



Shire of Lake Grace

23 September 2026

Ordinary Council Meeting

LIST OF ATTACHMENTS

TABLE OF CONTENTS

Item No.	Item Description / Title	Page *
13.1	• Tourism Advisory Committee Minutes 8 September 2026	2 – 11
14.2.2	• Scheme Amendment Documentation & Plans	12 – 75
	• EPA Approval	76 – 77
	• Copy of submissions	78 – 87
	• Schedule of Submissions	88 – 89
	• District Water Management Strategy	90 – 111
14.4.1	• Original 2025 CAR adopted by Council on 26 August 2026 (error highlighted)	112 – 125
	• Amended LG-CAR-570774	126 – 149
	• Signed Notice of Motion to change Council Decision	150 – 151
	• Correspondence from the LG Inspectorate	152 – 161
14.4.2	• Major Land transaction Business Plan 2026 – 31 Lot Residential Land Development	162 – 206
14.4.3	• Lease Lake King Kart Club 2026 (final)	207 – 245
14.4.5	• Amended Policy 3.7 – Purchasing Policy	246 – 257
14.5.1	• List of Accounts Payable	258 – 266
14.5.2	• Monthly Financial Reports	267 – 289
	• Bank Reconciliations – 31 August 2026	290 – 292
16.0	Information Bulletin – June 2026 - Cover Page Only	293
	• Infrastructure Services Report	

* Page number as it appears in the completed PDF document

Shire of Lake Grace

TOURISM ADVISORY COMMITTEE

MINUTES

DATE

Meeting Commencing at 9.30am on Tuesday 8th September 2026.



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Acknowledgement of Country

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

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

CONTENTS

1.0	DECLARATION OF OPENING ANNOUNCEMENT OF VISITORS.....	1
2.0	PRESENT	1
3.0	APOLOGIES	1
4.0	CONFIRMATION OF MINUTES	2
5.0	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	2
6.0	URGENT BUSINESS APPROVED BY THE CHAIRPERSON	2
7.0	MEMBERS REPORTS	2
7.1	VISITOR CENTRE MANAGER REPORT	2
7.2	AIM HOSPITAL REPORT	3
7.3	ROE TOURISM ASSOCIATION	3
7.4	AUSTRALIA'S GOLDEN OUTBACK	3
8.0	GENERAL BUSINESS	3
9.0	DATE OF NEXT MEETING	5
10.0	CLOSURE	5

SHIRE OF LAKE GRACE

Minutes of the Tourism Advisory Committee Meeting held at the Shire of Lake Grace Council Chambers on Tuesday 8th September 2026 commencing at 9.30am.

Objectives of the Shire of Lake Grace Tourism Advisory Council are to advise the Council on:

1. The identification, inclusion and implementation of tourism matters in Council's Strategic Community Plan (and other operational plans/annual budget) in order to increase tourism income in partnership with the Community, Commonwealth, State and Local government and other industry stakeholders
2. The coordination of and collaboration between Lake Grace Shire's tourist attractions, heritage museums (AIM Hospital etc.), events, tourism promotion/marketing and services to visitors
3. Developing community understanding of the value of tourism
4. Industry development, employment and training to benefit tourism, heritage and events
5. Seeking funding to support and promote tourism and develop new and existing tourist attractions
6. Assisting in the development of current, quality information to visitors and stakeholders
7. Recognising and promoting excellence within the local tourism industry
8. To represent the Shire at Roe Tourism meetings and events

1.0 DECLARATION OF OPENING ANNOUNCEMENT OF VISITORS

Chairperson Cathie Kelly opened the meeting at 9.31am on Tuesday 8th September 2026.

2.0 PRESENT

Chairperson	Ms Catherine Kelly	Community Representative Newdegate
Committee Member	Cr Debrah Clarke	Shire of Lake Grace Councillor
Committee Member	Mr Kevin Penny	Community Representative Lake King
Committee Member	Mr Norm O'Neill	Community Representative Pingaring
Shire Representative	Mr Aaron Wooldridge	Lake Grace DCEO
Shire Representative	Mrs Jo Morgan	Lake Grace Visitor Centre Manager

3.0 APOLOGIES

Committee Member	Cr Roz Lloyd	Community Representative Newdegate
Committee Member	Mrs Kerrie Argent	Community Representative Lake Grace
Committee Member	Mrs Lynne Ellard	Community Representative Newdegate

4.0 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Mr Kevin Penny
Seconded: Mr Norm O'Neill

That the Minutes of the Shire of Lake Grace Tourism Advisory Committee Meeting held on Tuesday 7th July 2026 be confirmed as a true and accurate record of the meeting, subject to the following amendment:

Under the item 7.2 AIM Hospital Report, Cr Debrah Clarke suggested the projector or screen to be used to display photographs and historical images.

CARRIED 4/0

For: Mrs C Kelly, Cr D Clarke, Mr K Penny, Mr N O'Neill
Against: Nil

5.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

nil

6.0 URGENT BUSINESS APPROVED BY THE CHAIRPERSON

nil

7.0 MEMBERS REPORTS

See attached from:

Kevin Penny – Nothing to report

Norm O'Neill – Pingaring

7.1 VISITOR CENTRE MANAGER REPORT

- Wildflower season has well and truly begun. The usual hotspots – the Jam Patch and Kwongan Walk (old Rifle Range Hill) is in full bloom.
- Our new Part Time Visitor Centre Coordinator – Sheree, has started at the Visitor Centre and settled in very well.

- Jo shared 2 reports (via email) after Visitor Centre training. Economic effects of LG Visitor Centre and Tourist and Working holiday maker (backpacker) visas. Petition link to sign and encouraged as this affects not only Tourism but our agricultural workers too.

7.2 AIM HOSPITAL REPORT

- Planning for the AIM event will be discussed under General Business.
- Aaron has been working with Heritage Consultant Norm Ioannopoulos and is planning a walkthrough of the building within the next few weeks. Shire staff and members of the Museum team will also attend. Norm will spend two days onsite preparing a report for the restoration project.
- Aaron advised that the restoration is expected to be a three year project, costing approximately \$1.5million.

Stage 1 – Complete all necessary safety approvals and bring the building up to the required standard. Minor structural repairs will also be undertaken to allow the building to operate as a museum.

Stage 2 – Fully restore the building in accordance with heritage standards.

Stage 3 – Develop the interpretation and display of the AIM's history.

- Aaron will keep the committee informed as dates are confirmed.
- Cathie Kelly will remain in contact with Sylvia Brandenburg in the lead up to the event.

7.3 ROE TOURISM ASSOCIATION

- Roe Tourism has arranged for travel influencers @thelittleadventurers to visit the Shire from 12th – 13th September. Jo has sent maps to Alyssa to pass on to them to assist with their travel throughout the region. The influencers will stay at the Jam Patch and Varley Chicken Ranch during their visit.

7.4 AUSTRALIA'S GOLDEN OUTBACK

- An upcoming zoom session will focus on wellness travel z, an emerging travel trend. Jo will attend and report back to the committee.

8.0 GENERAL BUSINESS

Aim Event Planning

- **MC:** Deb approached John O'Neill., but he is unavailable on the proposed date. Deb will consider other suitable candidates, preferably someone with a connection to the restoration project.
- **Seating:** Two or three rows of chairs will be required at the front of the building.
- **Power:** A generator will be required to heat the urn for tea and coffee.
- **Plaque location:** A rock has been sourced for the plaque. SOLGTAC will determine the preferred location after the meeting.

- **Plaque wording:** The proposed wording is “*Unveiled by Sylvia Brandenburg, OAM, Freeman of the Shire.*” Advice will be sought from the plaque seller regarding punctuation and formatting.
- **Alternative Plaque placement:** The committee discussed mounting the plaque on the wall, either above or below the existing plaque, instead of placing it on a rock. Aaron will measure the existing plaque, and Mikaela will investigate suitable materials. SOLATAC will vote on it's preferred option.
- **Shelter:** GSF has one shelter (5m x 3m) available, Newdegate Primary School has two smaller ones. The number required is unknown at this stage, we will assess the weather closer to the event. The Sports Pavillion is also available should the weather prevent an outside event altogether.
- **Parking and traffic management:** The car park area next to the AIM building will be tidied before the event. Traffic management may be required to accommodate overflow parking on the day.
- **Opening of the building:** – Check with Kerrie if Jayne's availability to open museum on the day. Deb, Norm and Kevin will be available on the day.
- **Building safety:** James McGougan (SOLG Safety Officer), will inspect the building and assess its safety requirements.
- **Volunteer identification:** The committee discussed whether SOLGTAC volunteers should wear matching easily identifiable shirts.
- **Driver Revivor:** The AIM event could be promoted at Driver Reviver on 28th September. Jo to follow up with Suzanne.
- **Invitations:** Deb suggested inviting the Minister of Heritage, Peter Rundle, and Rick Wilson. Aaron will follow this up.
- **Toilet facilities:** Lisa Pearce confirmed that the hospital staff toilet will be available to use on the day.
- **Brochure:** An AIM Hospital brochure will be available for distribution at the event.
- **Budget and promotion:** Norm raised questions regarding event budget and promotion activities. The event is being promoted through the local Shire newspapers Facebook pages. For future events, the committee could consider developing a dedicated project page containing information and links relating to each event.

General business continued

- **Wildflower signage:** Cathie shared an image of a sign featuring wildflowers. A similar concept could be developed to showcase the area's salmon gums, mallee trees and verticordias.
- **Varley Representative:** A Varley community representative is required. Jo to place an ad in the Varley Voice.
- **Newdegate median strip:** Rockson the median strip need requires removal or improvement. Aaron will discuss the matter further with Phil (Manager of Infrastructure). The possibility of developing a garden or community project was also discussed.

- **Strategic Plan:** A dedicated working group session is required to allow the committee to focus on ideas for the Strategic plan. This could be a project for the new year.
- **Status Report:** To be updated after the AIM event.

9.0 DATE OF NEXT MEETING

The next meeting is on Wednesday 11th November 2026 commencing at 9.30am at the Shire of Lake Grace Council Chambers. 1 Bishop Street, Lake Grace.

10.0 CLOSURE

Deb, Cathie, Aaron and Jo will investigate the best position of plaque at the AIM Hospital.

There being no further business, the Chairperson closed the meeting at 10.45am.



Member Report

Shire of Lake Grace

Prepared for the 8th September 2026
Tourism Advisory Committee Meeting

PINGARING PROGRESS ASSOCIATION



RE: SOLGTAC MEETING SEPTEMBER 2026 - REPORT

Presented to SoLGTAC committee on the 8th of September 2026

Pingaring Progress Association (PPA)

1) General Meeting

- **Date:** 5th of August 2026
- **Location:** Pingaring Community Centre on the
- **Topic:** Proposed Amendment to the Constitution

Note

I did not attend the meeting; however, I submitted the following via the PPA WhatsApp chat group

- a) my apology for non-attendance and
- b) amendment suggestions to the revamped constitution

I have requested a copy of the minutes from the PPA President Lina Varone, I have yet to receive a copy.

2) Pingaring Dump Point

29th of August 2027 - PPA Secretary, Karen Baker advised via text

- The project has been put on hold and further investigation is needed for site suitability.
- PPA are communicating with the Kulin Shire regards to this issue

Shire of Lake Grace Tourism Advisory Committee (SoLGTAC)

Roe Tourism Association (RTA) Meeting

- **Date:** Monday, 10 August 2026
- **Location:** Corrigin Community Resource Centre (CRC)

My attendance at the above meeting was primarily a fact-finding exercise, with the aim of gaining a better understanding of how Pingaring could obtain greater exposure through the Roe Tourism Association's (RTA) regional tourism campaigns and promotional activities.

During the meeting, I mainly observed the discussions and was provided with approximately five minutes to ask questions regarding Pingaring's opportunities for inclusion in future RTA tourism promotions.

I was well received by the Chair and was advised that Pingaring needs to identify and provide SoLGTAC with details of the events, attractions and tourism opportunities it would like promoted

PINGARING PROGRESS ASSOCIATION



These submissions can then be considered by SoLGTAC and, where appropriate, forwarded to the RTA for consideration and possible inclusion in future regional tourism campaigns and promotional activities.

Please refer to the attached correspondence dated 10/8/2026 from Alyssa Szekeres the Executive Officer & Marketing Officer of RTA

I will be in Pingaring mid-October and have arranged for a photographer to take high quality photos to submit to the PPA for consideration of submission to SoLGTAC.

SoLGTAC GENERAL BUSINESS

- Railway Station self-drive tourism campaign
 - Brookton, Narrogin & Lake Grace with everything in-between
- SoLGTAC Strategic Plan progress
- SoLGTAC Status Report – Is this still relevant

Pingaring Progress Association

SoLGTAC - Representative

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SHIRE OF LAKE GRACE

LOCAL PLANNING SCHEME NO.4

AMENDMENT NO.7

July 2025

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.7
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) Rezoning an 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone; and
- b) Amending 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.7

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) Rezoning an 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone; and
- b) Amending 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 23rd day of October 2024

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 an additional 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone to allow the land to be subdivided and developed for industrial purposes to accommodate current and future anticipated demand for vacant industrial zoned land.

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 the subject of this proposed amendment is legally described as Lot 21 on Deposited Plan 411875 being No.19 Mather Road, Lake Grace.

Lot 21 is currently owned by Linda Anne Carruthers who has agreed to allow the Shire to purchase and subdivide a 17.75 hectare portion of the property in its south-eastern corner for industrial purposes of which 9.17 hectares is currently classified 'General Industry' zone.

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

LOCATION, PHYSICAL CHARACTERISTICS & CURRENT LAND USE

Lot 21 is located immediately adjacent to the northern boundary of the Lake Grace townsite and comprises a total area of approximately 327.5479 hectares (see Appendix 2 - Plans 1 to 4).

The subject land is gently sloping from east to west with the natural ground level ranging from approximately 298 metres AHD along its eastern boundary to 284 metres AHD along its western boundary.

A significant proportion of Lot 21, including the 17.75 hectare portion in its south-eastern corner proposed to be subdivided and developed for industrial purposes, has been extensively cleared of all native vegetation to accommodate its current and historical use for extensive agricultural purposes (i.e. cropping and grazing). The property is also characterised by a number of small, shallow salt lakes and fringing native vegetation in its western half that have not been identified in any public sector databases as being of regional environmental significance.

The property contains an existing single house, farm sheds and various associated improvements in its south-western segment, all of which are located more than 900 metres from that portion of the property proposed to be rezoned for industrial purposes and will be retained.

The property has direct frontage and access to Mather Road and Dewar Street along its southern boundary which are sealed and drained local roads under the care, control and management of the Shire of Lake Grace. It also has direct frontage and access to Kulin-Lake Grace Road along its eastern boundary which is a sealed and drained State Road under the care, control and management of Main Roads WA.

Due to its location immediately adjacent to the northern boundary of the Lake Grace townsite Lot 21 has convenient access to a comprehensive range of key essential service infrastructure including electricity, reticulated water, telecommunications and stormwater drainage. As the property is not served by reticulated sewerage disposal infrastructure all effluent disposal from the proposed industrial subdivision will be undertaken on-site using suitable effluent disposal systems (i.e. septic tanks and inverted leach drains).

The 17.75 hectare portion of Lot 21 proposed to be subdivided and developed for industrial purposes has not been designated by the Fire and Emergency Services Commissioner as being bushfire prone and is not identified on any public sector databases as being environmentally significant, contaminated, or within any designated public drinking water source or ground water protection areas. Furthermore the property does not contain any buildings or places of Aboriginal or European cultural heritage significance. A significant proportion of the land's southern half, including that portion proposed to be subdivided and developed for industrial purposes, 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 – Extensive agriculture (i.e. cropping and grazing);
- South – The Dewar Street, Boulton Street (unconstructed) and Mather Road road reserves, low density residential development, service commercial and industrial development, the Lake Grace Caravan Park, a Crown reserve under the care, control and management of the Shire of Lake Grace for television and telecommunications purposes, a Shire managed and operated recycling depot, and an operational railway reserve and commercial development beyond;
- East – The Kulin-Lake Grace Road road reserve with a bulk grain handling and storage facility and operational railway reserve beyond; and
- West – Extensive agriculture (i.e. cropping and grazing) and vacant, undeveloped Crown land beyond comprising Lake Grace North (i.e. a large shallow salt lake).

SCHEME AMENDMENT PROPOSAL

The Shire of Lake Grace is proposing to subdivide and develop a 17.75 hectare portion of Lot 21 in its south-eastern corner for industrial purposes to accommodate current and future anticipated demand for vacant industrial zoned land in close proximity to the Lake Grace townsite. The current shortage of suitably zoned and serviced vacant industrial lots in the townsite to accommodate new industrial-type businesses and the Shire's significant investment in new housing projects has prompted Council's decision to proceed with the proposed subdivision of the relevant portion of Lot 21 for this purpose.

It is significant to note a 9.17 hectare portion of Lot 21 in its south-eastern corner at the intersection of Kulin-Lake Grace Road and Dewar Street is already classified 'General Industry' zone in the Shire of Lake Grace Local Planning Scheme No.4.

Following consideration of future potential needs and demand, the Shire has secured agreement from the current owner of Lot 21 to rezone an additional 8.58 hectare portion of the property immediately north and west of that portion already zoned for industrial purposes to allow it to be subdivided and developed for the same purpose. A variety of lot sizes are envisaged with the minimum being 2,000m² to ensure sufficient land area is available to accommodate on-site effluent disposal systems given reticulated sewerage disposal infrastructure is not immediately available or commercially viable.

PLANNING FRAMEWORK CONSIDERATIONS & JUSTIFICATIONS

The following elements of the State and Shire's planning frameworks are of relevance to the future proposed development and use of the subject land for industrial 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 21 is considered to be consistent with this Strategy for the following reasons:

- i) It will ensure a suitable and affordable supply of suitably zoned industrial land is made available for local enterprises to support future economic development and growth;
- ii) It will facilitate the development of additional industrial land in an appropriate location 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;
- iii) It will not compromise the efficiency of existing vehicle movement networks;
- iv) It is capable of being served by all required essential service infrastructure;
- v) It will not have any negative impacts on the natural environment and resources; and
- vi) It will ensure any adverse impacts from natural disasters (i.e. flooding) are suitably mitigated insofar as possible.

- **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 21 is considered to be consistent with the Framework for the following reasons:

- i) It will ensure there is an adequate supply of industrial land to cater for the future needs of the local community and business enterprises;
- 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;
- vi) It will provide opportunity to attract new business enterprises that help diversify the local and State economies, drive innovation and create employment; and
- vii) It will tie into the existing road network and be served by a comprehensive range of key essential service infrastructure including electricity, reticulated water, telecommunications and stormwater drainage.

- **Shire of Lake Grace Strategic Community Plan – Aspire 2033**

The *Shire of Lake Grace Strategic Community Plan – Aspire 2033* contains a series of objectives and prioritised strategies and actions to guide development in the Shire over the next decade to achieve the community's long-term visions and aspirations.

The proposal for Lot 21 is consistent with this strategic plan as it will create opportunity for small business development and industry diversification and ensure the preservation of the natural environment and biodiversity values.

- **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.

The proposal for Lot 21 is considered to be consistent with the Shire's Local Planning Strategy for the following reasons:

- i) It will help to facilitate diversification of the Shire's local economy by encouraging the development of a wide range of new commerce and industry;
- ii) It will be located immediately adjacent to the northern boundary of the Lake Grace townsite to build upon existing infrastructure in this location and maximise efficiencies of operation and economies of scale;
- iii) It will ensure a sufficient amount of industrial land is provided in an appropriate location in the townsite to accommodate new industrial activities; and
- iv) It will help to address the continued shortage of suitably zoned and serviced industrial land in the townsite.

The 9.17 hectare portion of Lot 21 already classified 'General Industry' zone in the Shire of Lake Grace Local Planning Scheme is clearly identified in the Shire's Local Planning Strategy as the preferred location for future industrial development in the townsite (i.e. Development Area DA4 in Table 4 in the Strategy text and maps).

The Shire's proposal to rezone an additional 8.58 hectare portion of Lot 21 for industrial purposes, whilst not entirely consistent with the Strategy, represents a logical extension to the existing industrial zoned portion of the subject land and is justified on the same grounds provided in the Strategy document. It is understood this inconsistency 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 Strategy is non-statutory in nature.

- **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 21 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 to provide a variety of new business and employment opportunities;
- ii) It will meet the social and economic needs of the local community, while recognising relevant climatic, environmental and community values and constraints; and
- iii) 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 to 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 21 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 confirms the south-eastern portion of Lot 21 is subject to shallow 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 proposed new industrial lots in the flood prone portion of the subject land to ensure the final finished floor level of all habitable structures is at least 300mm above the highest known flood level, it is contended all future proposed lots and habitable structures 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.

Those portions of Lot 21 currently zoned and proposed to be rezoned for industrial purposes are located approximately 275 metres from the nearest sensitive land uses on Stubbs Street, Lake Grace.

Having regard for:

- a) the Environmental Protection Authority's Guidance Statement No.3 entitled 'Separation Distances between Industrial and Sensitive Land Uses'; and
 - b) the need for development approval for all development on any land classified 'General Industry' zone in the Shire of Lake Grace Local Planning Scheme No.4,
- the Shire will consider and enforce the minimum buffer separation distance requirements of Guidance Statement No.3 when considering and determining development applications for all proposed new lots created once the land is subdivided to ensure compliance with the requirements of State Planning Policy 4.1.

- **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 21 is located outside of the designated boundaries of the Lake Grace townsite and the provision of reticulated sewerage disposal infrastructure to the proposed subdivision on the land for industrial purposes is not practical or commercially viable, all proposed new industrial lots will comprise a minimum area of 2,000m² with all future development thereon to be served by on-site effluent disposal systems (i.e. septic tanks and inverted leach drains).

In order to demonstrate its case for on-site effluent disposal and compliance with the specific requirements of the *Government Sewerage Policy* the Shire engaged a suitably qualified engineer to undertake a geotechnical investigation of the relevant portion of the subject land during winter 2024, the findings from which are documented in Attachment 3.

- **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 21 for industrial purposes:

- 1.1 – *Subdivision of Land – General Principles*;
- 1.7 – *General Road Planning*;
- 1.12 – *Planning Proposals Adjoining Regional Roads in Western Australia (Draft)*;
- 4.1 – *Industrial Subdivision*; and
- 4.2 – *Planning for Hazards and Safety*.

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 'General Industry' zone are as follows:

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

The proposed subdivision and development of Lot 21 for industrial purposes represents a logical extension to existing and proposed urban development in the Lake Grace townsite including that portion of Lot 21 already classified 'General Industry' zone, 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 an additional 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone is consistent with the aims and objectives of the State and Shire's planning frameworks 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 accordingly.



APPENDIX 1 – CERTIFICATE OF TITLE & DEPOSITED PLAN

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2943

263

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 21 ON DEPOSITED PLAN 411875

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

LINDA ANNE CARRUTHERS OF POST OFFICE BOX 44, LAKE GRACE

(ND P511047) REGISTERED 11/4/2023

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

1. G294153 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 2/10/1996.
2. O940631 MORTGAGE TO REGIONAL INVESTMENT CORPORATION OF 22 BATH LANE BENDIGO VIC 3552 REGISTERED 12/11/2021.

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.

