Any changes to the current vegetation type, structure and fuel loadings will modify the bushfire attack level and invalidate this report.

-- End of BAL assessment --

What Is An Asset Protection Zone?

An Asset Protection Zone (APZ) is a fuel reduced area surrounding a built asset or structure. This can include any residential building or major building such as farm and machinery sheds, or industrial, commercial or heritage buildings. An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows suppression of fire;
- an area from which backburning may be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Potential bush fire fuels should be minimised within an APZ. This is so that the vegetation within the planned zone does not provide a path for the transfer of fire to the asset either from the ground level or through the tree canopy.

Design of Asset Protection Zone

The proportion of the APZ reflect the distance from the hazard to ensure adequate separation is achieved

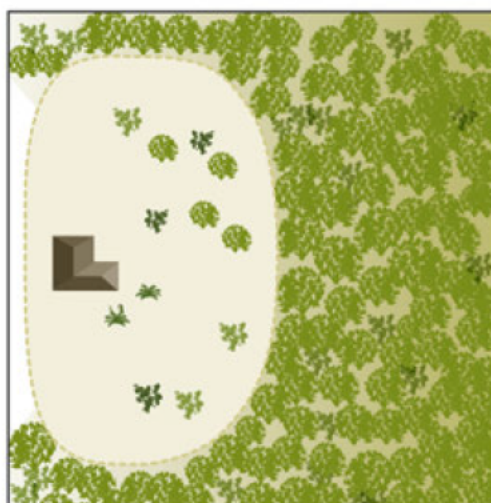
Hazard on one side

APZ



Hazard on three sides

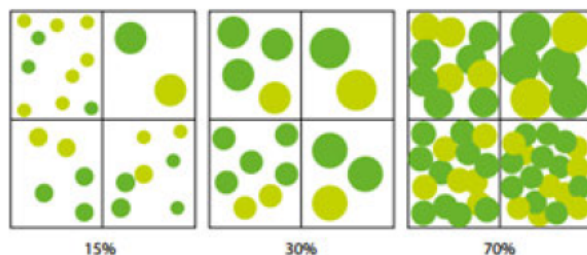
APZ



Tree Canopy Cover

Tree canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



Steps Required To Setup And Maintain An Asset Protection Zone (APZ)

Asset Protection Zone (APZ) means a low fuel area immediately surrounding habitable buildings and is to meet the following requirements:

- **Minimum width:**
Measured from any external wall or supporting post or column of the proposed building or the building envelope, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m^2 (BAL-29)
- **Sheds:**
should not contain flammable materials.
- **Location:**
wholly within the development site
- **Objects:**
within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Trees (> 5 metres in height):**
trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. No tree crowns overhang the building.
- **Shrubs (0.5 metres to 5 metres in height):**
should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m^2 in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):**
can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:**
Should be managed to maintain a height of 100 millimetres or less. Cut before every fire season
Cut before every fire season

It is the responsibility of the owner to ensure that the APZ is created and maintained through appropriate design to ensure their property complies with the APZ standards outlined above. All Bushfire attack level ratings (BAL ratings) has been calculated with the conditions that are found on site at the time of assessment. It is very important that as the owner/owners of 9 Sugg Road Lake King understand that any modifications to the site do not disregard the advice contained on asset protection zones. Allowing vegetation to grow around a building in a bushfire prone area will greatly increase the risk to your site and invalidate your bushfire attack level rating that is currently rated as BAL-12.5

More information on asset protection zones can be found by contacting your local shire at the shire of Lake Grace.

Additional Comments

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address: H9 Sugg Road

Suburb: Lake King

State: WA

Local Government Area

Shire of Lake Grace

Report / Job Number: #KC4150

Report Date: 30-06-2025

Determination of Highest Bushfire Attack Level

AS3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Upslope/0°	47m	12.5

BPAD Accredited Practitioner Details

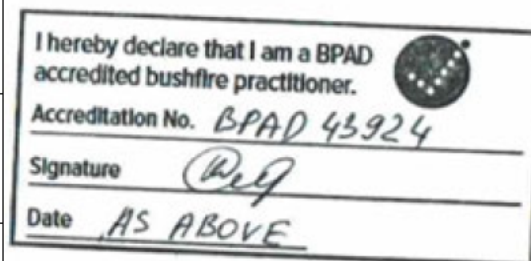
Name

Natalia Smirnova

Company Details

Bushfire Perth Pty Ltd, Booking@BALRating.com.au -
0456 636 805

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS3959-2018



I hereby declare that I am a BPAD accredited bushfire practitioner.

Accreditation No. BPAD 43924

Signature [Signature]

Date AS ABOVE

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.