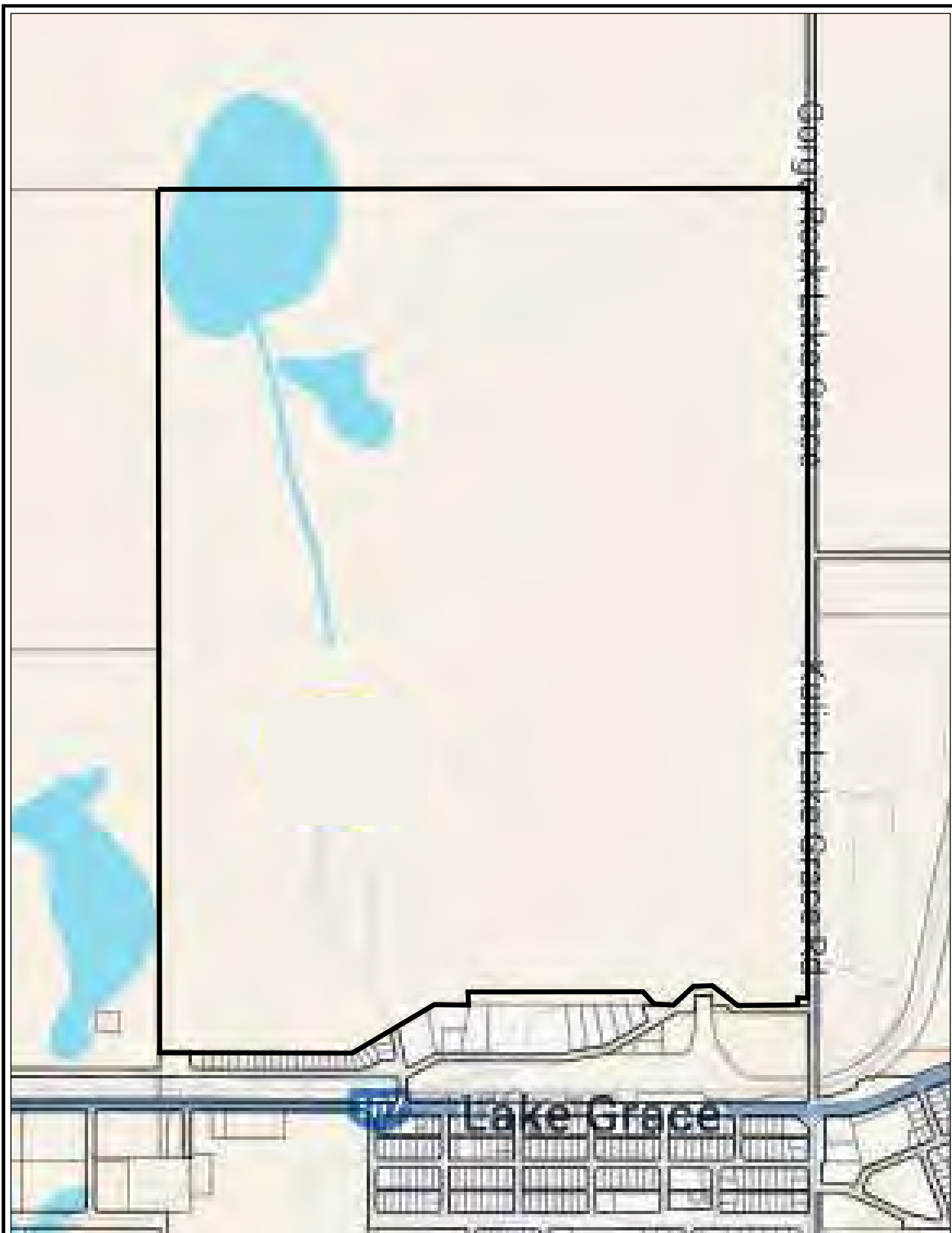
-----END OF CERTIFICATE OF TITLE-----

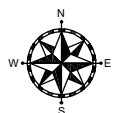
STATEMENTS:

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: DP411875
PREVIOUS TITLE: 2216-596
PROPERTY STREET ADDRESS: 19 MATHER RD, LAKE GRACE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LAKE GRACE

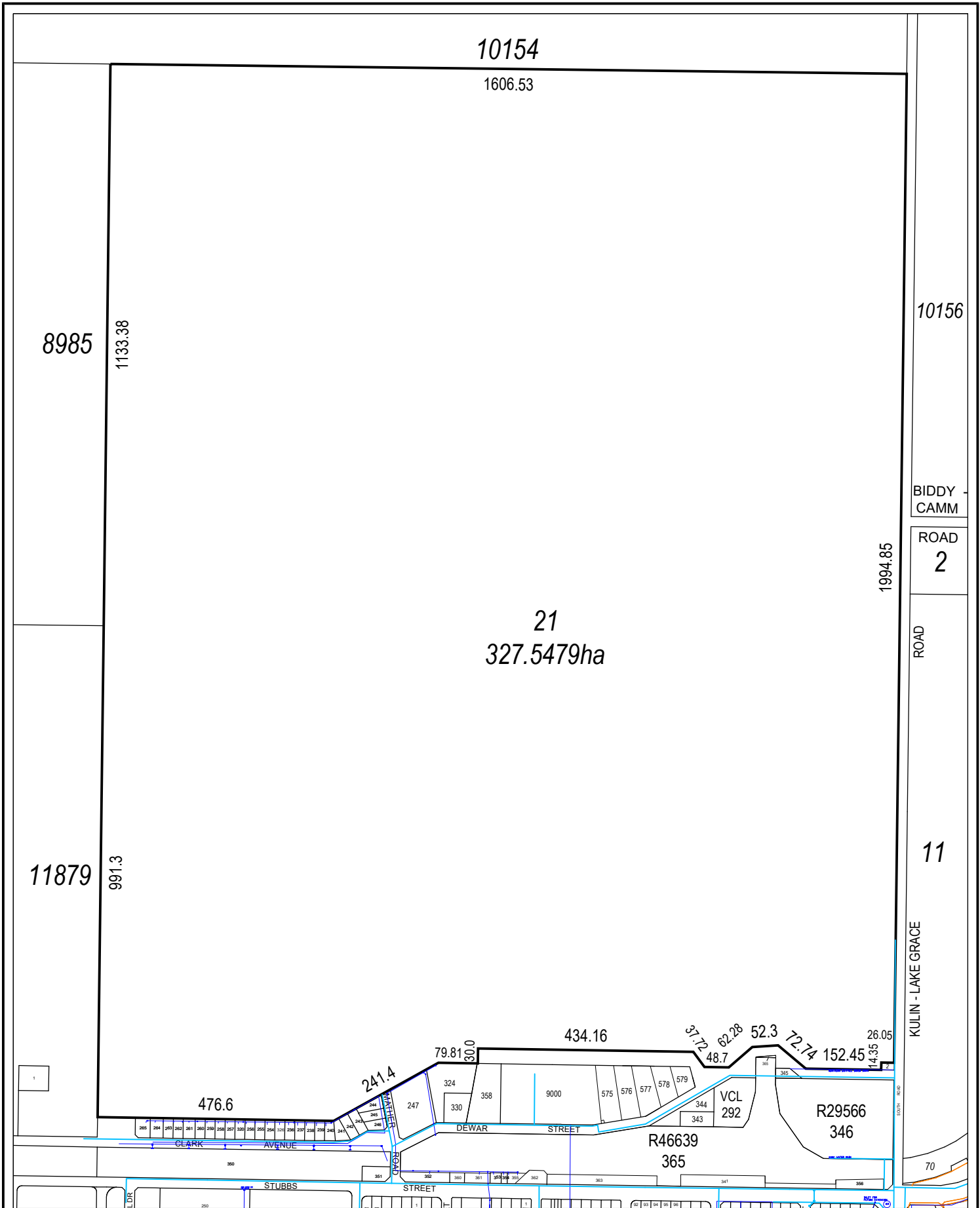
APPENDIX 2 – PLANS 1 TO 4



 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 21 (No.19) MATHER ROAD LAKE GRACE Shire of Lake Grace
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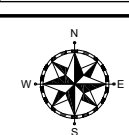
0 100 200 300 400 500m

SCALE 1:12,500 @ A4
DATE: 23.06.2025





Tel: (08) 9303 2532
Mob: 0429 303 100
PO Box 1685
WANGARA DC WA 6947
www.exurban.com.au



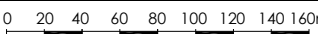
N
W E S

LEGEND:

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

**EXISTING ESSENTIAL
SERVICE INFRASTRUCTURE
PLAN 4**

PORTION OF LOT 21 (No.19) MATHER ROAD
LAKE GRACE
Shire of Lake Grace



0 20 40 60 80 100 120 140 160m

SCALE 1:10,000 @ A4
DATE: 23.06.2025

APPENDIX 3 – REPORT ON GEOTECHNICAL INVESTIGATION

ROBB CIVIL CONSULTANTS

Report on Geotechnical Investigation

Including Leach Drains

Proposed

Commercial

Development

#19 Mather Road, Lake Grace WA



Submitted to:

Shire of lake Grace

1 Bishop St

Lake Grace

WA6353

17 September 2024

1. Introduction

I was invited (E Mail) by Jason Lip (L.Grace Shire) early in August 2024 to Investigate a large Site (20 ha) in the Lake Grace Township.

The address of the property is: **19 Mather Rd Lake Grace** The Site is bounded by *Dewar St* to the South and *Kulin/Lake Grace Rd* to the East.

The Site slopes steeply from North to South with a FALL of **5m**

The Shire plans to sub-divide the Site into **1ha** lots. (**Industrial Sub-division.**)

The sole purpose of the Site Investigation (Full Geotechnical) is to determine if the Site is suitable for" Septic Effluent Disposal (Leach Drains)

W.A.Government Sewerage Policy dictates a 'soil' Investigation be expedited in the winter time when the Ground Water (G.W.) is at its "*highest*"

The mandate was for the soil testing (Full Geotechnical Investigation) to be completed before the **END** of August 2024.

The Site Investigation was expedited by **ROBB CIVIL CONSULTANTS**(Perth Based) on 28/29 August 2024.

This report presents the interpretation of the geotechnical investigation results gathered by Robb Civil Consultants.

The main objectives of the site investigation were to:

- Identify the subsurface soil condition.
- Assess the permeability of the existing ground.
- Provide site classification in accordance with AS 2870-2011 "Residential Slabs and Footings.
- Recommend appropriate site preparation, including compaction criteria.
- Recommend the allowable bearing capacity for building foundation design.

A site plan showing the proposed development was provided to Robb Civil Consultants to aid the investigation.

2. Executive Summary:

- a) Soil Classification: **Class M** (+1.0m sand pad)
- b) Soil Permeability: Average: Hallam+ Falling Head= **0.2m/d**
- c) **SEMI INVERTED LEACH DRAINS: COMPLIANT.**(See Fig 11)

3.Geological Site Condition

3.1 Geological Setting

The Dumbleyung 1:250,000 Geological Series Sheet SI 50-7 1985 Edition prepared by the Geological Survey of Western Australia indicates that the site is underlain with:

- Colluvium and minor alluvium (Qc): silt, sand and gravel; generally on slopes adjoining rock and laterite outcrops.

3.2 Ground Elevation

The Landgate website indicates that the ground level is approximately 293m AHO.

3.3 Groundwater.

Groundwater level= 282.0mA.H.D (Fig 5)

3.4 Earthquake

According to AS1170.4, the site is located within an area that has an earthquake acceleration coefficient of 0.10.

4. Site Description

The site is bounded to the east by Kulin-Lake Grace Road, to the south by Dewar Street, to the north by Lake Grace North, and bounded by farmland to the north.

5.Field Investigation and Results

5.1 Field Investigation

The field investigation was conducted on 28/29 Aug 2024 and consisted of:

- Drilling 4 boreholes to a depth of 2.00m or refusal for soil profiling and sampling.
- 4 x Dynamic Cone Penetrometer Test (DCP) to 1.05m or refusal.
- 3 x Hallam permeation test.
- 4 x Soil samples laboratory testing for Atterberg Limit and Particle Size Distribution

5.2 Preamble

A) Pre-requisite for 'septic effluent disposal' (Leach Drains) requires:

- 1) The soil be permeable.(seepage)
- 2) Sufficient Evaporation required.

5.3 Computations

a) Inflow: (Q)

Ex W.C Manual

Non Residential Flows

0.85-14976-0.22 (Example-wet Ground)

(Net Area ha)- (Flow: LiTRES PER NET HECTARE/DAY) -(FLOW US)

i.e 1-16992-0.295

= 0.2951/S/Net ha

So: 1 day= 0.295 x 60 x 60 x 24

= 25488L

= 25.5m³/d

Q= Say: + 26m³/d

b) EVAPORATION.

(Fig 10)= 3mm/d

(Plate 13)= 2mm/d

Average:= 2.5mm/d

=(0.0025m) x 150m²(Leachate Area =50mx3m)

=0.375m³/d

Say E= 0.5m³/d

c) PERCOLATION:

Perm = 0.2m/d

Say the 'leach Field' Area is 50m x 3 = 150m² (**Requires Further Investigation by this Office**)

Hence: Perm (0.2m/d) x Area (150m²)= **30m³/d**

RESULTANT FLOWS= (a)-(b+c)

=26m³/d - (0.5m³/d + 30m³/d)

=26m³/d - 30.5m³/d

-4.5m³/d

Therefore: it is **COMPLIANT** (i.e. Leach Drains Will Work) Fig : 11

5.3 Soil Profile

The site comprises stiff to very stiff clay to 1.05m from the ground surface.

Table 1 shows the borehole profiles, and Plate 1 shows the approximate test locations.

Table 1 - Borehole Profiles

	Depth (mm)	Soil Descriptions	
BH1	0-1450	CLAY: brown, damp	
	GWL: Dry to moist	DCP {per 150mm):1-4-10-18-22-27-32	E.O.B. (End of Borehole): Too hard to drill
BH2	0-1615	CLAY: brown, damp	
	GWL: Dry to moist	DCP (per 150mm): none	E.O.B.: Too hard to drill
BH3	0-1700	Gravelly Silty SAND: red, damp	
	GWL: Dry to moist	DCP (per 150mm): 2-5-9-17-26-32-37	E.O.B.: Too hard to drill
BH4	0-1745	CLAY: brown, damp	
	GWL: Dry to moist	DCP (per 150mm): 3-10-17-27-41-60	E.O.B.: Too hard to drill

SCALE: 1:3000

197 Main Road Cardiff NSW 2285 Australia Telephone + 61 2 4954 4997 Facsimile + 61 2 4954 4996
Email mail@environmentaltraining.com.au Website www.environmentaltraining.com.au

LEGEND

- PERCOLATION
- DYNAMIC CONE
- HALLAM
- W.L. = 282m AHD

BORE LOGS
DEPTH = 3m REFUSA

- #1 = 290.2m AHD
- #2 = 292m AHD
- #3 = 293m AHD
- #4 = 295m AHD

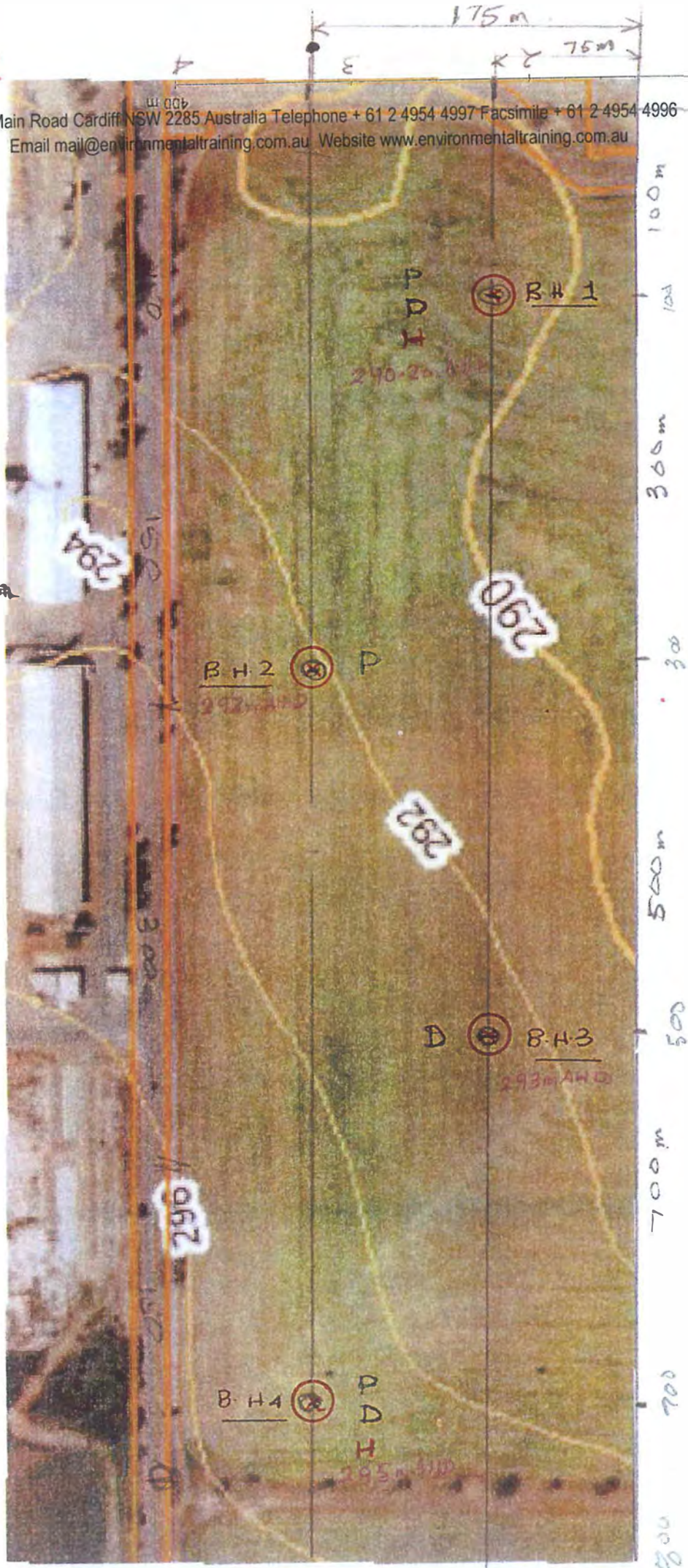


PLATE 1.

BORE LOGS LAKE GRACE

5.4 Laboratory Test Results

Soil samples gathered in the boreholes were subjected to laboratory testing to determine their classification and plasticity.

Table 2 – Laboratory Test Results

Location	BH1	BH2	BH3	BH4
Depth (m)	1.0	0.5	1.3	0.5
Liquid Limit (%)	60	49	39	21
Plastic Limit (%)	19	15	16	10
Plasticity Index (%)	41	34	23	11
Linear Shrinkage	15.5	12.5	10.5	6.5
Soil Type	Clay	Clay	Clay	Clay

5.5 Hallam Permeation Test and Percolation Test Results

The Hallam permeation test result indicates that the soil's saturated hydraulic conductivity is 0.35 m /day; the analysis is shown in Figure 6.

Time (hr:min:sec)	Time after start (min)	Level in Tube (cm)	Drop of Level (cm)	Rate of Water Level Drop (cm/min)
4:48	0			
	0.2	46.0	-46.0	230.0
	0.3	47.0	-1.0	10.0
	0.5	50.0	-3.0	-15.0
	0.7	53.0	-3.0	-15.0
	0.8	57.0	-4.0	-40.0
	1	61.0	-4.0	-20.0
	1.2	66.0	-5.0	-25.0
	1.3	71.0	-5.0	-50.0
	1.5	74.0	-3.0	-15.0
	1.7	77.0	-3.0	-15.0
	1.8	78.0	-1.0	-10.0
	2	79.0	-1.0	-5.0
	2.2	80.0	-1.0	-5.0
	2.3	81.0	-1.0	10.0
	2.5	81.0	0.0	0.0
	2.7	81.0	0.0	0.0
	2.8	81.0	0.0	0.0
	3	82.0	-1.0	5.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
Selected Steady Rate of Water Level Drop			(cm/min)	5.0
Rate of Loss of Water from Reservoir			(cm ³ /min)	37.0

Parameter	Symbol	Value
Depth of Water in Test Hole (cm)	H	25
Radius of Test Hole (cm)	r	3.75
Inner Tube External Diameter (cm)	D _i	0.9
Outer Tube Internal Diameter (cm)	D _o	3.2
Rate of Water Level Drop (cm/min)	l	5.0
Inner Tube Cross Sectional Area (cm ²)	A	0.64
Outer Tube Cross Sectional Area (cm ²)	A _o	8.04
Flowrate (cm ³ /min)	Q	37.03
Saturated Hydraulic Conductivity (cm/min)	K _{sat}	0.0244
Saturated Hydraulic Conductivity (m/day)	K _{sat}	0.35

Figure 2. Hallam Permeation Test Result

The soil's saturated hydraulic conductivity was also calculated using the Hvorslev Method, the results of which are shown in Table 3.

5.6 Table 3 - Percolation Test Results using the Hvorslev Method

Test Location	Testing Depth	Approximate Groundwater Level Below Ground Level	Soil Type	Saturated Permeability (m/day)	Indicative Drainage Class
BH1	1430 mm	10000 mm	Clay	0.13	Poorly Drained
BH2	1615 mm	10000 mm	Clay	0.10	Poorly Drained
BH4	1730 mm	10000 mm	Clay	0.03	Poorly Drained

5.7 Site Classification

Table 5-1: AS2870:2011- General Definition of Site Classes	
Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes ($y_{s1} \leq 20\text{mm}$)
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes ($20 < y_{s1} \leq 40\text{mm}$)
H1	Highly reactive clay site, which can experience high ground movement from moisture changes ($40 < y_{s1} \leq 60\text{mm}$)
H2	Highly reactive clay site, which can experience very high ground movement from moisture changes ($60 < y_{s1} \leq 75\text{mm}$)
E	Extreme reactive sites, which can experience extreme ground movement from moisture changes ($y_{s1} > 75\text{mm}$)
p	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.

Based on the investigation results, the site is classified as class "H1" in accordance with AS2870:2011 Residential Slabs and Footings. The estimated surface movement due to moisture change is approximately 46mm.

AS 2870 is limited to single and double-storey residential buildings with standard shallow footings and a minimum bearing pressure of 100 kPa and does not apply to the proposed development. The structural designers must consider this.

With a 1.0m sand pad above the existing ground, the site can be upgraded to class "M".

5.8 Shallow Footings

We recommend that preliminary footing designs be based on an allowable bearing pressure of 100 kPa at least 1m wide and embedded 0.3m deep. Settlements are not likely to be excessive unless loose sand layers are present.

5.9 Site Preparation

Site preparation work would include:

- Remove any other deleterious material from the site, including construction/demolition debris and soft clay.
- Excavate to the underside of the slabs and footings.
- Compact the exposed ground to achieve the density specified in Section 5.4 to a depth of at least 0.5m below the slab and footings - any areas of loose or soft soil or unsuitable material must be removed and replaced with approved fill as outlined in Section 5.4
- Where fill is required to build up levels, use approved fill (see Section 5.4), placed and compacted in layers of no greater than 300 mm loose thickness.
- A competent person must check the prepared excavation before blinding.

5.10 Compaction

Where sand is used as fill, and the Perth sand penetrometer (PSP) is used for compaction control, the following PSP blow counts may be assumed to correlate to the required dry density ratio of 95% MMDD:

- Depth range 0.15 m to 0.45 m - 8 blows
- Depth range 0.45 m to 0.75 m - 10 blows
- Depth range 0.75 m to 1.05 m - 12 blows.

Fill must be placed in horizontal layers with a loose thickness of less than 300 mm. Each layer must be compacted by suitable compaction equipment and carefully controlled to ensure even compaction over its full area and depth.

For the day materials, use a dynamic cone penetrometer (DCP) for compaction control; the following DCP blow counts may be assumed to correlate to the required dry density ratio of 95% MMDD:

- Depth range 0.15 m - 4 blows

5.11 Stormwater Drainage

The existing ground has low permeability. Large diameter soakwells are required to collect stormwater from roofs and paved areas. The pits may be designed based on the soil permeability of 0.2m/d and should be at least 3.0m away from the building footings. (**Requires Further investigation by this Office**)

5.12 Fire Fighting

Street Hydrants at Kulin/Lake Grace Road have insufficient Pressure. (**55kpa-Ex** Peter lay -W.C.)

Fire Fighting requires **200 kpa** Pressure.

This can be achieved by means of Pumps/Tanks/Ring Mains/Hydrants. (**Requires further Investigation by this Office**)

5.13 CONCLUSIONS & RECOMMENDATIONS.

- 1) The Site is suitable for dissipating sewerage effluent via " **Inverted Leach Drains.**" **(COMPLIANT)**
- 2) Soil Classification **Class "M"** (+ **1.0m sand Pad**)
- 3) Stormwater Drainage Design & Documentation by use of Large Diameter Soakwells -1800mm
<!.**(Requires Further Investigation by this Office)**
- 4) Fire Fighting Design & Documentation : Pumps/Tanks/Ring Mains/Hydrants **(Requires further Investigation by this Office).**

5.14 REFERENCES:

- Nearmap
- AS 1170.4-2007 Structural Design Actions-Earthquake Actions in Australia
- AS 1726-2017 Geotechnical Site Investigations
- **AS 2870-2011** Residential Slabs and Footings
- AS 3798-2007 Earthworks for Commercial and Residential Developments
- Landgate
- Geology Survey of Western Australia Dumbleyung 1:250,000 Geological Series Sheet SI 50-7 1985 Edition
- Bulletin No. 36-Waterways Experiment Station-Corps of Engineers, U.S. Army-Time Lag and Soil Permeability in Ground-Water Observations by M. Juul Hvorslev, 1951
- AS/NZS 1547:2000 On-Site Domestic Wastewater Management

5.15 Limitations

- This site investigation has been carried out by inspection, using a limited amount of DCP and boreholes. Achieving full site coverage to ensure all variations is not practical and is seldom done due to cost constraints and impracticality.
- It should be noted that the subsurface conditions encountered by the limited number of field tests as part of this geotechnical site investigation represent the ground conditions at the locations where the samples were taken and where tests have been undertaken. As such, they represent a tiny proportion of the site to be developed.
- Given the limited number of field tests on the overall site area, variations between investigation locations are likely, and ground conditions different from those presented in this report may be present within the subject site area. The risk associated with this variability and its impact on the proposed development should be carefully considered.
- The level of geotechnical investigation completed to date is considered appropriate for the project objectives.
- The conclusions and recommendations in this report assume that the site conditions revealed through the selective point sampling also represent the conditions of those portions of the site not investigated. The actual characteristics may vary significantly between successive test points and sample intervals. Thus, this report's materials and their geotechnical properties will not represent the full range of materials and strengths on site. Allowance should be made for variability in the ground conditions and any consequent impact on the construction budget. Robb Civil Consultants and Optimum Engineering Consultants accept no responsibility and shall not be liable for any consequences of changed or unanticipated conditions.

We trust that this information satisfies your present requirements. Please do not hesitate to contact this office if you require clarification. We thank you for the opportunity to assist you with this project.

For and on behalf of

Optimum Engineering Consultants

Clarence Deada
Senior Geotechnical Engineer



Approved by:



Eric C. Robb
FIEAUST CPEng
Reg. No. 7085
Civil Engineer

LIST OF FIGURES

#	DESCRIPTION
I.	MATERIAL TEST BORE LOG # 1 - 1.0m
2.	DITTO LOG # 2 - 0.5m
3.	DITTO LOG # 3 - 1.3m
4.	DITTO LOG# 4 - 0.5m
5.	LONG SECTION (G.W.LEVEL)
6.	PERCOLATION HALLAM TEST- B.H. #I
7.	DITTO -B.H. #1
8.	DITTO -8.H. #2
9.	DITTO -8.H. #2
10.	EVEPORATION
II.	DITTO PICTORAL
12.	FALLING HEAD - B.H. #1
13.	DITTO -B.H. #2
14.	DITTO -B.H. #4

Material Test Report



Report Number: LG/709-1
Issue Number: 1
Date Issued: 04/09/2024
Client: Eric C Robb
1 Burford Street, Eden Hill WA 6054

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Project Number: LG/709
Project Name: Rock & Civil Consulting
Project Location: Lake Grace WA
Client Reference: Lake Grace WA
Work Request: 529
Sample Number: S24529A
Date Sampled: 30/08/2024
Dates Tested: 03/09/2024 - 03/09/2024
Sampling Method: Sampled by Client



Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician
Laboratory Accreditation Number: 20038

Preparation Method: In accordance with the test method
Remarks: The results apply to the sample as received

Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.

Site Selection: Selected by Client

Sample Location: TH1, Depth: (1.0m)

Particle Size Distribution (AS1289 3.6.1)		
Sieve	Passed %	Passing Limits
4.75 mm	100	
2.36 mm	100	
1.18 mm	99	
0.6 mm	92	
0.425 mm	88	
0.3 mm	83	
0.15 mm	73	
0.075 mm	65	

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	60		
Plastic Limit (%)	19		
Plasticity Index (%)	41		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	15.5		
Cracking Crumbling Curling	Curling		

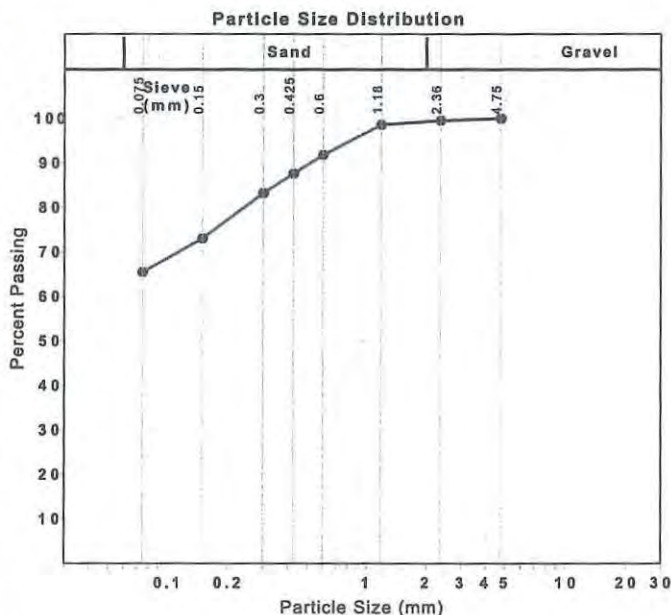


FIG 1

Material Test Report



Report Number: LG/709-1
Issue Number: 1
Date Issued: 04/09/2024
Client: Eric C Robb
1 Burford Street, Eden Hill WA 6054

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Project Number: LG/709
Project Name: Rock & Civil Consulting
Project Location: Lake Grace WA
Client Reference: Lake Grace WA
Work Request: 529
Sample Number: S24529B
Date Sampled: 30/08/2024
Dates Tested: 03/09/2024 - 03/09/2024
Sampling Method: Sampled by Client



Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician
Laboratory Accreditation Number: 20038

Preparation Method: The results apply to the sample as received

Method: In accordance with the test method

Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.

Site Selection: Selected by Client

Sample Location: TH2, Depth: (0.5m)

Particle Size Distribution (AS1289 3.6.1)			
Sieve	Passed %	Passing Limits	
2.36 mm	100		
1.18 mm	94		
0.6 mm	82		
0.425 mm	76		
0.3 mm	71		
0.15 mm	57		
0.075 mm	44		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)			
		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	49		
Plastic Limit (%)	15		
Plasticity Index (%)	34		

Linear Shrinkage (AS1289 3.4.1)			
		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	12.5		
Cracking Crumbling Curling	Curling		

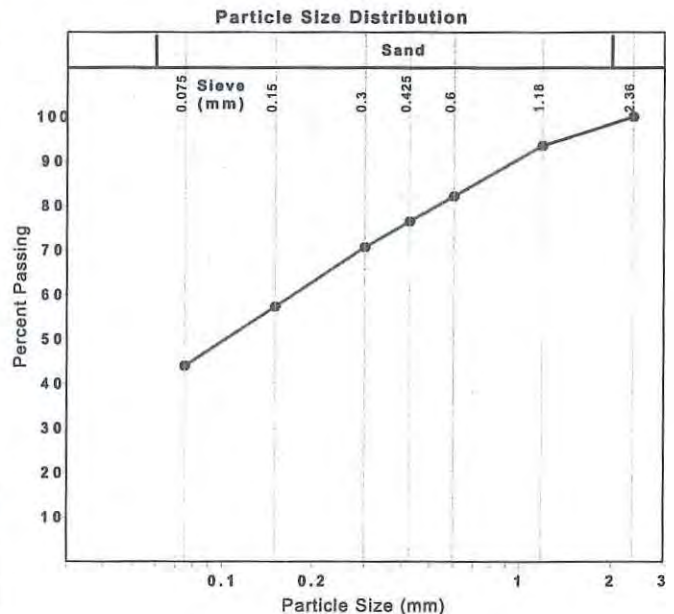


FIG 2

Material Test Report



LOCAL GEOTECHNICS

Report Number: LG/709-1
Issue Number: 1
Date Issued: 04/09/2024
Client: Eric C Robb
1 Burford Street, Eden Hill WA 6054

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Project Number: LG/709
Project Name: Rock & Civil Consulting
Project Location: Lake Grace WA
Client Reference: Lake Grace WA
Work Request: 529
Sample Number: S24529C
Date Sampled: 30/08/2024
Dates Tested: 03/09/2024 - 03/09/2024
Sampling Method: Sampled by Client



Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician

Laboratory Accreditation Number: 20038

The results apply to the sample as received

Preparation Method: In accordance with the test method

Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.

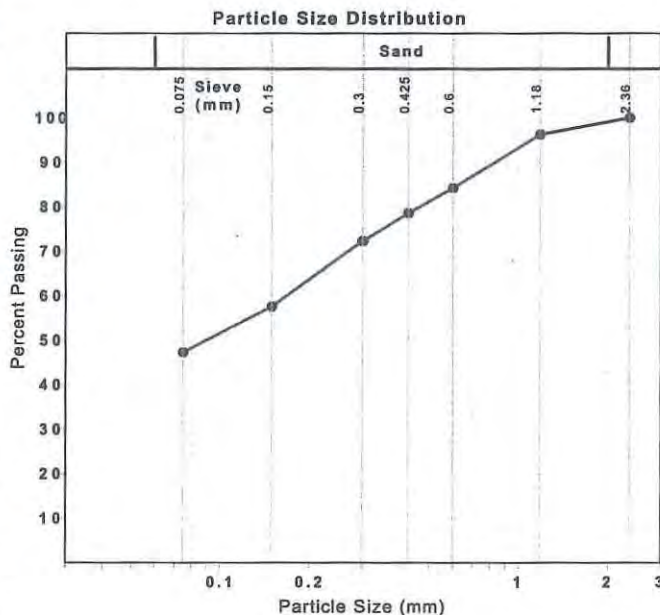
Site Selection: Selected by Client

Sample Location: TH3, Depth: (1.3m)

Particle Size Distribution (AS1289 3.6.1)		
Sieve	Passed %	Passing Limits
2.36 mm	100	
1.18 mm	96	
0.6 mm	84	
0.425 mm	79	
0.3 mm	72	
0.15 mm	58	
0.075 mm	47	

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	39		
Plastic Limit (%)	16		
Plasticity Index (%)	23		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	10.5		
Cracking Crumbling Curling	Curling		



Material Test Report



Report Number: LG/709-1
Issue Number: 1
Date Issued: 04/09/2024
Client: Eric C Robb
1 Burford Street, Eden Hill WA 6054

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Project Number: LG/709
Project Name: Rock & Civil Consulting
Project Location: Lake Grace WA
Client Reference: Lake Grace WA
Work Request: 529
Sample Number: S24529D
Date Sampled: 30/08/2024
Dates Tested: 03/09/2024 - 03/09/2024
Sampling Method: Sampled by Client



Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician
Laboratory Accreditation Number: 20038

Preparation Method: In accordance with the test method

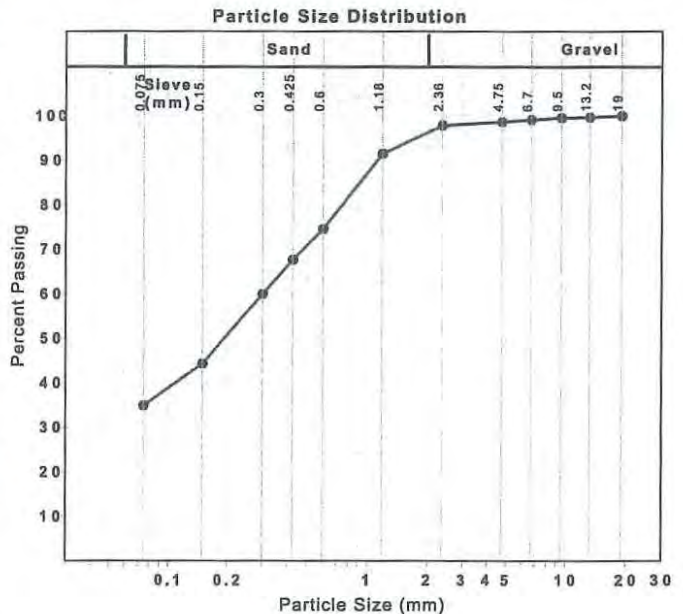
Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.

Site Selection: Selected by Client
Sample Location: TH4, Depth: (0.5m)

Particle Size Distribution (AS1289 3.6.1)		
Sieve	Passed %	Passing Limits
19 mm	100	
13.2 mm	100	
9.5 mm	100	
6.7 mm	99	
4.75 mm	99	
2.36 mm	98	
1.18 mm	92	
0.6 mm	75	
0.425 mm	68	
0.3 mm	60	
0.15 mm	44	
0.075 mm	35	

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	21		
Plastic Limit (%)	10		
Plasticity Index (%)	11		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	6.5		
Cracking Crumbling Curling	Cracking		



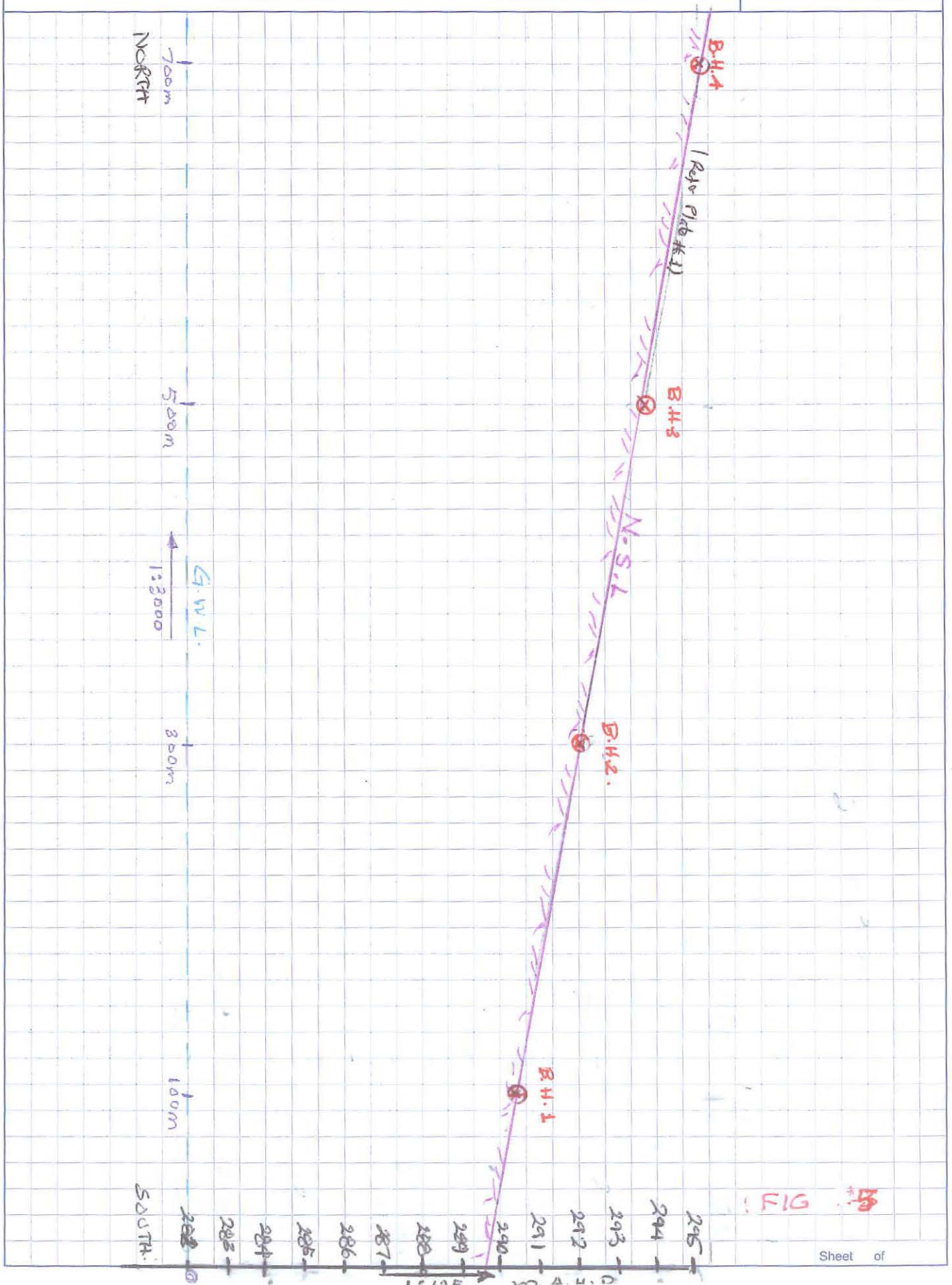
Robb Civil Consultants

Engineering Computations

Mobile : 0405 35 7722

Client 19 MATHER RD (LONG SECTION)
 Project LAKE GRACE
GROUND WATER LEVEL

Scale H 1:3000
 V 1:125
 Prep. By E.R
 Date 5-9-24





Test #

B.H. #1 19 Mather Rd lake Grace 28/8/24

Time (hr:min:sec)	Time after start (min)	Level in Tube (cm)	Drop of Level (cm)	Rate of Water Level Drop (cm/min)
4:48	0			
	0.2	46.0	-46.0	-230.0
	0.3	47.0	-1.0	-10.0
	0.5	50.0	-3.0	-15.0
	0.7	53.0	-3.0	-15.0
	0.8	57.0	-4.0	-40.0
	1	61.0	-4.0	-20.0
	1.2	66.0	-5.0	-25.0
	1.3	71.0	-5.0	-50.0
	1.5	74.0	-3.0	-15.0
	1.7	77.0	-3.0	-15.0
	1.8	78.0	-1.0	-10.0
	2	79.0	-1.0	-5.0
	2.2	80.0	-1.0	-5.0
	2.3	81.0	-1.0	-10.0
	2.5	81.0	0.0	0.0
	2.7	81.0	0.0	0.0
	2.8	81.0	0.0	0.0
	3	82.0	-1.0	-5.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
Selected Steady Rate of Water Level Drop			(cm/min)	5.0
Rate of Loss of Water from Reservoir			(cm ³ /min)	37.0

Enter data in green cells

Select Steady Rate of Water Level Drop from Rate of Water Level Drop Column (Column E) and enter in pink cell (E34). This value should be the average of three consecutive values with no more than 10% variation

Disclaimer: CET does not warrant data produced by use of this spreadsheet or any interpretation based on that data



Parameter	Symbol	Value
Depth of Water in Test Hole (cm)	H	25
Radius of Test Hole (cm)	r	3.75
Inner Tube External Diameter (cm)	D _i	0.9
Outer Tube Internal Diameter (cm)	D _o	3.2
Rate of Water Level Drop (cm/min)	L	5.0
Inner Tube Cross Sectional Area (cm ²)	A _i	0.64
Outer Tube Cross Sectional Area (cm ²)	A _o	8.04
Flowrate (cm ³ /min)	Q	37.03
Saturated Hydraulic Conductivity (cm/min)	K _{sat}	0.0244
Saturated Hydraulic Conductivity (m/day)	K _{sat}	0.35

Confirm data in green cells and adjust if necessary

Disclaimer: CET does not warrant data produced by use of this spreadsheet or any interpretation based on that data



Test #

B.H. #2 19 Mather Rd lake Grace 28/8/24

Time (hr:min:sec)	Time after start (min)	Level in Tube (cm)	Drop of Level (cm)	Rate of Water Level Drop (cm/min)
4:48	0			
	0.2	60.0	-60.0	-300.0
	0.3	75.0	-15.0	-150.0
	0.5	89.0	-14.0	-70.0
	0.7	92.0	-3.0	-15.0
	0.8	99.0	-7.0	-70.0
	1	104.0	-5.0	-25.0
	1.2	109.0	-5.0	-25.0
	1.3	112.0	-3.0	-30.0
	1.5	114.0	-2.0	-10.0
	1.7	116.0	-2.0	-10.0
	1.8	117.0	-1.0	-10.0
	2	118.0	-1.0	-5.0
	2.2	119.0	-1.0	-5.0
	2.3	120.0	-1.0	-10.0
	2.5	121.0	-1.0	-5.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
			0.0	0.0
Selected Steady Rate of Water Level Drop			(cm/min)	3.0
Rate of Loss of Water from Reservoir			(cm ³ /min)	22.2

Enter data in green cells

Select Steady Rate of Water Level Drop from Rate of Water Level Drop Column (Column E) and enter in pink cell (E34). This value should be the average of three consecutive values with no more than 10% variation

Disclaimer: CET does not warrant data produced by use of this spreadsheet or any interpretation based on that data

Parameter	Symbol	Value
Depth of Water in Test Hole (cm)	H	25
Radius of Test Hole (cm)	r	3.75
Inner Tube External Diameter (cm)	D _i	0.9
Outer Tube Internal Diameter (cm)	D _o	3.2
Rate of Water Level Drop (cm/min)	L	3.0
Inner Tube Cross Sectional Area (cm ²)	A _i	0.64
Outer Tube Cross Sectional Area (cm ²)	A _o	8.04
Flowrate (cm ³ /min)	Q	22.22
Saturated Hydraulic Conductivity (cm/min)	K _{sat}	0.0146
Saturated Hydraulic Conductivity (m/day)	K _{sat}	0.21

Confirm data in green cells and adjust if necessary

Disclaimer: CET does not warrant data produced by use of this spreadsheet or any interpretation based on that data

Evapotranspiration Calculations

Lake Grace - September 2024 daily calculations

Date	Evapotranspiration (mm) 0000-2400	Rain (mm) 0900-0900	Pan Evaporation (mm) 0900-0900	Max Temp	Min Temp	Max Rel Hum (%)	Min Rel Hum (%)	Average 10m Wind Speed (m/sec)	Solar Radiation (MJ/sq m)
30/08/2024	2.8	0.0		16.5	5.3	96	45	4.67	16.57
31/08/2024	3.0	0.0		18.8	7.6	86	51	4.73	15.52
01/09/2024	2.2	0.0		16.9	11.2	94	60	3.83	11.13
02/09/2024	3.3	0.2		23.1	5.1	99	40	2.85	17.95
03/09/2024	3.0	0.0		20.8	6.8	89	55	4.19	14.85
04/09/2024	2.9	0.0		18.8	11.7	97	51	5.55	12.94
05/09/2024	2.1	13.0		11.8	8.1	99	51	4.71	12.17
Totals:	19.3	13.2							

Monthly Archive

Year

2009	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2010	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2015	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			

Robb Civil Consultants Engineering Computations

Mobile : 0405 35 7722

Client LAKE GRACE SHED

Scale N.T.S.

Project 19 NATHER RD

Prep. By E.R

EFFLUENT WATER BALANCE 'PICTORAL' (1 ha Site)

Date 15-9-24

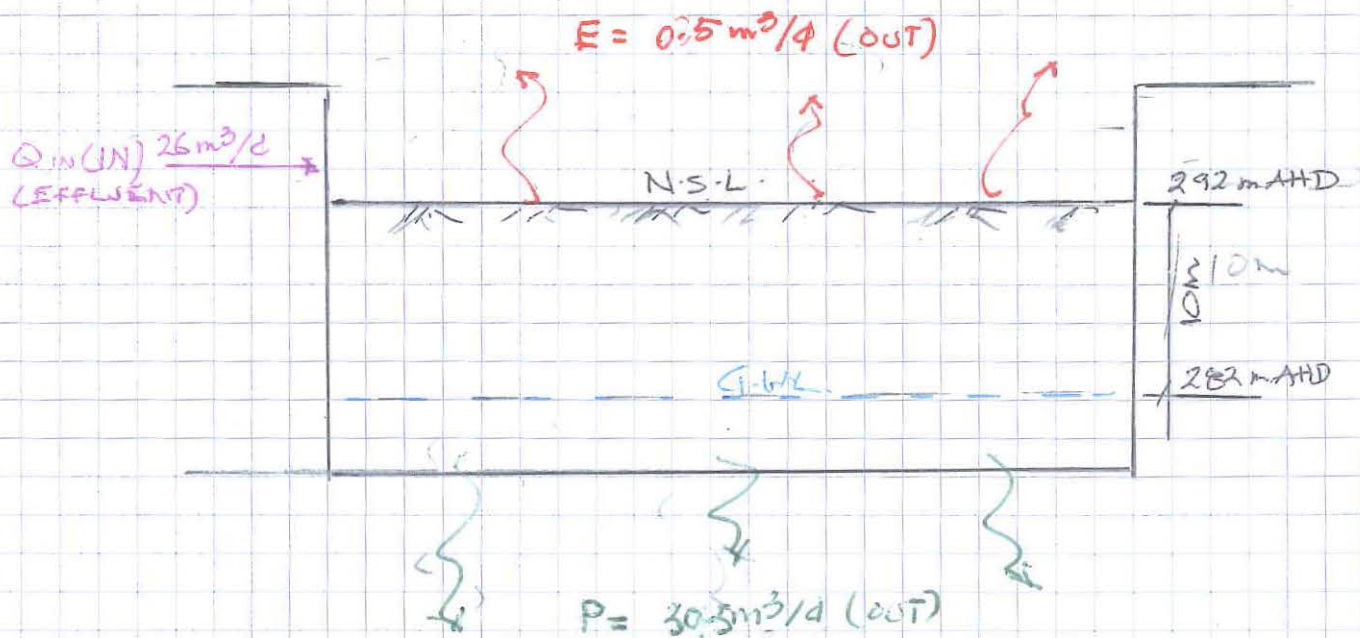
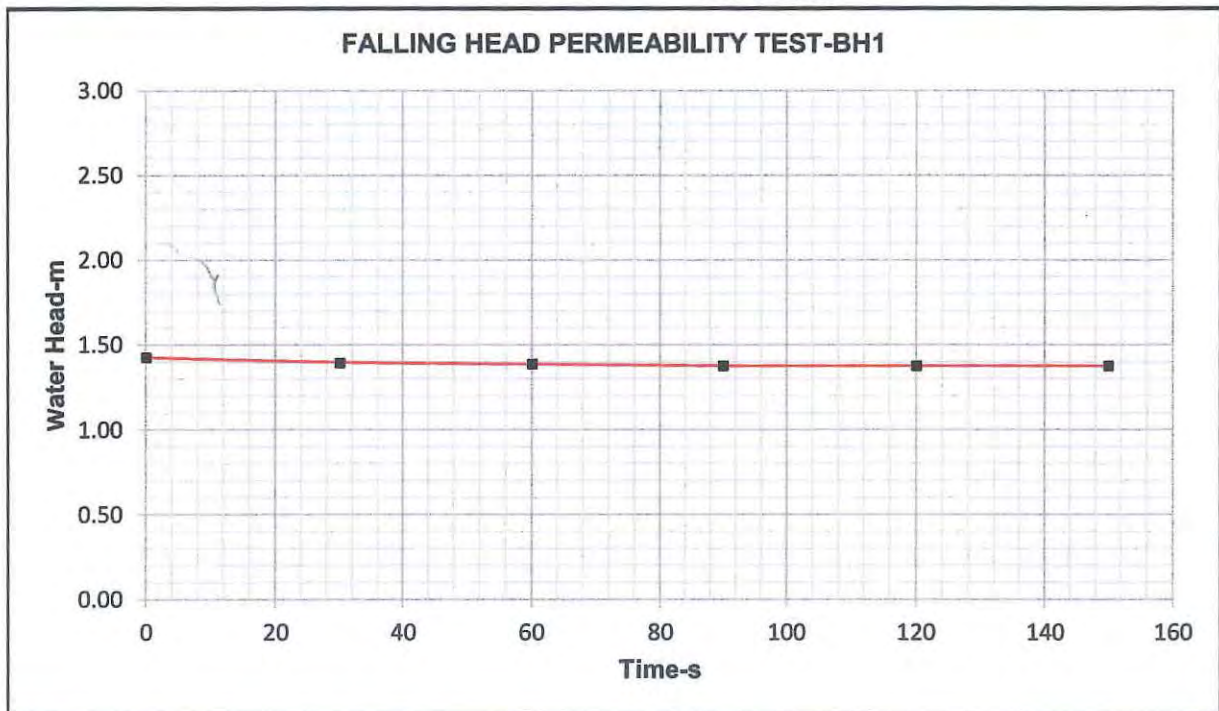


Fig 11

Borehole **BH1**
GPS Location

Job No.
Date **28-Aug-24**
Water Level



HVORSLEV METHOD CASE G:

Soakage out base and sides of test hole with no overlying restrictive layer:

Hydraulic Conductivity or Permeability Coefficient (k)

$$k = \frac{d^2 \times \ln(2mL/D) \times \ln(H_1/H_2)}{8L(t_2 - t_1)} \quad \text{m/s}$$

where:

d=D=diameter of test hole (m)=

0.16

H₁= piezometric head for t=t₁

m=transformation ratio=

1

H₂= piezometric head for t=t₂

L= average soakage length (m)

t= time (secs)

Time	t ₂ -t ₁	Piezometric Head	Average L	Ln (H ₁ /H ₂)	Hydraulic Conductivity
sec	sec	H (m)	m		k (m/sec)
0		1.43			
30	30	1.40 0.03	1.42	0.02	4.59E-06
60	30	1.39 0.04	1.40	0.01	1.57E-06
90	30	1.38 0.05	1.39	0.01	1.59E-06
120	30	1.38 0.05	1.38	0.00	0.00E+00
150	30	1.38 0.05	1.38	0.00	0.00E+00

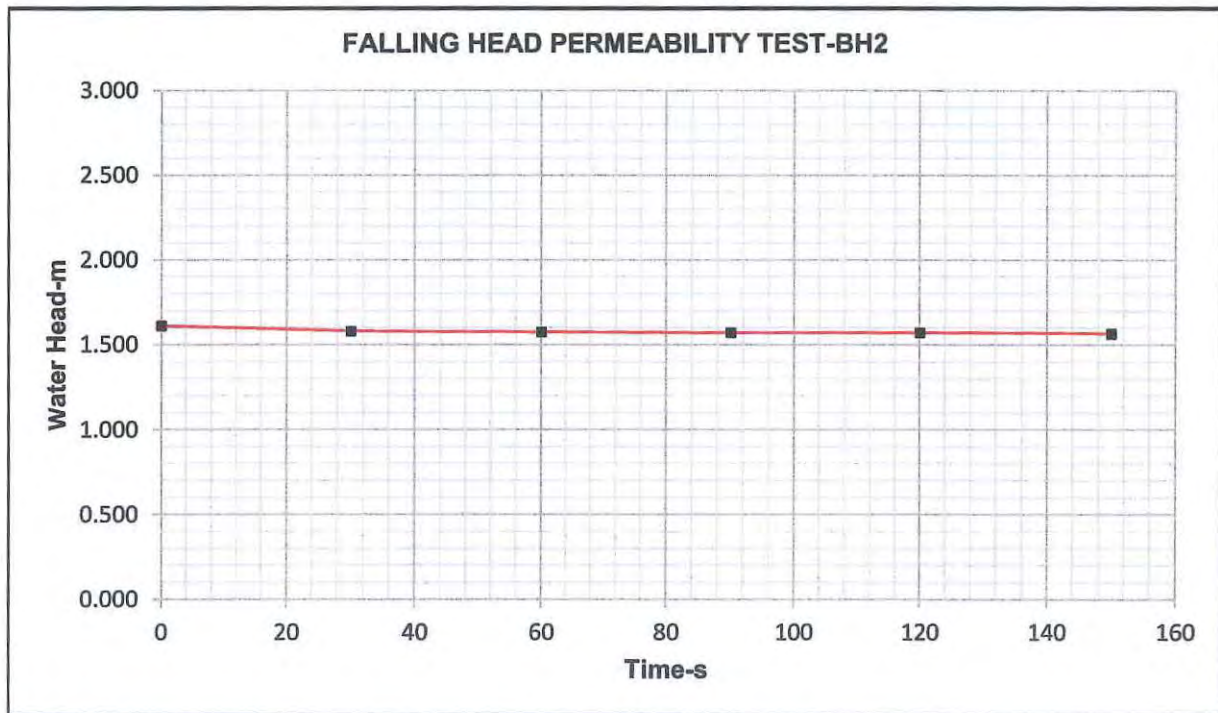
Average, k=

1.55E-06 m/sec

0.13 m/day

Borehole **BH2**
GPS Location

Job No.
Date **28-Aug-24**
Water Level



HVORSLEV METHOD CASE G:

Soakage out base and sides of test hole with no overlying restrictive layer:

Hydraulic Conductivity or Permeability Coefficient (k)

$$k = \frac{d^2 \times \ln(2mL/D) \times \ln(H_1/H_2)}{8L(t_2 - t_1)} \quad \text{m/s}$$

where:

d=D=diameter of test hole (m)=

0.16

H₁= piezometric head for t=t₁

m=transformation ratio=

1

H₂= piezometric head for t=t₂

L= average soakage length (m)

t= time (secs)

Time	t ₂ -t ₁	Piezometric Head	Average L	Ln (H ₁ /H ₂)	Hydraulic Conductivity
sec	sec	H (m)	m		k (m/sec)
0		1.615			
30	30	1.585	1.60	0.02	3.74E-06
60	30	1.578	1.58	0.00	8.91E-07
90	30	1.575	1.58	0.00	3.84E-07
120	30	1.575	1.58	0.00	0.00E+00
150	30	1.570	1.57	0.00	6.42E-07

Average, k=

1.13E-06 m/sec

0.10 m/day

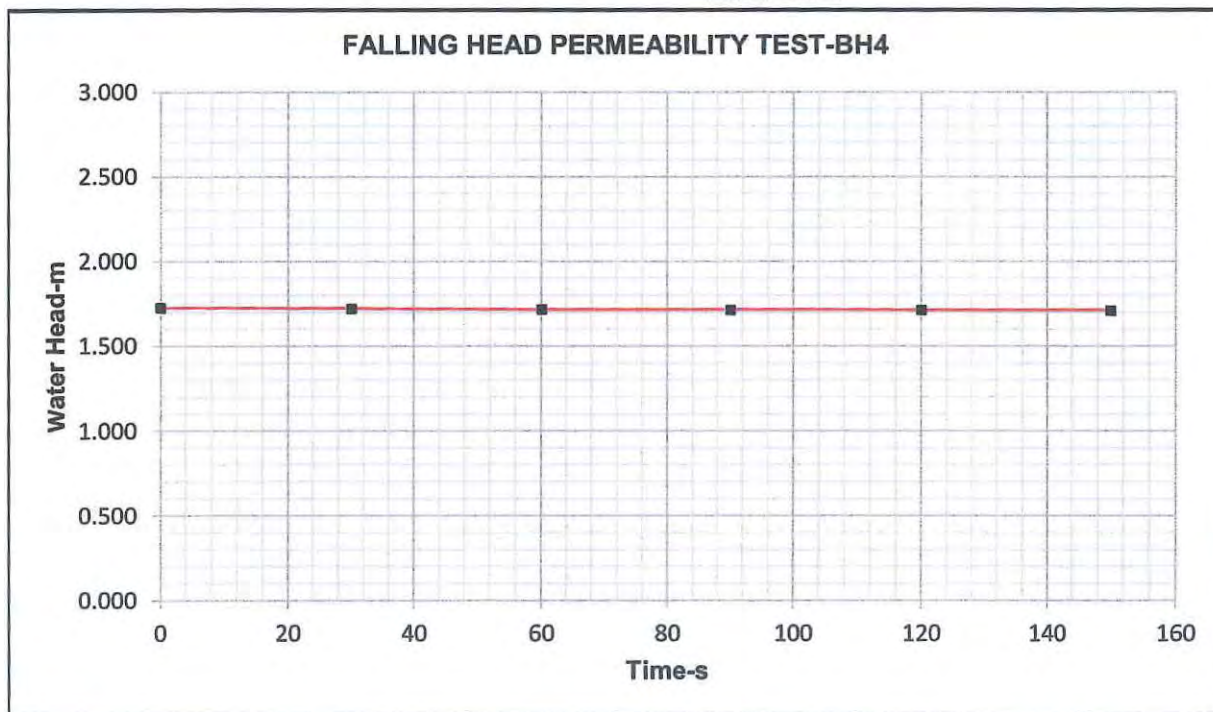
Borehole **BH4**

GPS Location

Job No.

Date **28-Aug-24**

Water Level



Hvorslev Method Case G:

Soakage out base and sides of test hole with no overlying restrictive layer:

Hydraulic Conductivity or Permeability Coefficient (k)

$$k = \frac{d^2 \times \ln(2mL/D) \times \ln(H_1/H_2)}{8L(t_2 - t_1)} \text{ m/s}$$

where:

d=D=diameter of test hole (m)=

0.16

H₁= piezometric head for t=t₁

m=transformation ratio=

1

H₂= piezometric head for t=t₂

L= average soakage length (m)

t= time (secs)

Time	t ₂ -t ₁	Piezometric Head	Average L	Ln (H ₁ /H ₂)	Hydraulic Conductivity
sec	sec	H (m)	m		k (m/sec)
0		1.730			
30	30	1.725	1.73	0.00	5.49E-07
60	30	1.720	1.72	0.00	5.52E-07
90	30	1.718	1.72	0.00	2.21E-07
120	30	1.717	1.72	0.00	1.11E-07
150	30	1.715	1.72	0.00	2.22E-07

Average, k=

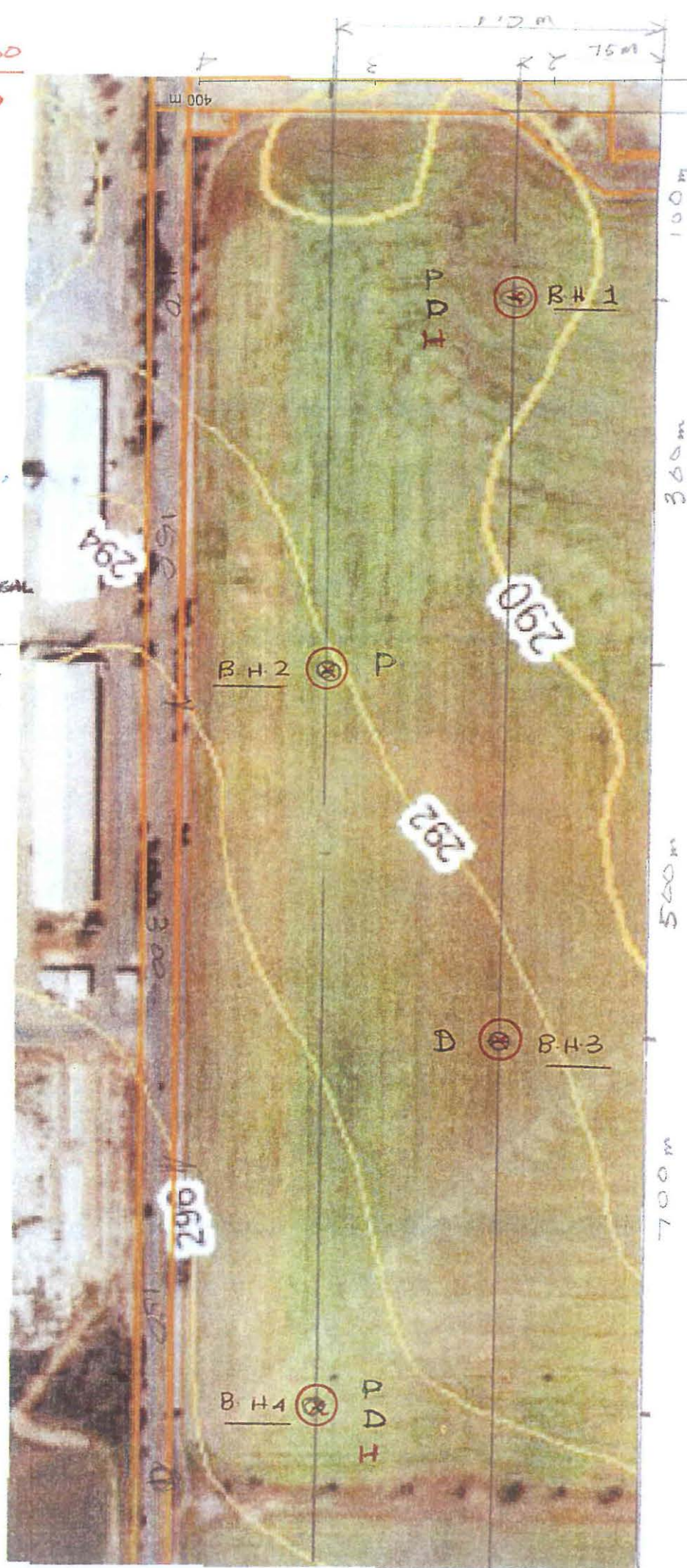
3.31E-07 m/sec

0.03 m/day

LIST OF PLATES

1. SITE PLAN (BORE LOGS)
2. G.W.CONTOURS
3. BORE LOG HOLE # 1- 1.0m
4. DITTO #2- 0.5m
5. DITTO #3- 1.3m
6. DITTO #4- 0.5m
7. PERTH CONE PENETROMETER (PCP)
8. DITTO
9. PERMEATION TEST- HALLAM
10. DITTO
11. PERMEATION-(FALLING HEAD)
12. DITTO
13. EVAPORATION
14. HALLAM ASSEMBLY

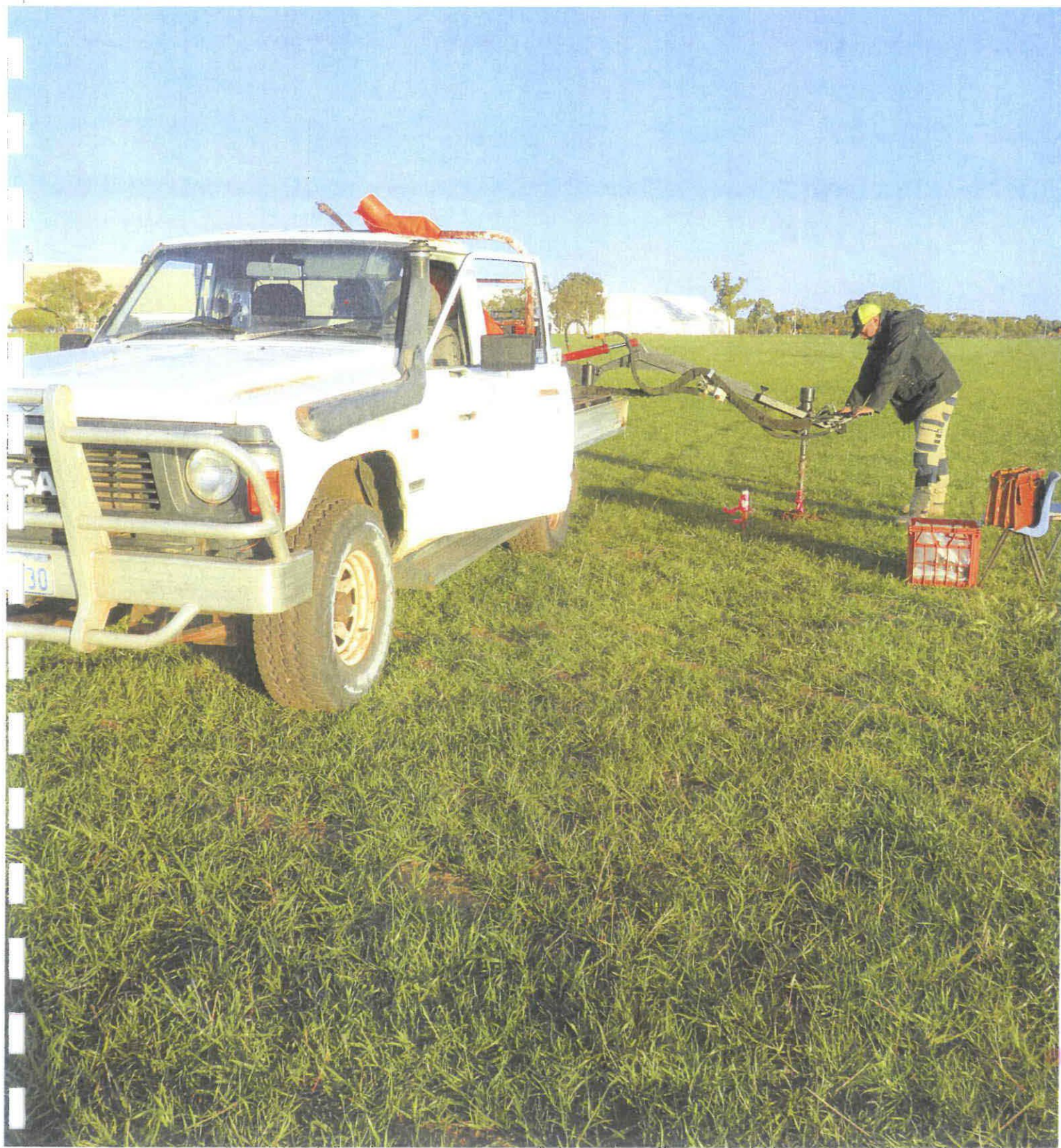
9 MATHER RD
LAKE GRACE.



BARE LOGS LAKE GRACE PLATE # 1.



PLATE #2.









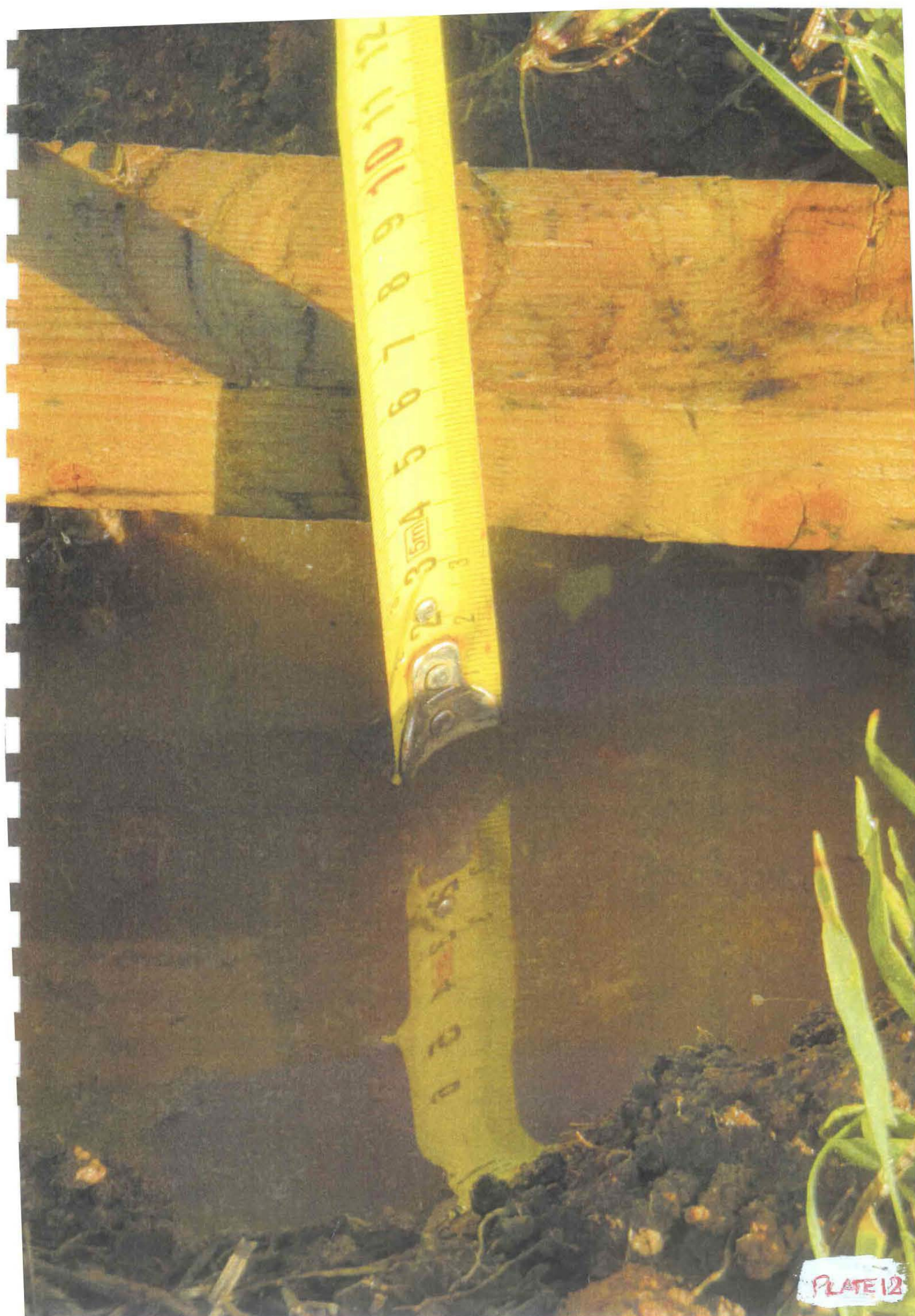












Average annual, monthly and seasonal evaporation

At a glance

These evaporation maps show the amount of water which evaporates from an open pan, distributed across Australia.

View the maps

Controls

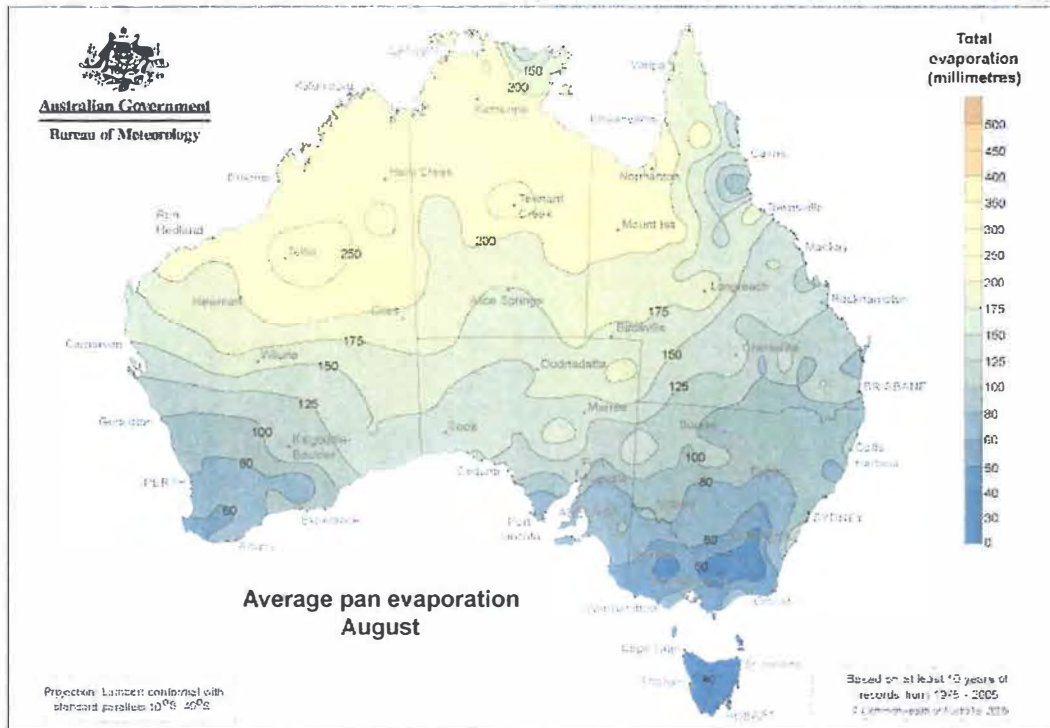
Period

August



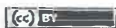
EARLIER
LATER

Download: [Grid](#)



Product Code: IDCJCM0006

$$\frac{60}{30} = 2 \text{ mm/d}$$



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What do the maps show?

These maps show the average amount of water which evaporates from an open pan each month, [season](#) and annually. Evaporation is measured by the use of a "[class A evaporation pan](#)".

Average annual evaporation is calculated by adding evaporation totals over a specified period (1975 to 2005) and dividing by the number of years in that period (29 years in this case). Similarly, average monthly and seasonal evaporation are calculated by adding monthly or seasonal evaporation totals and dividing by the number of years in the specified period. The rate of evaporation depends on factors such as cloudiness, air temperature and wind speed. Measurements are made by the addition or subtraction of a known amount of water, which then tells us how much water has evaporated from the pan.

These maps are indicative of the amount of water evaporating from bare ground or open water, evaporation from land surfaces covered by vegetation is better estimated by [evapotranspiration](#).

Areas in central Australia are very dry, and therefore have a high rate of evaporation. In contrast, coastal areas tend to have a lower evaporation rate as a result of their proximity to a large water source. Compare these maps to the maps showing average [rainfall](#) and [humidity](#). Areas with low rainfall and low humidity tend to have a high evaporation rate, whilst areas with high rainfall and high humidity tend to have a low evaporation rate.

Further information

About the maps - [metadata and related information](#).

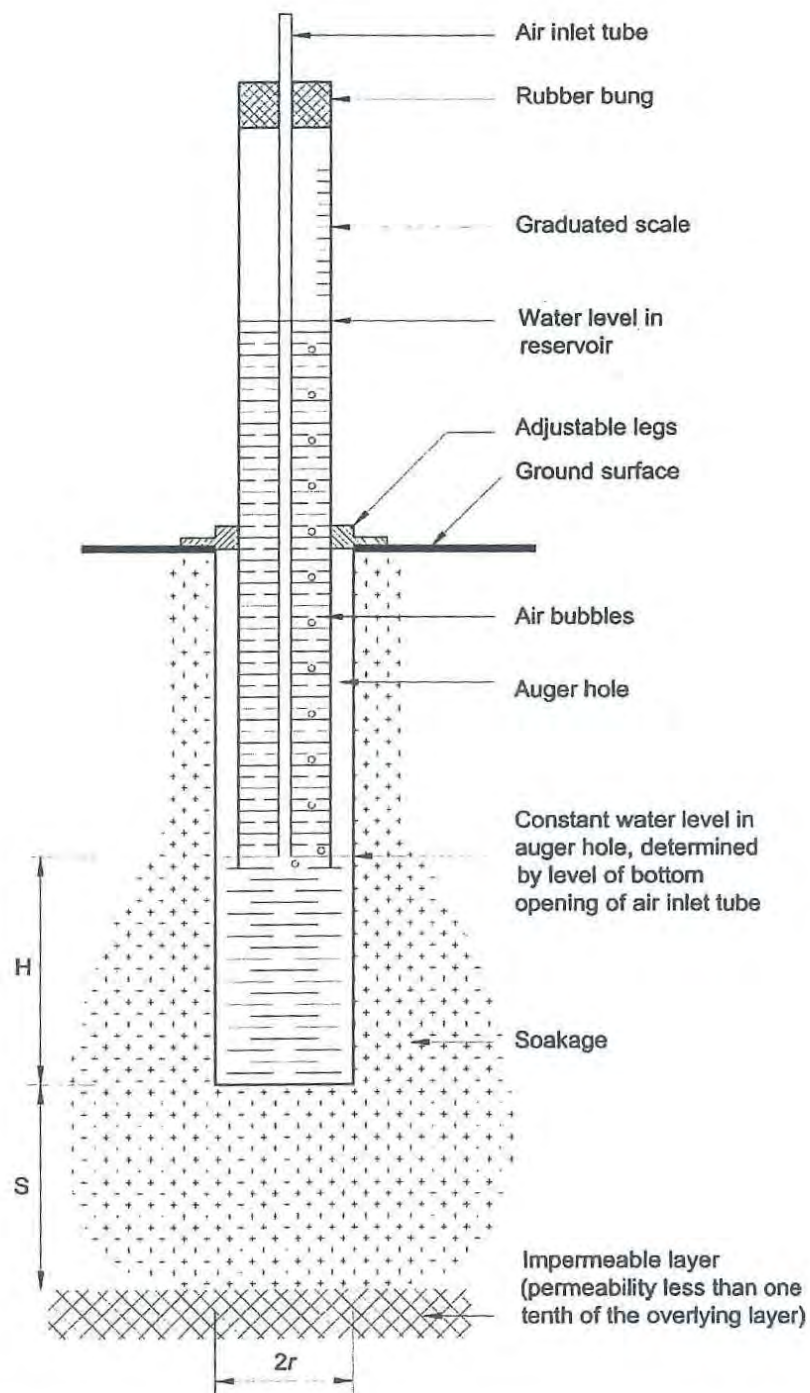
Find out how [climate statistics](#) are calculated.

Information about the range of [gridded climate data](#) we can provide.

Information about [additional climate products](#) and other [data available](#) from the Bureau of Meteorology.

Learn about the [influences](#) on the Australian climate.

Explore other topics relating to [climate education](#).



where:

H = depth of water in test hole

S = the depth to an underlying impermeable layer

r = radius of the test hole

FIGURE G1 PERMEAMETER ASSEMBLY

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF LAKE GRACE

LOCAL PLANNING SCHEME NO.4

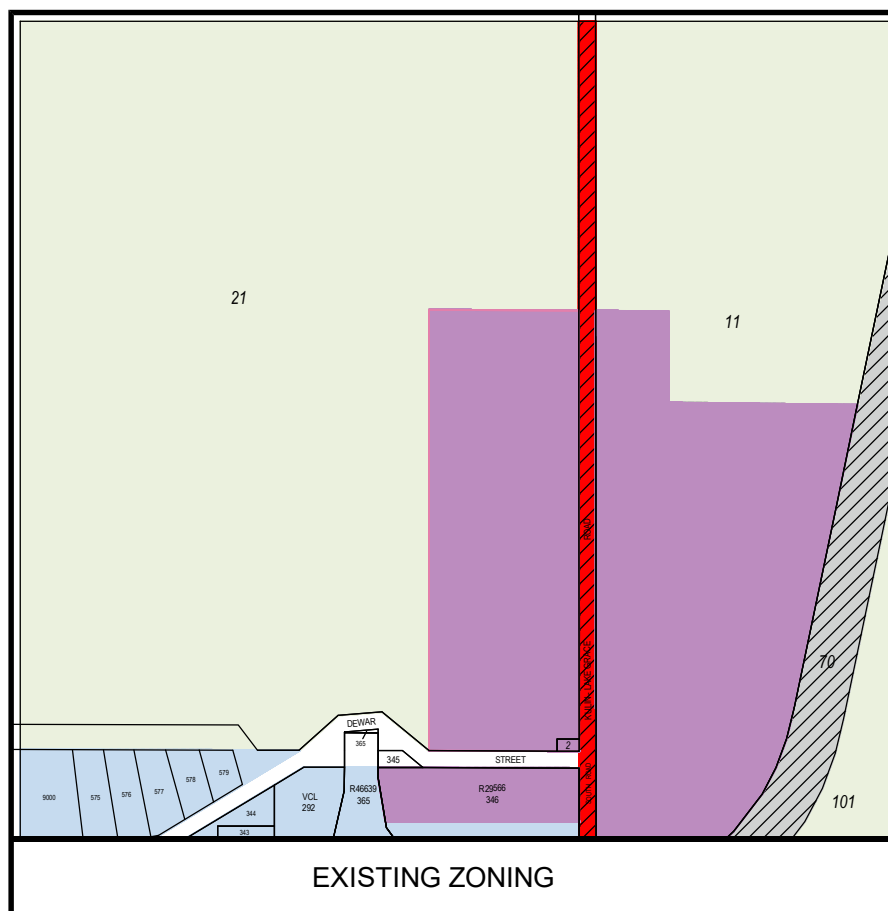
AMENDMENT NO.7

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) Rezoning an 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone; and
- b) Amending 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

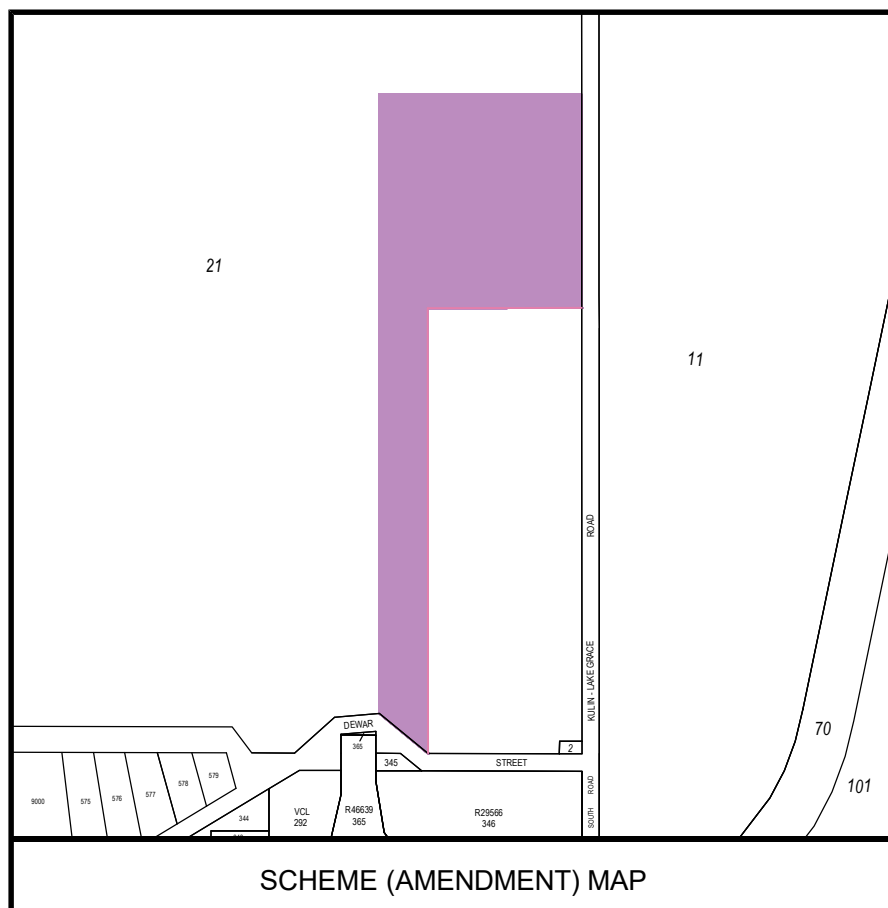
 RAILWAY

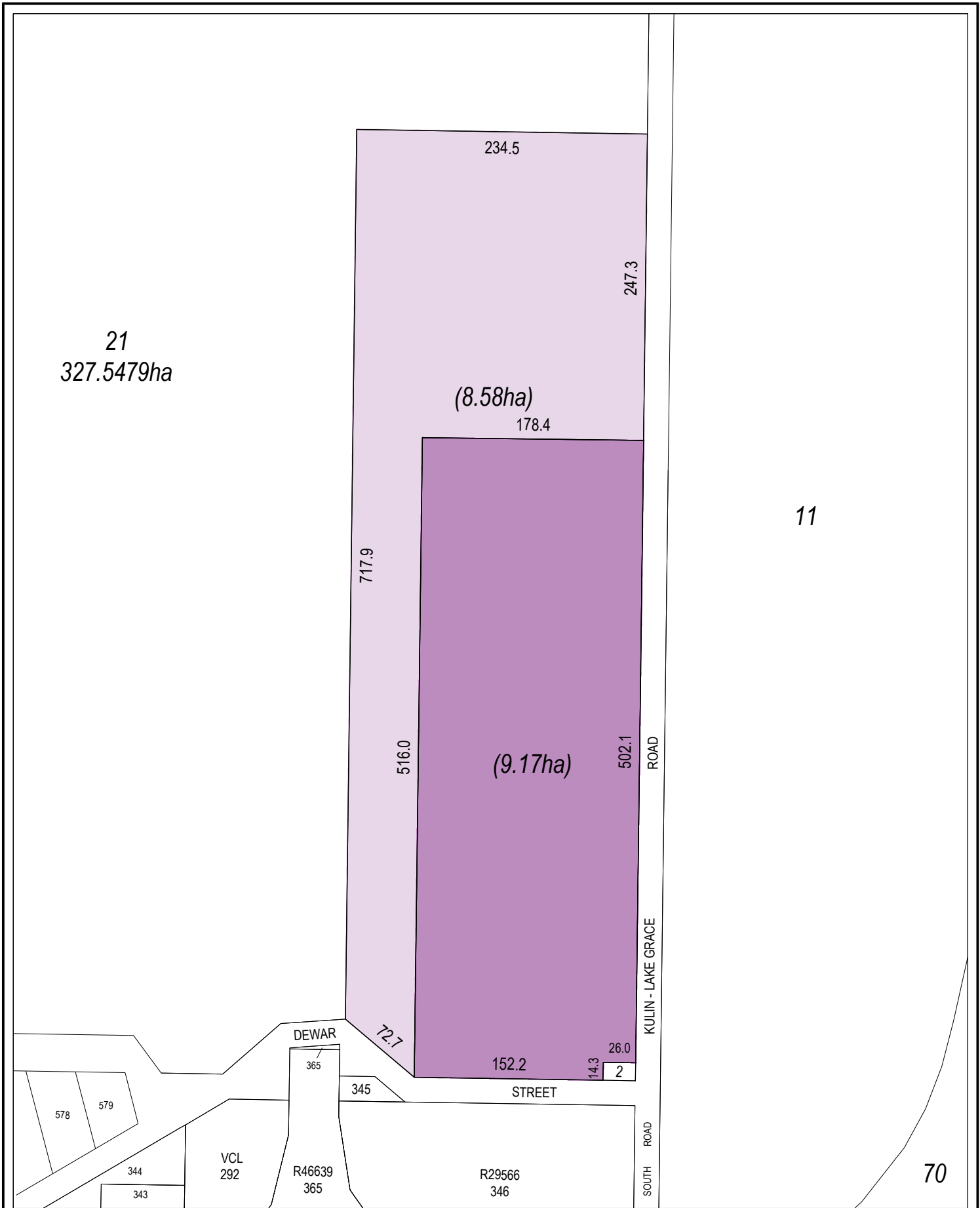
LOCAL SCHEME ZONES

 GENERAL AGRICULTURE

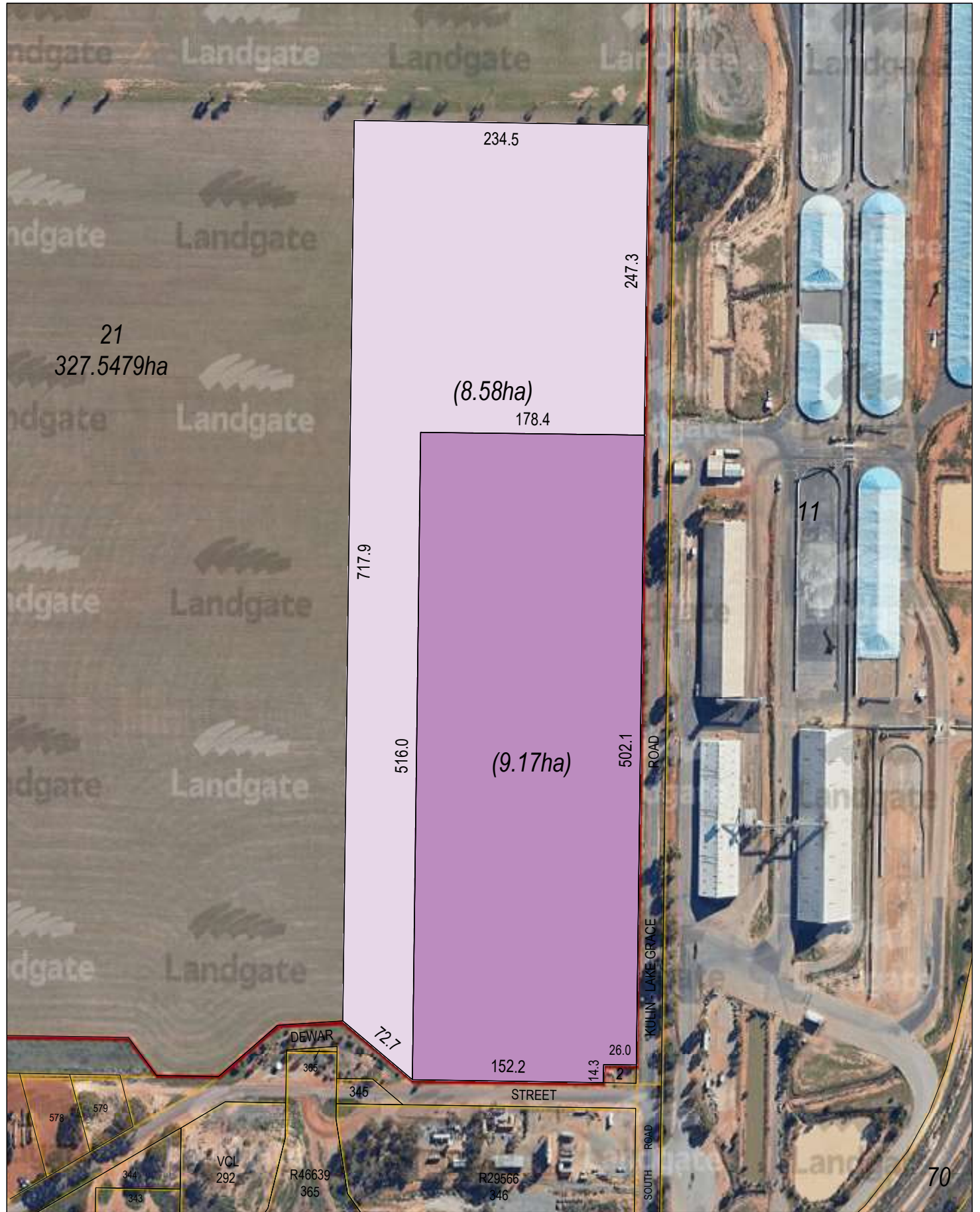
 GENERAL INDUSTRY

 SERVICE COMMERCIAL





 Tel: (08) 9303 2532 Mob: 0429 303 100 PO Box 1685 WANGARA DC WA 6947 www.exurban.com.au		LEGEND:  EXISTING GENERAL INDUSTRY ZONE  PROPOSED EXTENSION TO EXISTING GENERAL INDUSTRY ZONE	PROPOSED EXTENSION TO EXISTING GENERAL INDUSTRY ZONING CLASSIFICATION PORTION OF LOT 21 (No.19) MATHER ROAD LAKE GRACE Shire of Lake Grace
---	---	--	---



Tel: (08) 9303 2532
Mob: 0429 303 100
PO Box 1685
WANGARA DC WA 6947
www.exurban.com.au



0 20 40 60 80 100 120 140 160m

SCALE 1:4000 @ A4
DATE: 14.10.2024

LEGEND:

- EXISTING GENERAL INDUSTRY ZONE
- PROPOSED EXTENSION TO EXISTING GENERAL INDUSTRY ZONE

**PROPOSED EXTENSION TO EXISTING
GENERAL INDUSTRY
ZONING CLASSIFICATION**

PORTION OF LOT 21 (No.19) MATHER ROAD
LAKE GRACE
Shire of Lake Grace

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 23rd day of October 2024.

.....
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 2025 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

Chief Executive Officer
Shire of Lake Grace
PO Box 50
LAKE GRACE WA 6353

Our Ref: APP-0030029/REC-0001558
Enquiries: Fiona Pond, 6364 7623
Email: fiona.pond@dwer.wa.gov.au

Dear Mr George

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

SCHEME	Shire of Lake Grace Local Planning Scheme 4 Amendment 7
LOCATION	Lot 21 (No.19) Mather Road, Lake Grace.
RESPONSIBLE AUTHORITY	Shire of Lake Grace
DECISION	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)

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 (attached).
- 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



Darren Walsh
Chair of the Environmental Protection Authority

13 August 2025

Encl. EPA Determination



Environmental Protection Authority

s.48A Referrals

Title: Shire of Lake Grace Local Planning Scheme 4 Amendment 7

Location: Part Lot 21 (No.19) Mather Street, Lake Grace.

Description: The amendment proposes to rezone a portion of Lot 21 (No.19) Mather Road, Lake Grace, from 'General Agriculture' to 'General Industry' zone and amend the Scheme map accordingly.

Ref ID: APP-0030029/REC-0001558

Date Received: 21/07/2025 **Date Sufficient Information Received:** 21/07/2025

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

Contact: Jason Lip

Preliminary Environmental Factors: Social surroundings and Inland waters.

Potential Significant Effects: Implementation of the scheme amendment may result in indirect impacts to nearby sensitive receptors from the development and operation of land uses in the proposed 'General Industry' zone and potential impacts from on-site effluent disposal associated with future development.

Protection: Potential impacts can be managed through scheme controls, future planning processes and compliance with obligations of the *Government Sewerage Policy 2019* and the EPA's *Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses*. Future industries may require works approvals and/or licencing under Part V of the *Environmental Protection Act 1986*.

Determination: **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).**

The Environmental Protection Authority (EPA) has carried out some 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.

Chair's Initials:

Date: 13 August 2025

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>

Sent: Tuesday, 25 November 2025 11:06 AM

To: Jason Lip <to@lakegrace.wa.gov.au>

Subject: RE: Request for Comment - Amendment No. 7 for 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 (DWER) has considered the proposal and at this stage cannot support the proposal for the following reason:

District Water Management Strategy

Consistent with the Western Australian Planning Commission's Better Urban Water Management framework (WAPC, 2008), a District Water Management Strategy (DWMS) should be prepared to support the proposal to address the site's water and environment issues. The subject site contains drains and waterways and is adjacent to a potentially contaminated site. These issues should be investigated and detailed, including how this issues will be addressed by the development, in a DWMS. The DWMS should be submitted to DWER, the Shire and any other relevant Government Department for review and endorsement, prior to the finalisation of the proposed amendment.

If you require any further information please don't hesitate to contact me.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Monday, 22 June 2026 9:29 AM
To: Jason Lip <to@lakegrace.wa.gov.au>
Subject: RE: Request for Comment - Amendment No. 7 for Shire of Lake Grace Local Planning Scheme No. 4

OFFICIAL

Dear Jason,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and specifically reviewed the supporting District Water Management Strategy (DWMS). The DWER has no objections and no further comments on the proposal. The DWMS can be considered “endorsed” by DWER, subject to review and endorsement by the Shire of Lake Grace.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

Visit our website www.dwer.wa.gov.au

From: Jason Lip
Sent: Wednesday, 3 June 2026 11:35 AM
To: Jim Mackintosh
Cc: Alan George
Subject: RE: Request for Comment - Amendment No. 7 for Shire of Lake Grace Local Planning Scheme No. 4
Importance: High

Good morning Jim,

The Shire of Lake Grace has commissioned a District Water Management Strategy by David Wills & Associates per the Department of Water and Environmental Regulation’s (DWER) request. Please find it attached for your review and comments.

The DWMS will also be sent to the Department of Health for review and comments.

While the findings of the DWMS propose a Site and Soil Evaluation to determine suitability of the ground conditions for accepting on-site treatment, the Shire will opt to extend our sewerage reticulation system to service the proposed industrial subdivision.

Please be advised that you have 28 days to provide a written response to this DWMS or the proposed Amendment No. 7.

Jason Lip

Technical Officer



Shire of Lake Grace

Address: 1 Bishop Street, Lake Grace WA 6353

Postal Address: PO Box 50, Lake Grace, WA 6353

Phone: (08) 9890 2500

Fax: (08) 9890 2599

Website: www.lakegrace.wa.gov.au

Facebook: www.facebook.com/ShireofLakeGrace

Disclaimer by the Shire of Lake Grace

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Your Ref: (0525/OCR2160)
Our Ref: 204382523 - TPS428813
Enquiries: Belinda Hill
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

19 December 2025

Shire of Lake Grace
PO Box 50
LAKE GRACE WA 6353

Attention of: Jason Lip

Re: Amendment 7 - Lot 21, 19 Mather Rd, Lake Grace

Thank you for your letter dated 6 November 2025. We offer the following comments regarding this proposal.

- Lake Grace is supplied from the GSTWS which receives source water from the IWSS.
- ~18 hectares of industrial land use could have a significant water demand which will require significant upstream upgrades.
- The water supply infrastructure to Lake Grace is constrained and there are reliability concerns with the existing scheme.
- There is one upgrade project in the engineering stage which will double the storage at Lake Grace, however this is addressing the current shortfall rather than allowing additional growth.
- There is a future conveyance upgrade project CW02262 which would improve the conveyance capacity to Lake Grace however, it is in the planning stage (not funded).
- IWSS source supply into the GSTWS is also constrained. Metro source advice is needed.
- There are no wastewater services at Lake Grace.

General Comments

While it is acknowledged that this proposal is for a Local Planning Scheme amendment, should the amendment be approved, any future development applications may will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

For further information about building applications, the developer should follow this link:

<https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>

If the application is retrospective, approval by our Building Services section is still required.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

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

Belinda Hill
Senior Planner – Land Use Planning
Development Services



Your Ref: 0525 / OCR2160
Our Ref: F-AA-90479-3
Contact: Yashvee Manrakhan-Field 9222 2000

Alan George
Chief Executive Officer
PO Box 50
LAKE GRACE WA 6353

Attention: Jason Lip

Via email: shire@lakegrace.wa.gov.au

Dear Alan George

**PROPOSED AMENDMENT NO. 7 FOR SHIRE OF LAKE GRACE LOCAL
PLANNING SCHEME NO. 4**

Thank you for your letter dated 7 November 2025, requesting comment from the Department of Health (DoH) on the above proposal.

DoH position

- ☐ No objection – no comments or advice to provide.
- ☒ No objection – with comments and/or recommended conditions and advice notes provided below.
- ☐ Do not support – reasons provided below, i.e. additional reports, studies, plans or other information that should be provided to determine public health risk / legislative compliance.

DoH advice/comment

The submission relates to the rezoning of 8.6ha of land from “General Agricultural” to “General Industrial” to facilitate the future subdivision and industrial redevelopment of the site.

The site comprises a large area of agricultural land (arable) with two distinct areas of remnant bush and low-lying ephemeral wetland in the northwest and southwest corners of the site. There is a farmhouse and agricultural buildings and three small dams in the remanent bush land to the southwest. The site is surrounded by existing commercial lots to the south, a rail-grain depot to the east and open agricultural (arable) paddocks to the north and west.

1. Water supply and wastewater disposal

The geotechnical report (Robb civil consultants- 17 September 2024) associated with the local planning scheme no.4, amendment no.7 is not adequate to determine the suitability of an onsite wastewater system. It was undertaken in accordance with AS 2870 Residential Slabs and Footings and supports a standard septic tank and leach drains. However, this report did not consider that the subject site is located in a sewerage-sensitive area with clay soil.

Therefore, the DoH requires a site-specific Site and Soil Evaluation (SSE) to be undertaken by a qualified consultant during the wettest time of the year (mid-July to August), in accordance with AS/NZS 1547:2012, to ensure the land application area is appropriately located and sized. A secondary onsite wastewater treatment system will be required as the proposed development is within a sewerage-sensitive area.

2. Contaminated sites

DoH acknowledges that rezoning from agricultural to industrial land uses represents a change to a less sensitive land use and would not normally be considered by DoH as an increased public health risk.

The Department of Water and Environmental Regulation (DWER) records indicate that the land to the south has been reported under the Contaminated Sites Act 2003 (DMO9015) based on the presence of petroleum hydrocarbon contamination of underlying groundwater, derived from the sites former use as a fuel oil storage facility.

Site assessments indicate that soils on the site had contained petroleum hydrocarbons at levels exceeding those suitable for commercial/industrial land uses, although it is understood (but not yet verified) that soil remediation works had removed much of this contamination

In addition, free phase petroleum hydrocarbons are still present in shallow groundwater and are known to be migrating northwest offsite into the site under consideration. The site was classified as Contaminated – Remediation Required and its suitability for continued industrial land uses cannot yet be determined.

The storage and use of agricultural chemicals, fuels and wastes are associated with contaminated sites, and other hazardous materials including asbestos should be safely removed from buildings prior to demolition and clearance to avoid the creation of new contaminated sites.

Although this site does not appear on DWER's public access database, it may be subject to other important classifications not recorded on that database. Therefore, the proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a rezoning to a more sensitive land use. Schedule 1 — Forms (www.wa.gov.au)

Recommended conditions

The DoH needs the following information to determine the suitability of the proposed rezoning:

1. A site-specific Site and Soil Evaluation (SSE) must be undertaken by a qualified consultant during the wettest time of the year (mid-July to August), in

accordance with AS/NZS 1547:2012, to ensure the land application area is appropriately located and sized.

2. If the SSE concludes that the wastewater system cannot be sustainably accommodated for the proposed development, the development must not proceed under this approval. In such circumstances, the applicant may only:
 - (a) Connect to reticulated sewerage where available and obtain written confirmation from the relevant service provider; or
 - (b) Submit a revised proposal (e.g., reduced scale/intensity or alternative layout) supported by an updated SSE demonstrating compliance with SPP 2.9 and AS/NZS 1547:2012, to the satisfaction of the decision-maker.
3. If a wastewater system can be sustainably accommodated for the proposed development, then secondary onsite wastewater treatment system as the proposed development is within a sewerage-sensitive area.

Should you have any queries or require further information, please contact System Performance on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely



Tanya Gillett
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

19 December 2025

From: Gunarathne, Nilu <Nilusha.Gunarathne@health.wa.gov.au>

Sent: Thursday, 2 July 2026 1:44 PM

To: Jason Lip <to@lakegrace.wa.gov.au>

Cc: Comments RAD <Comments.RAD@health.wa.gov.au>; Philip Burgess <mis@lakegrace.wa.gov.au>

Subject: RE: RADCOM - WU Direct Reply: District Water Management Strategy - Amendment No. 7 for Shire of Lake Grace Local Planning Scheme No. 4.pdf

OFFICIAL

Hi Jason.

Thank you for updated report

No objection subject to connection to drinking water and sewage services provided by a licensed service provider. Industrial development within the rezoned area shall not be occupied until reticulated sewer services are available to the lot. The Shire of Lake Grace will work with the relevant wastewater service provider to confirm network capacity, infrastructure requirements and delivery timing during detailed planning and subdivision stages.

Regards,

Nilu Gunarathne | A/Principal Scientific Officer
Water | Environmental Health Directorate
Public and Aboriginal Health Division | Department of Health
Level 3, 3A Block, 189 Royal Street, EAST PERTH WA 6004
PO Box 8172 PERTH BUSINESS CENTRE WA 6849
T: 08 9222 2000
nilusha.gunarathne@health.wa.gov.au
www.health.wa.gov.au

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Department of
**Primary Industries and
Regional Development**

Your reference: 0525/OCR2160

Our reference: LUP 2309

Enquiries: Greg Doncon

Alan George
Chief Executive Officer
PO Box 50
Lake Grace WA 6353

Email: shire@lakegrace.wa.gov.au

Date: 18 November 2025

Dear Alan

**Request for Comment – Amendment 7
Shire of Lake Grace Local Planning Scheme No. 4**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the proposed amendment to the Local Planning Scheme. This amendment will rezone 8.58 hectare portion of Lot 21 (No.19) Mather Road, Lake Grace from 'General Agriculture' to 'General Industry' zone.

DPIRD does not object to the proposal and offers the following comments.

While DPIRD would prefer that the potential of rezoning of rural land to another use be identified in the Local Planning Strategy, the expansion of the industrial area along the South Road has merit. It will allow the land, which has good access to the Mather Road, to be developed for industrial purposes, accommodating current and future demand for vacant industrial zoned land.

For more information, please contact Greg Doncon on (08) 9081 3117 or greg.doncon@dpird.wa.gov.au

Yours sincerely

Anya Lam
**Director Agriculture Resource Management and Assessment
Fisheries and Sustainability**

ATTACHMENT 4 – SCHEDULE OF SUBMISSIONS

PROPOSED AMENDMENT NO.7 - 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 Email: jim.mackintosh@dwer.wa.gov.au	Not applicable	In November 2025 the Department of Water and Environmental Regulation advised it is unable to support the proposed amendment until such time as a suitable District Water Management Strategy (DWMS) is prepared to address the site's water and environmental issues. Following review and assessment of a DWMS prepared by consulting civil engineers David Wills and Associates which recommends a range of measures that will need to be implemented during the subdivision and development stages of the project to address the requirements of State Planning Policy 2.9 entitled 'Water' and the associated guidelines, the Department of Water and Environmental Regulation advised in June 2026 it has no objections to and no further comment on the scheme amendment proposal.	That no modifications be made to the scheme amendment proposal in response to the submission received from the Department of Water and Environmental Regulation given the Shire's intention to implement the various recommendations contained in the District Water Management Strategy prepared in support of the proposal to address the requirements of State Planning Policy 2.9 entitled 'Water' and the associated guidelines.
2.	Water Corporation PO Box 100 LEEDERVILLE WA 6902 Email: landplanning@watercorporation.com.au	Not applicable	Whilst the Water Corporation raised no express objections to the scheme amendment proposal it advised as follows: i) The existing water supply infrastructure in the Lake Grace townsite is constrained and there are reliability concerns with the existing water supply scheme; and ii) The Water Corporation does not own and operate the existing reticulated sewerage disposal infrastructure in the Lake Grace townsite.	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 and funding becomes available to provide all the key essential service infrastructure required.
3.	Department of Health PO Box 8172 PERTH BUSINESS CENTRE WA 6849 Email: nilusha.gunaratne@health.wa.gov.au	Not applicable	The Department of Health raised no objections to the scheme amendment proposal subject to the proposed subdivision being served by reticulated water supply and sewerage disposal infrastructure by a licensed service provider prior to any	That no modifications be made to the scheme amendment proposal in response to the submission received from the Department of Health given the Shire's intention to install reticulated water supply and sewerage disposal

ATTACHMENT 4 – SCHEDULE OF SUBMISSIONS

PROPOSED AMENDMENT NO.7 - SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4

			industrial development being undertaken on the subject land.	infrastructure as part of the proposed subdivision development works
4.	Department of Primary Industries and Regional Development 1 Nash Street East Perth WA 6000 Email: greg.doncon@dpird.wa.gov.au	Not applicable	The Department of Primary Industries and Regional Development advised that whilst it would have preferred to see the future land use proposal incorporated in the Shire's Local Planning Strategy, the expansion of the industrial area along the South Road has merit. It will allow the land, which has good access to the Mather Road, to be developed for industrial purposes, accommodating current and future demand for vacant industrial zoned land (i.e. the Department has no objections to the scheme amendment proposal).	That no modifications be made to the scheme amendment proposal in response to the submission received from the Department of Primary Industries and Regional Development

DISTRICT WATER MANAGEMENT STRATEGY

LOT 21 (NO.19) MATHER ROAD, LAKE GRACE



DOCUMENT CONTROL DATA

	David Wills and Associates U13/16 Brodie-Hall Drive Bentley WA 6102 PO BOX 7077 Karawara LPO WA 6152 Tel: (08) 9424 0900 www.dwaeng.com.au	Title	District Water Management Strategy
		Author	BD
		Checked	CF
		Approved	AR
		Synopsis	This District Water Management Strategy provides a sustainable solution for water management and requirements to facilitate the proposed rezoning from 'General Agriculture' to 'General Industry' for section of Lot 21, Mather Road, Lake Grace.

Reference: 25226

Client: Shire of Lake Grace

Revision Table

Ver	Description	Date	Authorised
A	Draft	23/03/2026	BD

Distribution Table

Date	Version	Distribution
23/03/26	A	Shire of Lake Grace

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CONTENTS

1	INTRODUCTION.....	2
1.2	Strategy Area	2
1.3	Water Management Principles.....	3
2	PROPOSED ZONNING AMENDMENT.....	5
3	EXISTING ENVIRONMENT	6
3.1	Current Land Use and Topography	6
3.2	Climate.....	6
3.3	Soils	6
3.4	Acid Sulphate Soils.....	8
3.5	Drinking Water Source Protection Zones	8
3.6	Conservation Reserves.....	8
3.7	Fauna and Flora	9
3.8	Contamination.....	9
3.9	Floodplains.....	10
3.10	Groundwater	10
3.11	Surface water	10
3.12	Geotechnical	11
3.13	Existing Potable Water	11
3.14	Existing Sewerage.....	11
3.15	Existing Stormwater Infrastructure.....	11
4	POST REZONING / POST DEVELOPMENT WATER MANAGEMENT ...	12
4.1	Overview.....	12
4.2	Future Development Flood Protection.....	12
4.3	Stormwater Management.....	12
4.4	Groundwater Management	13
4.5	Potable Water Management.....	13
4.6	Wastewater.....	13
4.7	Waterwise landscaping	13
5	IMPLEMENTATION AND GOVERNANCE PLAN.....	15
5.1	Shire of Lake Grace	15
5.2	Service Providers	15
5.3	Department of Water and Environmental Regulations (DWER)	15
5.4	Individual Developers (future lot owners).....	15
	APPENDIX A: EXISTING LOT CONFIGURATION WITH CONTOURS	A
	APPENDIX B: EXTENT OF FLOODING MAP	B

1 INTRODUCTION

The Shire of Lake Grace is proposing to expand the existing ‘General Industry’ zoning within the Town of Lake Grace boundaries to allow for expansion of the existing industrial activities within the Town, attracting new businesses and investments, as well as to provide more opportunities to create local jobs.

The proposal is a part of long-term planning to allow for Town expansion within the next 10 to 20 years.

This District Water Management Strategy (DWMS) has been prepared to support the Shire of Lake Grace Local Planning Scheme No. 4, Amendment No. 7 and is to provide high level water management strategies to guide planning and development within the area of the proposed zoning amendment, consistent with the objectives of Better Urban Water Management (WAPC, 2008).

The DWMS provides a summary of existing water resources and environmental conditions within the structure plan area to demonstrate that the land is capable of zoning amendment. Further detailed investigations, including the preparation of a Local Water Management Strategy and/or Urban Water Management Plan, may be requested by the Shire of Lake Grace at a later, detailed planning stages.

1.2 Strategy Area

The Shire of Lake Grace Local Planning Scheme No. 4 Amendment No. 7 and this DWMS covers an 8.58 hectare portion of Lot 21 (No. 19) Mather Road, Lake Grace.

Lot 21 is approximately 327.55 hectares in total and is bounded by Kulin-Lake Grace Road to the east, Dewar Street and Boulton Street to the south and agricultural lots to the west and north.

The south east corner of Lot 21 of an approximate area of 9.17 hectares has previously been rezoned to ‘General Industry’. The remaining area is currently zoned as ‘General Agriculture’.

Due to a predicted increase in the industrial activities within the next 10 to 20years, the Shire of Lake Grace is requesting an additional portion of Lot 21 be rezoned to allow for industrial activities in the future. The portion of the property that is subject to rezoning is immediately abutting the existing ‘General Industry’ zoned area of the Lot.

An aerial view of Lot 21 is provided in Figure 1 below.

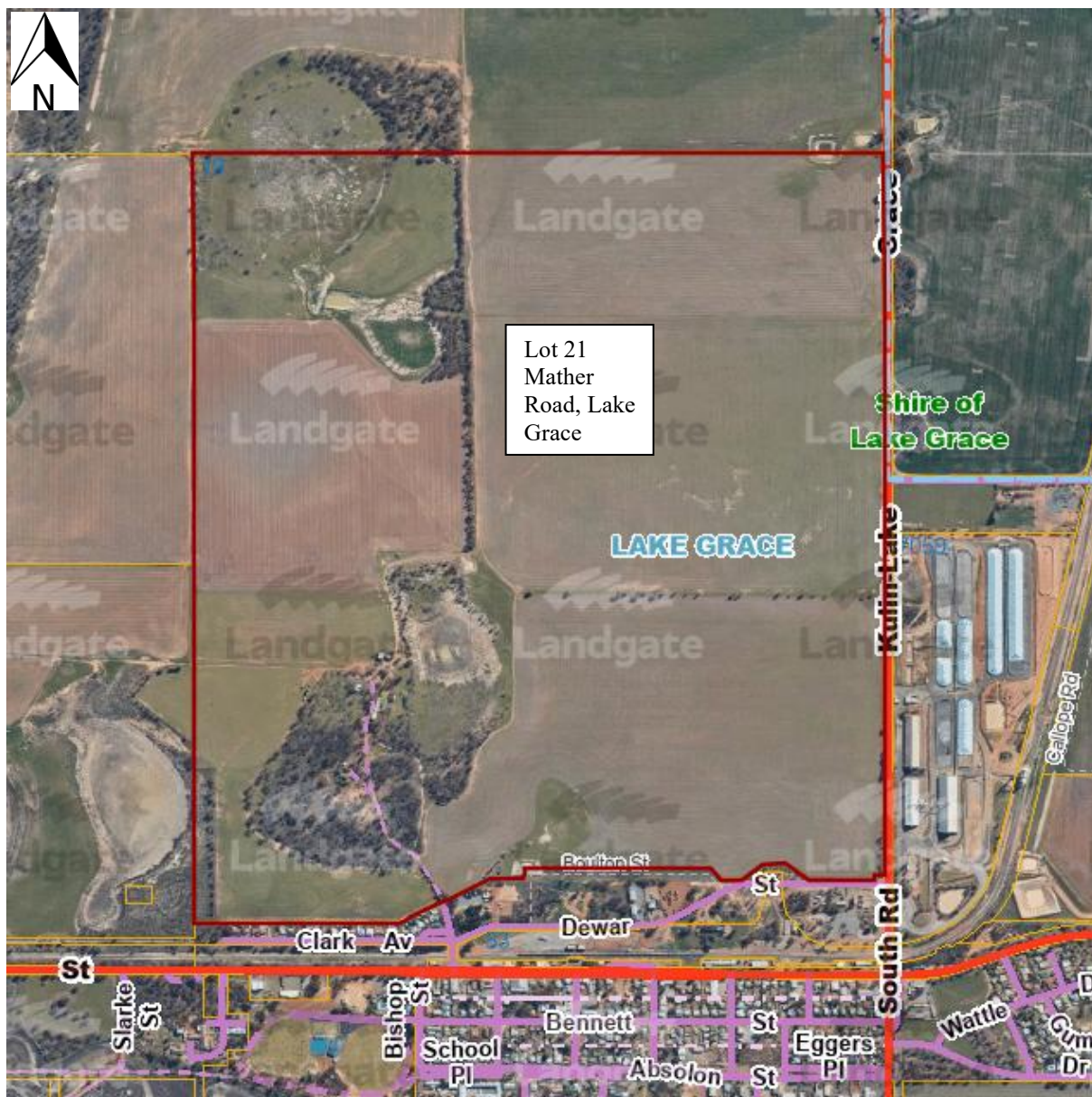


Figure 1: Aerial View of Lot 21 Mather Road, Lake Grace, (Courtesy of the Landgate, 2023)

1.3 Water Management Principles

The future land use planning and development proposals will aim to:

- Demonstrate that the development can suitably manage water quantity and quality on site without creating off-site impacts;
- Consider the capacity of the scheme's water and sewerage disposal facilities in Lake Grace;
- Review the impact of drainage on site;
- Assess possible implications and recommendations for the contaminated site classification over the area adjacent to site;
- Minimise public risk;
- Protect infrastructure and assets from flooding and inundation;
- Maintain surface-water and ground water quality at pre-development levels (winter concentrations) and, if possible, improve the quality of water leaving the development area to maintain and restore ecological systems in the (sub)catchment in which the development is located;

- Provide a feasibility study on the provision of water and wastewater service;
- Manage catchments to maintain or improve water resources;
- Manage the flooding and inundation risks to human life and property;
- Ensure the efficient use and reuse of water resources; and
- Recognise and maintain economic, social and cultural values associated with water.

2 PROPOSED ZONING AMENDMENT

Lot 21 is currently being subdivided into two general zoning areas. The majority of the property is set as 'General Agriculture' – 318.38 hectares, with 9.17 hectares set as a 'General Industry' zone.

An additional 8.58 hectares of the site is proposed to be rezoned from 'General Agriculture' to 'General Industry'. The rezoning is designed with sustainability in mind, aiming to minimise the environmental impact through water conservation. It will support the local community by promoting responsible industry and boosting the economic infrastructure of the town.

An overview of the proposed rezoning is provided in Figure 2 below:



Figure 2: Proposed extension to the existing 'General Industry' zone

3 EXISTING ENVIRONMENT

3.1 Current Land Use and Topography

Lot 21 is located immediately adjacent to the northern boundary of the Lake Grace townsite and comprises a total area of 327.55 hectares.

The land is gently sloping (approximate 2% gradient) from east to west, with the natural ground level ranging from approximately 298 m AHD along its eastern boundary to 284 m AHD along its western boundary.

No native vegetation is required to be cleared, as this area has been extensively cleared of all native vegetation to accommodate its current and historical use for extensive agricultural purposes (i.e. cropping and grazing).

The property is characterised by several small, shallow salt lakes with fringing vegetation in its western half that have not been identified in any public sector databases as being of regional environmental significance and are not intended to be affected by the proposed zoning amendment.

The property contains an existing single house, farm sheds, and various associated improvements in its south-western segment, all of which are located more than 900 metres from the portion of the property proposed to be rezoned for industrial purposes, and will be retained and used in accordance with existing farming activities.

The property has direct frontage and access to Mather Road and Dewar Street along its southern boundary, which are sealed and drained local roads under the control and management of the Shire of Lake Grace. It also has direct frontage and access to Kulin-Lake Grace Road along its eastern boundary, which is a sealed and drained State Road under the management of Main Roads WA.

The existing lot configuration showing existing surface contours is included in Appendix A.

3.2 Climate

Lake Grace has a temperate, semi-arid (steppe) climate characterised by hot, dry summers and cool, wet winters. Summers (December–February) feature high temperatures, often tempered by evening breezes, while winters (June–August) are cold and frosty. Average temperatures range from lows of 10.2°C to highs of around 23.3°C.

According to the Bureau of Meteorology, the mean annual rainfall is approximately 350mm. In contrast, summers from November to March are typically very dry, often with minimal precipitation. The majority of the rainfall occurs between May and August during the wetter winter months.

3.3 Soils

At present, no detailed soil mapping has been undertaken.

Based on the 1:250 000 Hydrogeological Series Sheet SI 50-7 the soils within the western areas of Lot 21 are Alluvium and Colluvium (clay, silt, sand and gravel, minor silcrete, calcrete and ferricrete (laterite), concealed palaeochannels or overlies weathered basement) and Granitoid Gneiss within the eastern sections at the proposed rezoning area (banded, weakly to strongly foliated, minor banded iron-formation and granite outcrop; subsurface, weathered to clay).

The hydrogeological map of a portion of the Shire of Lake Grace is provided in Figure 1 below.

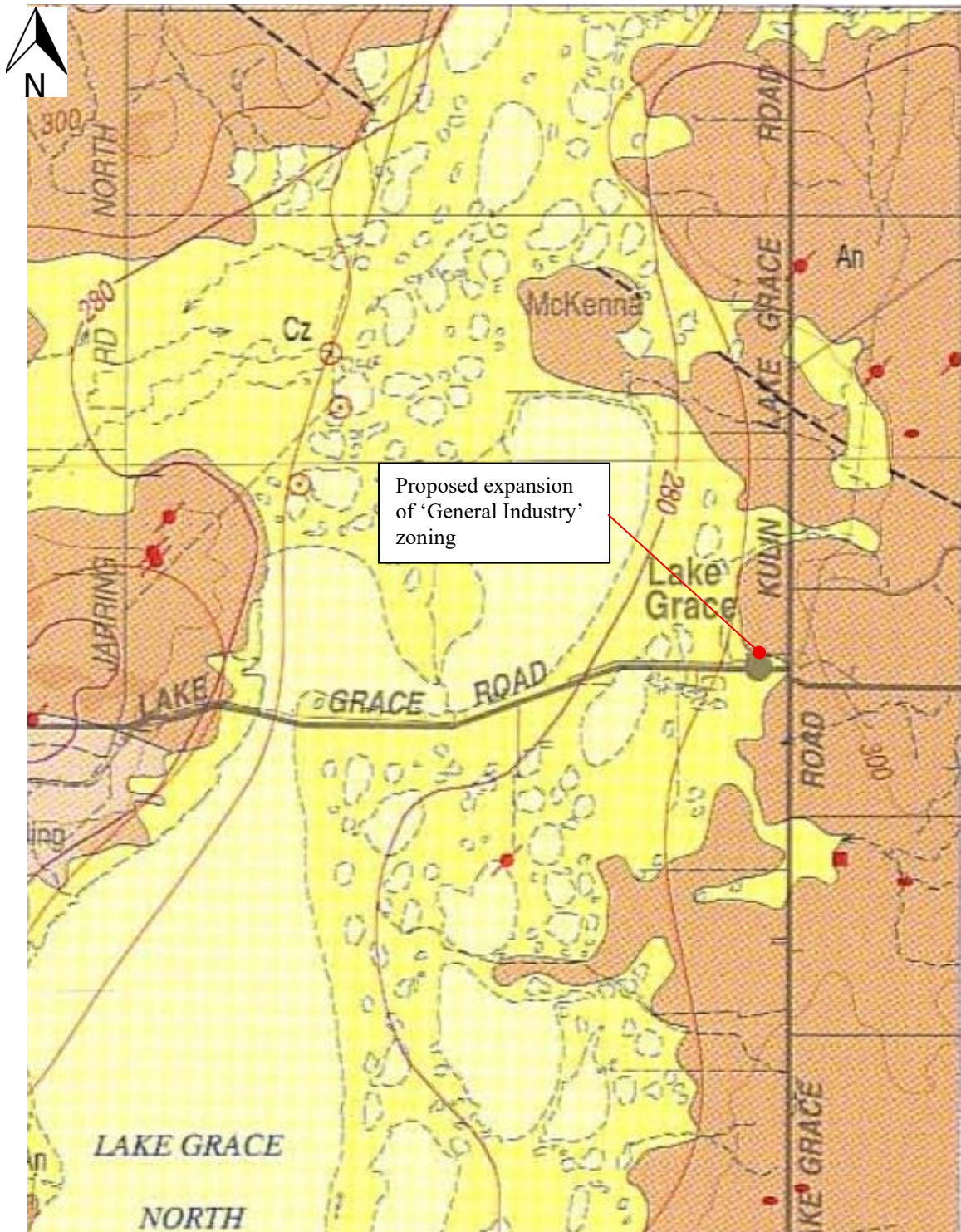


Figure 3: Hydrogeological Mapping

A geological investigation of a small southeastern portion of the property was undertaken by Robb Civil Consultants in August 2024.

This investigation identified the top 1.05m thick layer of soil as a very stiff, brown, damp clay with very poor permeability. The groundwater level is expected to be at 282m AHD, approximately 8m below the surface.

3.4 Acid Sulphate Soils

The current Western Australia Acid Sulphate Soil mapping does not identify any risk within the Town of Lake Grace area.

However, it is understood that significant environmental issues caused by acid sulphate soils have been identified in the Wheatbelt region of Western Australia, including around Lake Grace. While often associated with coastal areas, these soils are widespread in inland, low-lying, groundwater-dependent environments, such as the salt lakes and wetlands surrounding Lake Grace.

A site-specific assessment of the acid sulphate soils will be required as part of the Stormwater Management Plan for future approval of the development of the rezoned areas.

3.5 Drinking Water Source Protection Zones

Based on the Department of Water and Environmental Regulation (DWER) Public Drinking Water Source Area Map, there are no known public drinking water source protection areas within a 50km radius of the development.

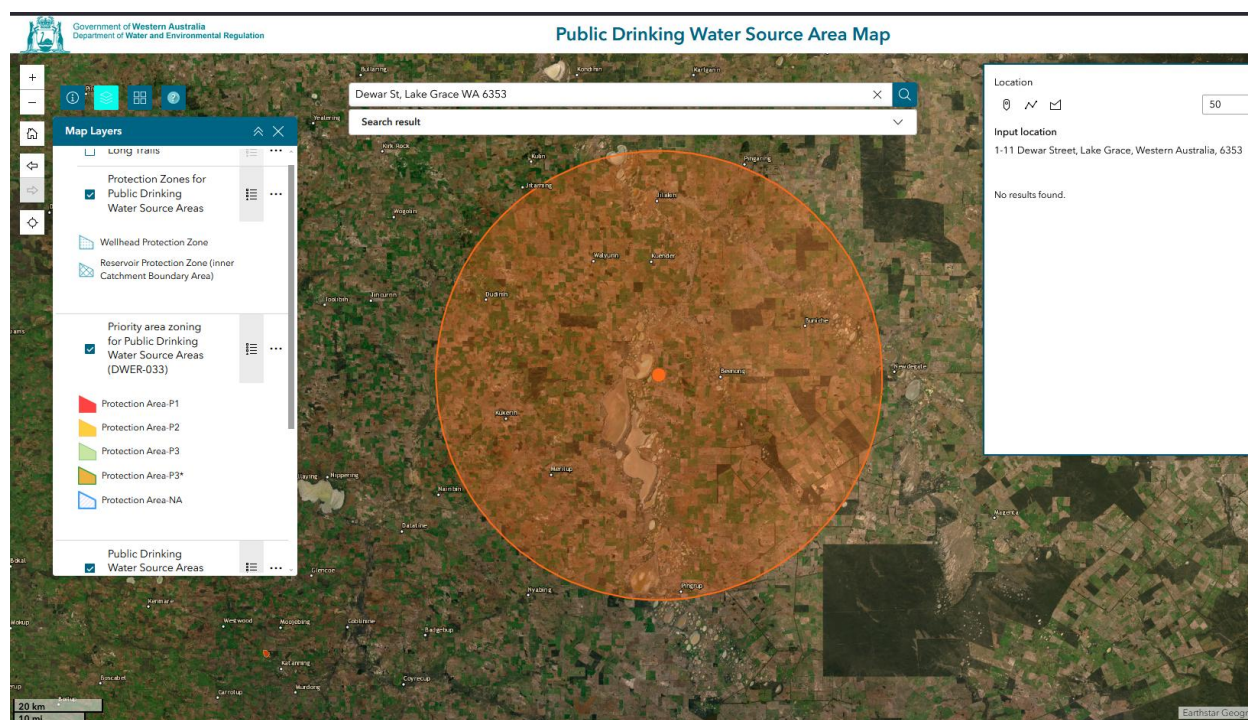


Figure 4: Public Drinking Water Source Area Map (DWER 2026)

3.6 Conservation Reserves

Eight Conservation of Fauna and Flora areas have been identified within a 20km radius of the site. These areas are protected as Legislated Lands and Waters (Nature Reserves) and fall under the jurisdiction of the Department of Biodiversity, Conservation and Attractions (DBCA). No conservation areas are located within Lot 21 Mather Road.

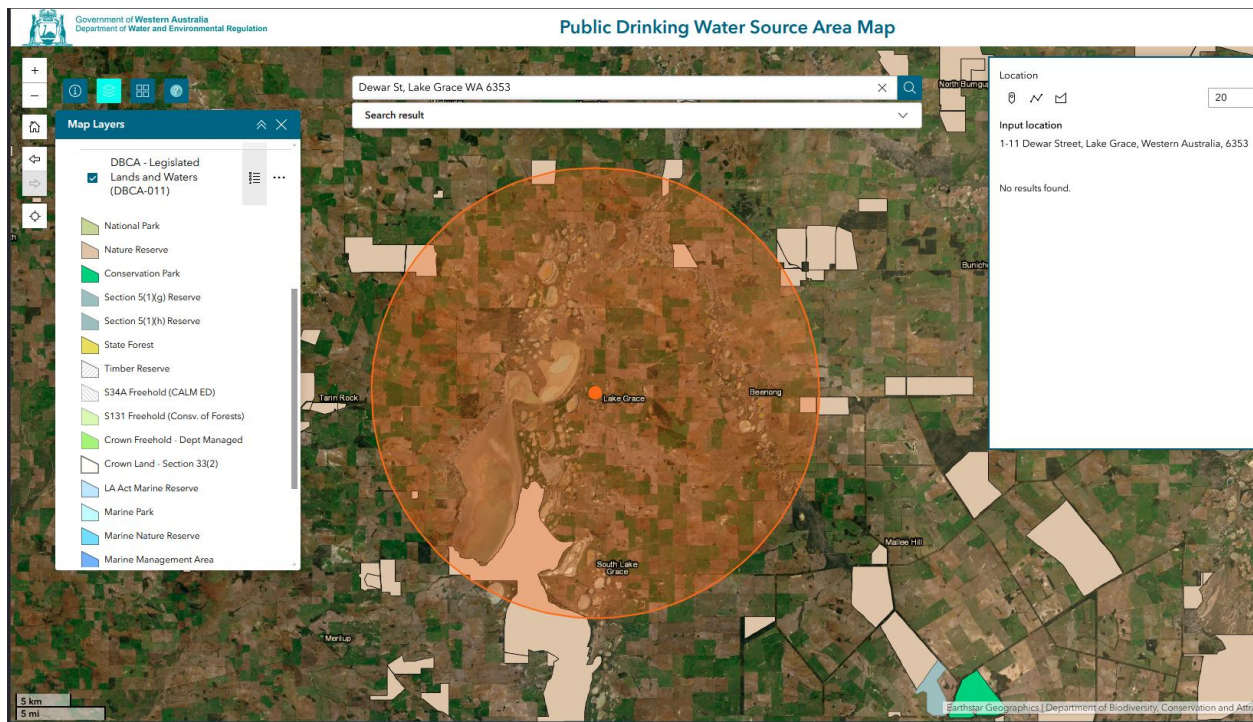


Figure 5: DBCA - Legislated Lands and Waters (DWER 2026)

3.7 Fauna and Flora

Lot 21 is currently, and has historically been used for extensive agricultural purposes (i.e. cropping and grazing).

There is no native vegetation within the area prepared for rezoning. Due to the site's long term agricultural use, it is highly unlikely that native fauna would nest within the area, as there are no natural or artificial shelters available, and the farming activity is progressing.

3.8 Contamination

No part of Lot 21 has been registered with DWER as being contaminated under the Contaminated Sites Act 2003.

Lot 365 and Lot 346 on Stubbs Street, located south of the proposed Lot 21 rezoning area and separated by the existing Dewar Street road reserve, have been identified as contaminated sites requiring remediation.

Total petroleum hydrocarbons and monocyclic aromatic hydrocarbons were present in soils at these registered contaminated sites and are associated with fuel dispensing infrastructure. Remedial works have been completed on the soils; however, remedial actions to remove contaminant products from the groundwater were a limited success, and the groundwater impact still remains on site.

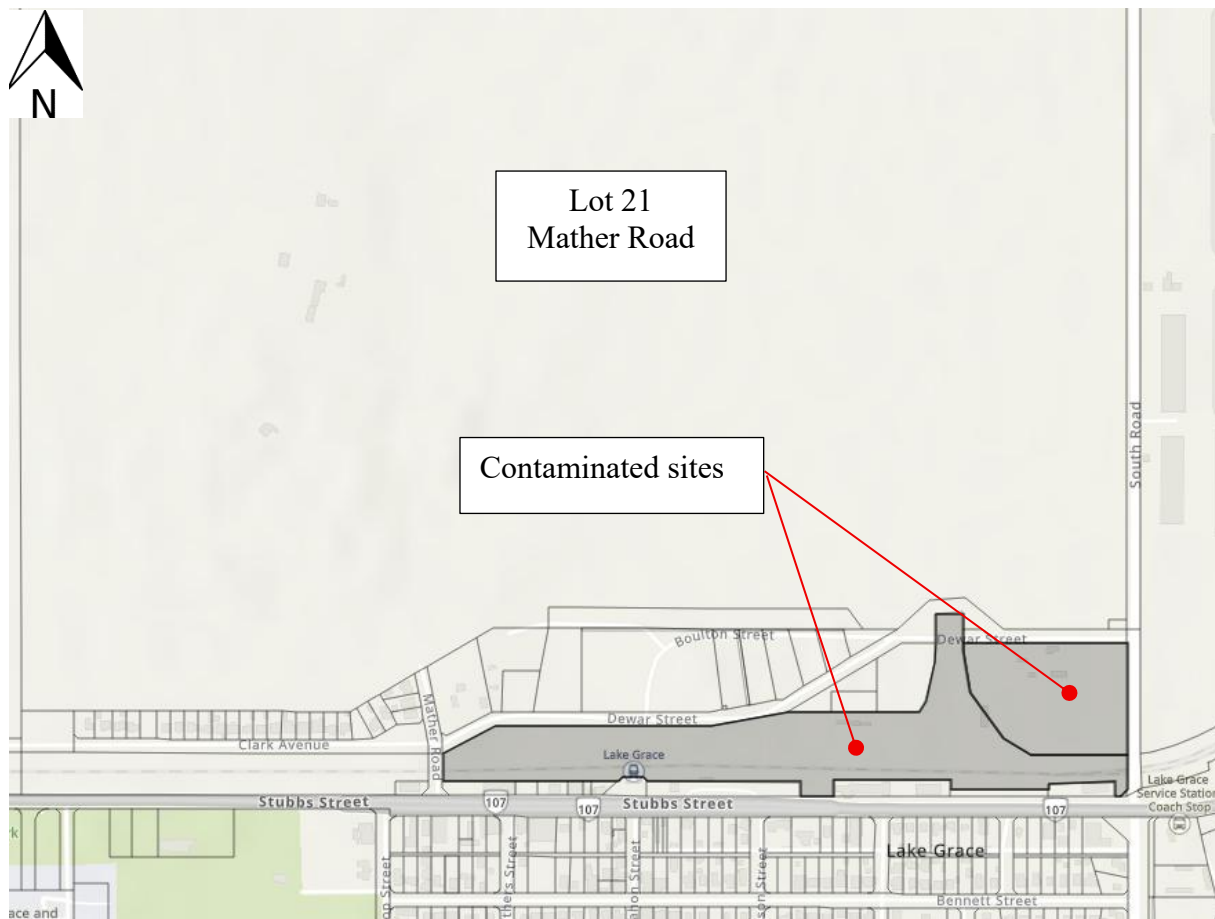


Figure 6: Contaminated Sites Database (DWER 2026)

3.9 Floodplains

The Lake Grace floodplains are part of a broader, low-lying, and primarily saline landscape in the Wheatbelt region, and are characterised by a chain of salt lakes.

The town of Lake Grace is situated on a low spur protruding from the eastern edge of this broad valley floor. These areas are subject to flooding, particularly in the central and southern parts of the townsite, where the water table is often less than 2 meters below the surface.

Lot 21 is located within the floodplain area. The floodplain map produced based on the Department of Water and Environmental Regulation data (DWER-017) has been attached in Appendix B.

3.10 Groundwater

Robb Civil Consultants indicated a high groundwater table of 282.0m AHD within Lot 21 Mather Road, with the lowest elevation of Lot 21 at the south-west corner being 284.0m AHD, only 2 m above groundwater.

The proposed additional General Industry lot in the south-east corner of Lot 21 has a minimum level of 289.0m AHD, resulting in it being well above groundwater levels.

3.11 Surface water

There are no rivers, creeks, or other significant waterways within Lot 21 Mather Road.

Low-lying areas in the south-west sections of the property are prone to collecting stormwater. This is related to the surface grading and low permeability of the existing soils. This area is well away from the proposed subdivision.

The site is bordered on its eastern side by Kulin - Lake Grace Road, which will cut off overland flow from higher land to the east of the site.

3.12 Geotechnical

In accordance with the geotechnical investigation of the site, the soils predominantly consist of clay and some gravelly silty sand and are classified as “Brown damp clay” with sections of red damp silty sand.

This observation of damp silty sands corresponds with the infiltration rate of 0.35m/day from the geotechnical investigation, indicating that the area is poorly draining.

The soil on site is classified “H1” in accordance with Australian Standard AS2870 – Residential slabs and footings, indicating a highly reactive clay composition, which is a very expansive soil with an expected surface movement of approximately 46mm.

Due to the expected very low infiltration of the natural surface, there is minimal change to stormwater disposal if the site is further developed with a carpark and industrial buildings, as long as the existing swales are maintained.

3.13 Existing Potable Water

A 150mm diameter Polyvinyl Chloride (PVC) Class 12 water main runs along the southern verge of Dewar Street, and a 100mm diameter steel water main crossing is installed across Dewar Street to service the site.

3.14 Existing Sewerage

There is no gravity sewer available within the area to be rezoned. Any future development will require installation of a sewerage treatment apparatus (such as septic tanks, grease traps and repositories). This will require further evaluation of the soils to confirm the type of treatment apparatus that can be installed, and will require approvals from the Shire of Lake Grace and the Department of Health.

Alternatively, if required by the Shire of Lake Grace, the existing Shire of Lake Grace sewer network will be required to be extended to allow for the area to be serviced. The extension will most likely require the installation of a gravity section as well as a private sewerage pump station and pressure main, and can possibly result in the need for the upgrade of existing Shire of Lake Grace pump stations.

3.15 Existing Stormwater Infrastructure

There is no stormwater infrastructure within Lot 21 Mather Road.

Very shallow open swales have been constructed along Dewar Street and Gorge Rock - Lake Grace Road. The stormwater runoff from all catchments is collected within the swales and conveyed towards the existing lakes to the south of the township.

4 POST REZONING / POST DEVELOPMENT WATER MANAGEMENT

4.1 Overview

A small portion of Lot 21 Mather Road (approximately 2.6% of the total area) is proposed to be rezoned from “General Agriculture” to “Industrial General” to create a total “Industrial General” zoned area of 17.75ha, or approximately 4.4% of the entire Lot 21.

The proposed “Industrial General” area will require to be serviced with water supply, sewer supply, and stormwater disposal system.

4.2 Future Development Flood Protection

All industrial/commercial building floor levels are to achieve a minimum of 500mm clearance from the 1:100 year flood level indicated for the Lake Grace township.

Protection of the buildings is to be provided by the installation of internal stormwater infrastructure discharging towards the existing open swales within the existing road reserves. The design of the stormwater system shall ensure that the discharge from the site does not exceed the pre-development discharge rates.

The stormwater design shall be presented to the Shire of Lake Grace for consideration and approval.

4.3 Stormwater Management

All stormwater generated within the developed “Industrial General” lots is to be collected at or near the source and discharged towards the existing open swales within the road reserves.

The discharge is to be restricted to the pre-developed peak flow rates and volumes.

Where practical, detention storage systems shall be designed to manage the peak stormwater flows.

All stormwater discharge paths are to ensure they are diverted away from the existing properties indicated as “contaminated sites”. This is to ensure the groundwater is not charged with contamination in the soils and within the groundwater at these locations due to infiltration of additional stormwater. Controlled release points shall be approved by the Shire of Lake Grace as part of the Building Application process.

The stormwater system design for each of the future industrial lots shall consider the Department of Water and Environmental Regulation WA recommendations listed in Water Quality Protection Note 52 – Stormwater Management at Industrial Sites.

Existing waterways and natural drainage lines should be retained if possible, with the aim of minimising changes to the pre-development hydrology. These waterways should also be restored where required.

Negotiations may be needed with the owner of Lot 21 to divert water flowing across Lot 21 from the north around the General Industrial land.

Water quality treatment systems shall be designed in accordance with the Stormwater Management Manual for Western Australia (DoW, 2007) and Australian Runoff Quality (Engineers Australia, 2006). The Better Urban Water Management (WAPC, 2008) principle

outlines how existing surface and groundwater quality should be maintained as a minimum, and preferably improved, prior to discharge from the development area.

4.4 Groundwater Management

The proposed development shall not have any negative impact on the groundwater resource.

Fill of the site levels, using clean well-draining soils, shall be provided to ensure a minimum of 1.2m vertical clearance between effluent disposal areas and the maximum groundwater table.

A minimum 600mm vertical clearance is to be achieved between any physical infrastructure, including stormwater management measures and the maximum groundwater level.

Subsoil drainage may be required to control groundwater levels within the area.

Bioretention basins and/or drains shall be considered for the stormwater runoff disposal and shall not affect the soils or groundwater within the contaminated sites.

4.5 Potable Water Management

The existing Water Corporation water main is to be extended to allow for servicing of the proposed “Industrial General” lots. The design and construction will be coordinated with Water Corporation as required.

The owners of future industrial lots will be encouraged to install rainwater tanks sized based on the roof area for each lot to reduce the scheme's water usage as well as the stormwater disposal.

Additionally, the owners will be encouraged to install water-efficient fixtures and fittings across all buildings constructed to reduce water consumption.

4.6 Wastewater

The future industrial development will require the installation of sewerage treatment apparatus (such as septic tanks, grease traps, and repositories). This will require evaluation of the soil conditions to confirm that the treatment apparatus is appropriate for effluent disposal on site. Shire of Lake Grace and Department of Health approvals will be required as part of the development approval conditions.

In the case where the soil conditions prevent installation of suitable sewerage treatment apparatus, the existing Shire of Lake Grace sewer network will be required to be extended to allow for servicing of the proposed industrial area. The extension will most likely require installation of a gravity section as well as a private pumping station and sewerage pressure main, and may result in a need for the existing Shire of Lake Grace pump stations to be upgraded. Negotiation with the Shire of Lake Grace regarding the existing sewer network upgrade shall be undertaken as part of the development approval process.

4.7 Waterwise landscaping

The future industrial lot landscaping will consist of water-wise plantings suited to the local environment. Details on appropriate species and areas of planting/landscaping are to be established as part of future planning for the site.

The source of water for the landscape irrigation will require further investigation. Details regarding the irrigation of landscape areas are to be approved by the Shire of Lake Grace as

part of the planning approval. The landscaped areas could potentially be watered from treated wastewater or harvested stormwater.

The use of swales and potentially bioretention gardens within landscaping areas, planted with native species, is to be encouraged, as these structures receive much of their irrigation requirements from stormwater runoff.

5 IMPLEMENTATION AND GOVERNANCE PLAN

The development of the DWMS has been undertaken to provide a clear structure within which future rezoning and development that is consistent with the specified integrated water cycle management approach can occur.

5.1 Shire of Lake Grace

Shire of Lake Grace shall be responsible for the maintenance of all existing stormwater systems within road reserves.

Street sweeping and regular cleaning of hard surfaces within road reserves shall be undertaken by the Shire to prevent debris from entering the existing and future drains.

The Shire shall also encourage future lot owners to install rainwater tanks, water-wise fixtures, and irrigation systems.

5.2 Service Providers

All service providers shall be required to implement, run and provide maintenance of all services as required by legislation.

5.3 Department of Water and Environmental Regulations (DWER)

DWER shall be contacted as required to provide assistance with directions for the surface water and groundwater management.

5.4 Individual Developers (future lot owners)

As part of the development application, future lot owners shall provide the following investigations for the Shire of Lake Grace review and approval:

- Stormwater management plan,
- Concept landscape, including concept irrigation design,
- Geotechnical assessment report including Acid Sulphate Soil and groundwater conditions investigation,
- Non-potable water source, if required for the site,
- Investigation report of possible disposal of the wastewater effluent within the property, including a relevant application for the Shire of Lake Grace approval.

The following post-development maintenance activities shall be undertaken by the lot owners:

- Sweeping and regular cleaning of hard surfaces to prevent debris from entering the stormwater systems and drains,
- Minimising fertiliser use to establish and maintain vegetation within garden areas and road verges,
- Use low-phosphorus fertilisers and minimal pesticides near drainage paths,
- Train staff in spill response and stormwater-friendly cleaning practices,
- Use of drought-tolerant turf and plant species that require minimal water and nutrients,

- Conduct routine inspections of drains, gutters, and natural waterways.

For and on behalf of DWA Consulting Pty Ltd trading as David Wills and Associates

Prepared by:



Barbara Dryhinicz

MScEng(Civil) MIEAust CPEng NER APEC Engineer IntPE(Aus)

Supervising Engineer

Authorised by:



Athena Rowcliffe

BEng MIEAust CPEng NER APEC Engineer IntPE(Aus)

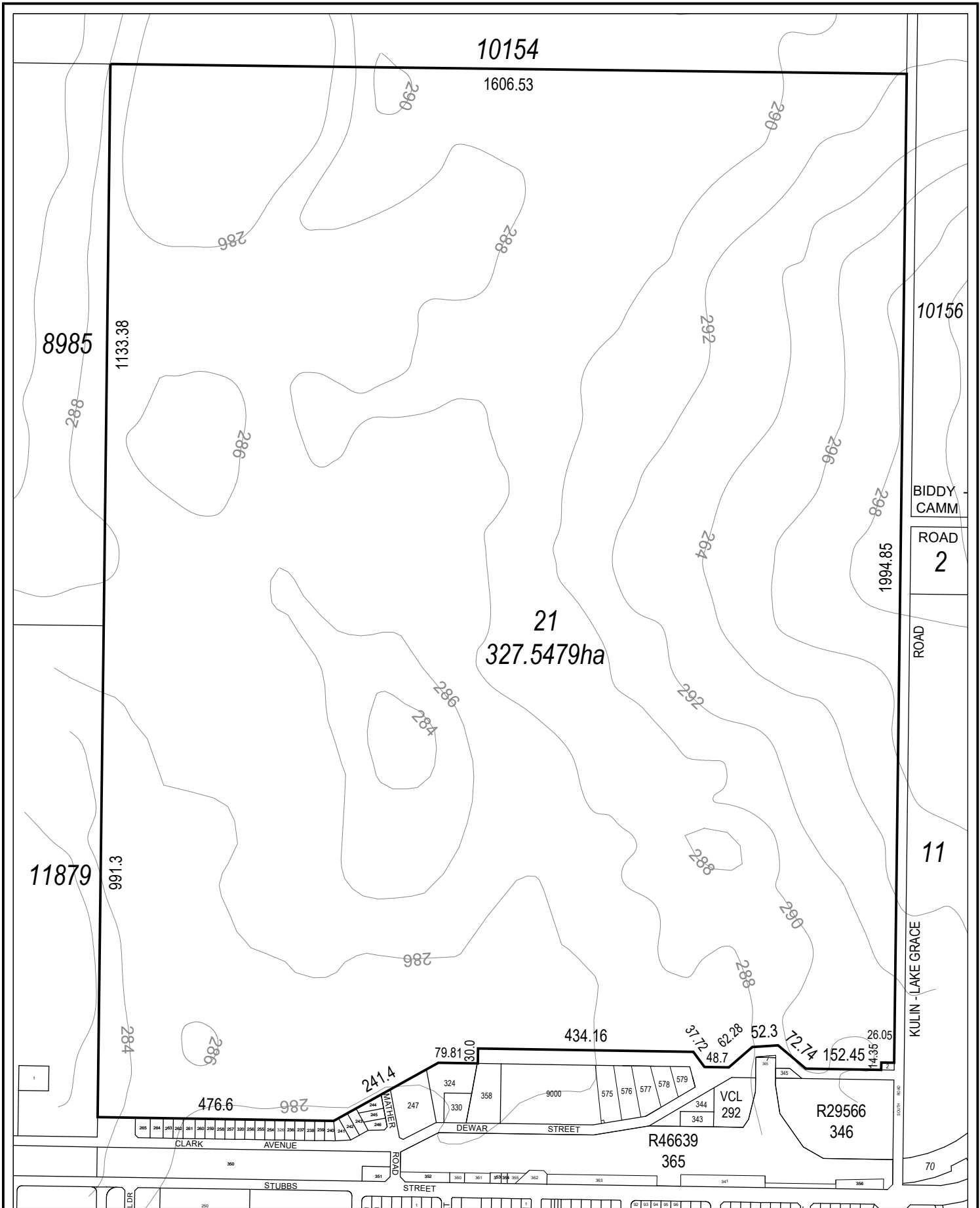
Associate Director

Encl:

Appendix A: Existing Lot Configuration with Contours

Appendix B: Extent of Flooding Map

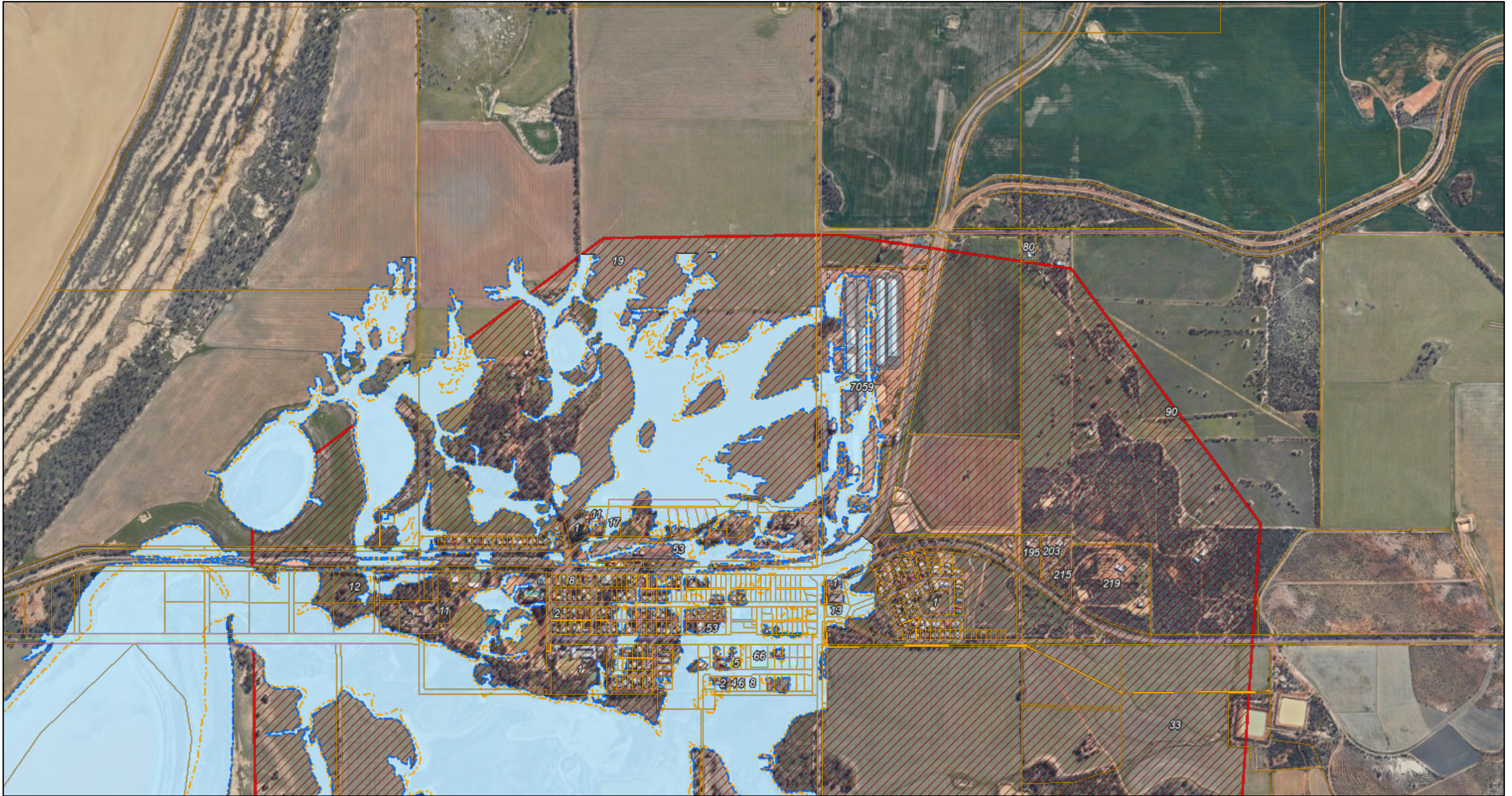
APPENDIX A: EXISTING LOT CONFIGURATION WITH CONTOURS



 Tel: (08) 9303 2532 Mob: 0429 303 100 PO Box 1685 WANGARA DC WA 6947 www.exurban.com.au		LEGEND:  SUBJECT LAND	EXISTING LOT CONFIGURATION PLAN PLAN 2 PORTION OF LOT 21 (No.19) MATHER ROAD LAKE GRACE Shire of Lake Grace
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APPENDIX B: EXTENT OF FLOODING MAP

Locate WA



2/24/2026, 11:26:18 AM

 Cadastre Address (LGATE-002) - Large Scale

FPM 1 in 100 (1%) AEP Floodplain Development Control Area (DWER-003)

☒ Yes

FPM Extent of Flooding (DWER-017)

- Extent of 1 in 50 (2%) AEP flooding

- Extent of 1 in 100 (1%) AEP flooding

— Extent of study - 1 in 50 (2%) AEP

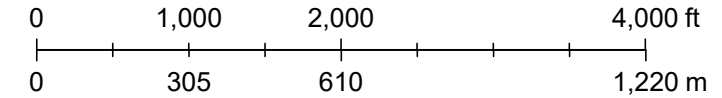
— Extent of study - 1 in 100 (1%) AEP

FPM Floodplain Area (DWER-020)

1 in 50 (2%) AEP floodplain

1 in 100 (1%) AEP floodplain

1:18,056



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Compliance Audit Return 2025 Questions

Regulation 14 of the Local Government (Audit) Regulations 1996 requires local governments to carry out a compliance audit return for the period of 1 January to 31 December of each year.

Reference	Question	Response	Comments
Local Government Act 1995			
s. 2.29	Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?	Y	
s. 3.16	Has the local government reviewed local laws which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?	Y	During 2025 there was one local law repealed from the review.
s. 3.57	Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?	Y	Where there is a preferred supplier panel in place, this would be the first go to place and if there are no sufficient suppliers, a tender is publicly advertised.
s. 3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the <i>Local Government Act 1995</i> (unless section 3.58(5) applies)?	Y	
s. 3.58(4)	Where the local government disposed of property under section 3.58(3) of the <i>Local Government Act 1995</i> , did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?	Y	
s. 3.59(2)(a)	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?	N	As there was no trading undertaken by our Council in 2025.
s. 3.59(2)(b)	Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?	N	As there was no major land transaction undertaken by our Council in 2025.

s. 3.59(2)(c)	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?	N	As there was no major land transaction undertaken by our Council in 2025.
s. 3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2025?	N/A	Our Council will always undertake the appropriate requirements when commencing a major trading undertaking or enter into a major land transaction, however there was none in 2025.
s. 3.59(5)	During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	N	As there was no major land transaction or trading undertaken during 2025.
s. 5.16 (1)	Were all delegations to committees resolved by absolute majority?	N	There were no delegations granted to any Council committee during 2025.
s. 5.16 (2)	Were all delegations to committees in writing?	N	There were no delegations granted to any Council committee during 2025.
s. 5.17	Were all delegations to committees within the limits specified in section 5.17 of the <i>Local Government Act 1995</i> ?	N	No delegations were granted to any Council committee in 2025.
s. 5.18	Were all delegations to committees recorded in a register of delegations?	N	No delegations were granted to any Council committee in 2025.
s. 5.36(4) & s. 5.37(3)	Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?	Y	
s. 5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee?	Y	
	Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?	N	As there were no rejections during 2025.
s. 5.39B	Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?	Y	Currently undertaking a full review of all Council policies and standards in 2026. This will include updated model standards.
s. 5.42	Were all delegations to the CEO resolved by an absolute majority?	Y	The current delegations for the CEO are still in place since adopted.
	Were all delegations to the CEO in writing?	Y	
s. 5.43	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the <i>Local Government Act 1995</i> ?	Y	

s. 5.44(2)	Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?	Y	A current review is underway in 2026 and an update of the organisation delegation register including other forms of written instruments of delegation will be completed after the review.
s. 5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?	Y	
s. 5.46	Has the CEO kept a register of all delegations made under Division 4 of the <i>Local Government Act 1995</i> to the CEO and to employees? Were all delegations made under Division 4 reviewed by the delegator at least once during the 2024/2025 financial year? Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?	Y Y N	This was identified in the recent review of the delegation register process and is now being updated and included as part of our compliance calendar and end of year processes.
s. 5.50	If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on the website? outlining the circumstances in relation to payments made to terminated employees? If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?	N/A N/A	No policy is currently in place and there were no employees, with an amount paid to them in addition to their entitlements.
s. 5.51A	Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government? If yes, has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?	Y Y	
s. 5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the <i>Local Government Act 1995</i> , did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	Y	
s. 5.68(2)	Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A,	Y	

	recorded in the minutes of the relevant council or committee meeting?		
s. 5.69(5)	Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?	Y	
s. 5.70	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?	Y	
s. 5.71B(5) and (7)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the <i>Local Government Act 1995</i> relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application? Was any decision made by the Minister under section 5.71B(6) of the <i>Local Government Act 1995</i> , recorded in the minutes of the council meeting at which the decision was considered?	N/A	There was no application to the Minister for this reporting period.
s. 5.73	Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the <i>Local Government Act 1995</i> recorded in the minutes of the meeting at which the disclosures were made?	Y	
s. 5.75	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	Y	
s. 5.76	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?	Y	
s. 5.77	On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?	Y	

s. 5.88	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the <i>Local Government Act 1995</i>? Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the <i>Local Government Act 1995</i>, in the form prescribed in the <i>Local Government (Administration) Regulations 1996</i>, regulation 28? After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the <i>Local Government Act 1995</i>, did the CEO remove from the register all returns relating to that person? Have all returns removed from the register in accordance with section 5.88(3) of the <i>Local Government Act 1995</i> been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Y Y Y Y	
s. 5.89A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the <i>Local Government Act 1995</i>, in the form prescribed in the <i>Local Government (Administration) Regulations 1996</i>, regulation 28A? Did the CEO publish an up-to-date version of the gift register on the local government's website?	Y Y	
s. 5.90A	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?	Y	A current version of policy 1.18 is still in place.
s. 5.94	Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?	Y	
s. 5.96	Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed	Y	Copies are available at a cost in accordance with the Council's schedule of fees and charges.

	otherwise)?		
s. 5.96A	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the <i>Local Government Act 1995</i> ?	Y	
s. 5.104	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct? Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4) of the <i>Local Government Act 1995</i>? Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?	Y N Y	
s. 5.128	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	Y	
s. 7.12A(3), (4) and (5)	Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the <i>Local Government Act 1995</i> required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters? Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters? Was a copy of the report given to the Minister within three months of the audit report being received by the local government? Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the <i>Local Government Act 1995</i>, did the CEO publish a copy of the report on the local government's official website?	Y N/A Y	No significant findings were reported.

Local Government (Administration) Regulations 1996			
Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the <i>Local Government Act 1995</i> ?	Y	
Reg 19AB	Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?	Y	
Reg 19AC	Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?	Y	
Reg 19AE	Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?	Y	
Reg 19B	Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over \$130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?	Y	
Reg 19C	Has the local government adopted by absolute majority a strategic community plan?	Y	
	If yes, provide the date of the most recent review	21 February 2024	

Reg 19DA	Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4) ? If yes, provide date of review Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?	Y – 26 June 2024	Y
Reg 22	Asked as part of question s5.75	Y	
Reg 23	Asked as part of question s5.76	Y	
Reg 28	Asked as part of question s5.88(1)	Y	
Reg 28A	Asked as part of question s5.89A(1)	Y	
Reg 29	Asked as part of question s5.94	Y	
Reg 29C	Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices— within the specified timeframes and in accordance with legislative requirements?	Y	
Reg 35	Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?	Y	
Reg 36	Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member: - has completed an approved course within the specified 5-year period prior to election, or - completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or - qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?	Y	

Local Government (Audit) Regulations 1996			
Reg 10	Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?	Y	
Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025? If yes, provide date of council's resolution to accept the report.	Y Resolution 14068 – 23 July 2025	
Local Government (Constitution) Regulations 1998			
Reg 11FA	Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?	Y	
Reg 13	Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?	Y	
Local Government (Elections) Regulations 1997			
Reg 30G	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997? Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?	N/A N/A	No gifts were received during the election period.

	Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?	N/A	
Local Government (Financial Management) Regulations 1996			
Reg 5	Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?	Y	
Reg 6	Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?	Y	
Reg 7	Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?	Y	
Reg 8	Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?	Y	
Reg 9	Did the local government keep separate financial records for each trading undertaking and each major land transaction?	Y	
Reg 11	Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?	Y	
Reg 12	Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council	Y	

	resolution?		
Reg 13	Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes that: - include the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or - include the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval?	Y	
Reg 13A	Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?	Y	
Reg 19	Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?	Y	
Reg 19C	Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?	Y	
Local Government (Functions and General) Regulations 1996			
Reg 7	Asked as part of question s3.59(2)	N	
Reg 9	Asked as part of question s3.59(2)	N	
Reg 10	Asked as part of question s3.59(2)	N	
Reg 11A	Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the	Y	

	contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?		
Reg 11	Asked as part of question s3.57	Y	
Reg 12	Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?	Y	
Reg 14(1), (3) and (5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?	Y	
Reg 15	Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?	Y	
Reg 16	Asked as part of question Reg 15	Y	
Reg 17	Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Y	
Reg 18(1) and (4)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender? Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Yes	No late tenders received during tendering process. All tenders assessed via qualitative and scored criteria.
Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Yes	The Shire had a few tenders when we had only received one submission even though multiple organisations had asked for the tender documents.
Reg 21	Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?	N/A	The Shire did not seek expressions of interests for tenders.

Reg 22	Asked as part of question Reg 21	N/A	The Shire did not seek expressions of interests for tenders.
Reg 23	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice? Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?	N/A	The Shire did not seek expressions of interests for tenders.
Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?	N/A	The Shire did not seek expressions of interests for tenders.
Reg 24AD(2), (4) and (6)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE? If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.
Reg 24AE	Asked as part of question Reg 24AD(2), (4) and (6)	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.
Reg 24AF	Asked as part of question Reg 24AD(2), (4) and (6)	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.
Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.
Reg 24AH(1) and (3)	Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications? Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.

	application satisfies the criteria for deciding which application to accept?		
Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	N/A	The Shire did not attempt to establish a panel of pre-qualified suppliers.
Reg 24E	Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?	N/A	The Shire did not have a quantifiable regional price preference policy in place for tenders in 2025.
Reg 24F	Asked as part of question Reg 24	N/A	The Shire did not have a quantifiable regional price preference policy in place for tenders in 2025.

Alan George
Chief Executive Officer

Date

Cr Len Armstrong
Mayor/President

Date

2025 Compliance Audit Return

Local Government Authority: The Shire of Lake Grace

Local Government Act 1995

s. 2.29

Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?

Response: Yes

s. 3.16

Has the local government reviewed local laws, which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?

Response: Yes

Comments: During 2025 there was one local law repealed from the review.

s.3.57

Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?

Response: Yes

Comments: Where there is a preferred supplier panel in place, this would be the first go to place and if there are no sufficient suppliers, a tender is publicly advertised.

s. 3.58(3)

Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?

Response: Yes

s. 3.58(4)

Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?

Response: Yes

s. 3.59(2)(a)

Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?

Response: No

Comments: As there was no trading undertaken by our Council in 2025.

s. 3.59(2)(b)

Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?

Response: No

Comments: As there was no major land transaction undertaken by our Council in 2025.

s. 3.59(2)(c)

Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Response: No

Comments: As there was no major land transaction undertaken by our Council in 2025.

s. 3.59(4)

Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2024?

Response: N/A

Comments: Our Council will always undertake the appropriate requirements when commencing a major trading undertaking or enter into a major land transaction, however there was none in 2025.

s. 3.59(5)

During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?

Response: No

Comments: As there was no major land transaction or trading undertaken during 2025.

s. 5.16 (1)

Were all delegations to committees resolved by absolute majority?

Response: No

Comments: There were no delegations granted to any Council committee during 2025.

s. 5.16 (2)

Were all delegations to committees in writing?

Response: No

Comments: There were no delegations granted to any Council committee during 2025.

s. 5.17

Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?

Response: No

Comments: No delegations were granted to any Council committee in 2025.

s. 5.18

Were all delegations to committees recorded in a register of delegations?

Response: No

Comments: No delegations were granted to any Council committee in 2025.

s. 5.36(4) and s. 5.37(3)

Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?

Response: Yes

s. 5.37(2)

Did the CEO inform council of each proposal to employ or dismiss senior employee?

Response: Yes

Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?

Response: No

Comments: As there were no rejections during 2025.

s. 5.39B

Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?

Response: Yes

Comments: Currently undertaking a full review of all Council policies and standards in 2026. This will include updated model standards.

s. 5.42

Were all delegations to the CEO resolved by an absolute majority?

Response: Yes

Comments: The current delegations for the CEO are still in place since adopted.

Were all delegations to the CEO in writing?

Response: Yes

s. 5.43

Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?

Response: Yes

s. 5.44(2)

Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Response: Yes

Comments: A current review is underway in 2026 and an update of the organisation delegation register including other forms of written instruments of delegation will be completed after the review.

s. 5.45(1)(b)

Were all decisions by the Council to amend or revoke a delegation made by absolute majority?

Response: Yes

s. 5.46

Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?

Response: Yes

Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2024/2025 financial year?

Response: Yes

Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?

Response: No

Comments: This was identified in the recent review of the delegation register process and is now being updated and included as part of our compliance calendar and end of year processes.

s. 5.50

If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on its website outlining the circumstances in relation to payments made to terminated employees?

Response: N/A

Comments: No policy is currently in place and there were no employees, with an amount paid to them in addition to their entitlements.

If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?

Response: N/A

s. 5.51A

Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government?

Response: Yes

Has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?

Response: Yes

s. 5.67

Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?

Response: Yes

s. 5.68(2)

Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?

Response: Yes

s. 5.69(5)

Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Response: Yes

s. 5.70

Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?

Response: Yes

s. 5.71B(5) and (7)

Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?

Response: N/A

Comments: There was no application to the Minister for this reporting period.

Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?

Response: N/A

s. 5.73

Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?

Response: Yes

s. 5.75

Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?

Response: Yes

s. 5.76

Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?

Response: Yes

s. 5.77

On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?

Response: Yes

s. 5.88

Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995?

Response: Yes

Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?

Response: Yes

After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person?

Response: Yes

Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Response: Yes

s. 5.89A

Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A?

Response: Yes

Did the CEO publish an up-to-date version of the gift register on the local government's website?

Response: Yes

s. 5.90A

Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?

Response: Yes

Comments: A current version of policy 1.18 is still in place.

s. 5.94

Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?

Response: Yes

s. 5.96

Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?

Response: Yes

Comments: Copies are available at a cost in accordance with the Council's schedule of fees and charges.

s. 5.96A

Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?

Response: Yes

s. 5.104

Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?

Response: Yes

Did the local government adopt additional requirements in addition to the model code of conduct?

Response: No

Comments: There were no additional requirements in addition to the model adopted.

Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?

Response: Yes

s. 5.128

Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Response: Yes

s. 7.12A(3), (4) and (5)

Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?

Response: Yes

Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?

Response: N/A

Comments: No significant findings were reported.

Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?

Response: Yes

Local Government (Administration) Regulations 1996

r. 18F

Were the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?

Response: Yes

r. 19AB

Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?

Response: Yes

r. 19AC

Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?

Response: Yes

r. 19AE

Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?

Response: Yes

r. 19B

Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over \$130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Response: Yes

r. 19C

Has the local government adopted by absolute majority a strategic community plan?

Response: Yes

Adoption date or the date of the most recent review: 21/02/2024

r. 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Response: No

Comments: No review was conducted during 2025.

Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?

Response: Yes

r. 22

No response required. This is covered by s5.75.

r. 23

No response required. This is covered by s5.76.

r. 28

No response required. This is covered by s5.88(1).

r. 28A

No response required. This is covered by s5.89A(1).

r. 29

No response required. This is covered by s5.94.

r. 29C

Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?

Response: Yes

r. 35

Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?

Response: Yes

r. 36

Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member:

- has completed an approved course within the specified 5-year period prior to election, or
- completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or
- qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Response: Yes

Local Government (Audit) Regulations 1996

r. 10

Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?

Response: Yes

r. 17

Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025?

Response: Yes

Comments: Resolution 14068

Date of council's resolution to accept the report: 23/07/2025

Local Government (Constitution) Regulations 1998

r. 11FA

Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?

Response: Yes

r. 13

Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?

Response: Yes

Local Government (Elections) Regulations 1997

r. 30G

Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997?

Response: N/A

Comments: No gifts were received during the election period.

Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?

Response: N/A

Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Response: N/A

Local Government (Financial Management) Regulations 1996

r. 5

Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?

Response: Yes

r. 6

Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?

Response: Yes

r. 7

Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?

Response: Yes

r. 8

Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?

Response: Yes

r. 9

Did the local government keep separate financial records for each trading undertaking and each major land transaction?

Response: Yes

r. 11

Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?

Response: Yes

r. 12

Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?

Response: Yes

r. 13

Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes?

- includes the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or
- includes the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval.

Response: Yes

r. 13A

Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?

Response: Yes

r. 19

Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?

Response: Yes

r. 19C

Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?

Response: Yes

Local Government (Functions and General) Regulations 1996

r. 7

No response required. This is covered by s3.59(2).

r. 9

No response required. This is covered by s3.59(2).

r. 10

No response required. This is covered by s3.59(2).

r. 11A

Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?

Response: Yes

r. 11

No response required. This is covered by s3.57.

r. 12

Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?

Response: Yes

r. 14(1), (3) and (5)

If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?

Response: Yes

r. 15

Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Response: Yes

r. 16

No response required. This is covered by r. 15.

r. 17

Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?

Response: Yes

r. 18(1) and (4)

Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?

Response: Yes

Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?

Response: Yes

Comments: No late tenders received during tendering process. All tenders assessed via qualitative and scored criteria.

r. 19

Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?

Response: Yes

Comments: The Shire had a few tenders when we had only received one submission even though multiple organisations had asked for the tender documents.

r. 21

Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?

Response: N/A

Comments: The Shire did not seek expressions of interests for tenders.

r. 22

No response required. This is covered by r. 21.

r. 23

Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?

Response: N/A

Comments: The Shire did not seek expressions of interests for tenders.

Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?

Response: N/A

r. 24

Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Response: N/A

Comments: The Shire did not seek expressions of interests for tenders.

r. 24AD(2), (4) and (6)

Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE?

Response: N/A

Comments: The Shire did not attempt to establish a panel of pre-qualified suppliers.

If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?

Response: N/A

r. 24AE

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AF

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AG

Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?

Response: N/A

Comments: The Shire did not attempt to establish a panel of pre-qualified suppliers.

r. 24AH(1) and (3)

Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?

Response: N/A

Comments: The Shire did not attempt to establish a panel of pre-qualified suppliers.

Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?

Response: N/A

r. 24AI

Did the CEO send each applicant written notice advising them of the outcome of their application?

Response: N/A

Comments: The Shire did not attempt to establish a panel of pre-qualified suppliers.

r. 24E

Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?

Response: N/A

Comments: The Shire did not have a quantifiable regional price preference policy in place for tenders in 2025.

r. 24F

No response required. This is covered by r. 24E.

I certify this is a true and accurate copy of the 2025 Compliance Audit Return, as adopted by Council at the meeting of _____ 2026.

CEO

Date

Mayor or President

Date

NOTICE OF MOTION TO CHANGE A COUNCIL DECISION

Local Government (Administration) Regulations 1996 – regulation 10

To	Chief Executive Officer, Shire of Lake Grace
From	Council Member(s) identified below
Meeting	23 September 2026
Earlier decision	Ordinary Council Meeting – 26 August 2026, Item 14.4.2, Resolution 14239
Subject	Compliance Audit Return 2025

Proposed motion

That Council, by **ABSOLUTE MAJORITY**, in accordance with regulation 10 of the Local Government (Administration) Regulations 1996:

1. changes its decision made at the Ordinary Council Meeting held on 26 August 2026 at **Item 14.4.2, Resolution 14239**, concerning the 2025 Compliance Audit Return, by replacing the Compliance Audit Return adopted under that decision with the amended 2025 Compliance Audit Return LG-CAR-570774, which correctly records the response to regulation 19DA(4) as “No – No review was conducted during 2025”;
2. confirms that, in all other respects, the decision made on 26 August 2026 remains unchanged;
3. notes that the Corporate Business Plan continues to comply with regulations 19DA(2) and (3);
4. notes that the annual Corporate Business Plan review requirement has been incorporated into the Shire’s Compliance Calendar and annual governance review processes; and
5. authorises the Chief Executive Officer and Shire President to certify the amended return and the Chief Executive Officer to submit it to the Local Government Inspector by 30 September 2026.

Reasons for the proposed change

- The return adopted on 26 August 2026 incorrectly recorded regulation 19DA(4) as “**Yes – 26 June 2024**”.
- Further verification during entry into the CAR Portal established that no annual review of the current Corporate Business Plan was conducted during the 2025 calendar year.
- The portal-generated return LG-CAR-570774 correctly records “**No – No review was conducted during 2025**”.
- Changing the existing decision to replace the adopted return provides an accurate and transparent statutory record while leaving the remainder of the 26 August decision unchanged.

Written support for consideration of the motion

By signing below, each Council Member gives written support for the proposed motion to be considered. The notice must evidence support from at least one third of the number of offices (whether vacant or not) of Council before the motion is considered. The motion itself must be carried by an absolute majority. The CEO is to table the completed notice before consideration of the motion and retain it with the minutes.

Role	Council Member	Signature	Date
Mover	STEPHEN HUNT		10/9/2026
Supporting member / seconder	Anton Kuchling		10/9/2026
Supporting member / seconder	Jennifer Roche		10/9/2026
Additional supporting member	DEBRAH CLARKE		15/9/2026

CEO administrative check

- ☒ Exact item and resolution number inserted and original resolution verified.
- ☒ Original adopted CAR attached, with the error highlighted.
- ☒ Amended CAR LG-CAR-570774 attached.
- ☒ Required written support received before agenda inclusion/consideration.
- ☒ Signed notice tabled before the motion and provided for inclusion in the minutes.
- ☒ Local Government Inspectorate confirmation received that the amended Compliance Audit Return is not required to be referred back to the Audit, Risk & Improvement Committee.

CEO Name: **Alan George**

Signature: 

Date: 15 / 9 / 2026

Outlook

[Draft] Fw: RE: Shire of Lake Grace - Compliance Audit Return Council and Audit Committee Reports

From kate.mcgougan@lakegrace.wa.gov.au

 14 attachments (384 KB)

image004.jpg; image005.png; image006.png; image007.png; image008.png; image009.png; image010.png; image011.png; image012.png; image013.png; image014.png; image015.png; image016.png; image017.png;

From: Compliance Audit Return

Sent: Monday, September 7, 2026 2:21 PM

To: Aaron Wooldridge

Cc: Alan George

Subject: Fw: RE: Shire of Lake Grace - Compliance Audit Return Council and Audit Committee Reports

You don't often get email from car@lginspector.wa.gov.au. [Learn why this is important](#)

Good morning, Aaron.

Further to your enquiry, the CAR does not need to be referred to the ARIC again. You can proceed with Council adoption.

Kind regards

Aliya

Local Government Inspectorate

140 William Street, Perth, WA 6000

car@lginspector.wa.gov.au | www.lgirs.wa.gov.au

From: Aaron Wooldridge <dceo@lakegrace.wa.gov.au>

Sent: Thursday, 3 September 2026 3:33 PM

To: LGI - Regulation <regulation@lginspector.wa.gov.au>

Cc: Alan George <ceo@lakegrace.wa.gov.au>

Subject: FW: Shire of Lake Grace - Compliance Audit Return Council and Audit Committee Reports

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Good morning,

The Shire of Lake Grace is seeking confirmation regarding the appropriate process for correcting an error identified in its 2025 Compliance Audit Return.

The Audit, Risk & Improvement Committee reviewed the original Compliance Audit Return before it was presented to Council. Council subsequently adopted the return at its Ordinary Council Meeting held on 26 August 2026.

During the later process of entering and verifying the information in the Compliance Audit Return Portal, the Shire identified that the response to regulation 19DA(4) of the Local Government (Administration) Regulations 1996 was incorrect. The return adopted by Council recorded:

“Yes – 26 June 2024.”

Further investigation confirmed that 26 June 2024 was the date of the previous review and that the Shire did not undertake the required annual review of its current Corporate Business Plan during the 2025 calendar year. The amended portal-generated return, LG-CAR-570774, therefore correctly records:

“No – No review was conducted during 2025.”

The responses concerning compliance with regulations 19DA(2) and (3) remain unchanged.

As the Council decision of 26 August 2026 remains in force, the Chief Executive Officer proposes to facilitate Council's consideration of changing that decision in accordance with regulation 10 of the Local Government (Administration) Regulations 1996. The proposed change would replace the Compliance Audit Return adopted on 26 August 2026 with the amended return, while leaving all other aspects of Council's original decision unchanged.

Before proceeding, could you please confirm whether:

1. the amended Compliance Audit Return must first be referred back to the Audit, Risk & Improvement Committee for further review and recommendation before Council considers changing its decision; or
2. Council may proceed directly with the regulation 10 process, noting that the Committee previously reviewed the return and that the proposed amendment is limited to correcting the identified regulation 19DA(4) response.

Subject to your confirmation, the Shire proposes to provide a report to the next Audit, Risk & Improvement Committee meeting advising it of the identified error, the correction made, Council's subsequent decision and the preventative measures implemented.

Given the statutory submission deadline of 30 September 2026, we would appreciate your advice at your earliest convenience.

Please let me know if you require copies of the original return, amended return, Council resolution, or proposed Council report.

Kind regards,

Aaron

Aaron Wooldridge

Deputy Chief Executive Officer



Shire of Lake Grace

Address: 1 Bishop Street, Lake Grace WA 6353

Postal Address: PO Box 50, Lake Grace, WA 6353

☎ Phone: (08) 9890 2500

📠 Fax: (08) 9890 2599

🌐 Website: www.lakegrace.wa.gov.au

📘 Facebook: www.facebook.com/ShireofLakeGrace



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From: Lyn Fogg <LFogg@walga.asn.au>

Sent: Tuesday, 1 September 2026 3:13 PM

To: Aaron Wooldridge <dceo@lakegrace.wa.gov.au>

Subject: FW: Shire of Lake Grace - Compliance Audit Return Council and Audit Committee Reports

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Good afternoon, Aaron

Thank you for your email enquiry, including the attached draft ARIC and Council reports.

Council made a decision at the Ordinary Council Meeting held 26 August 2026 regarding the Compliance Audit Return (CAR) and this decision remains in force:

RECOMMENDATION / RESOLUTION**RESOLUTION** **14239****Moved:** **Cr Hunt**
Seconded: **Cr Kuchling**

That Council:

1. Accepts the Audit, Risk and Improvement Committee endorsement for the 2025 Compliance Audit Return.
2. Receives the 2025 Compliance Audit Return as attached.
3. Notes that the Compliance Audit Return has been completed in accordance with the requirements of the *Local Government Act 1995*.
4. Notes that the Compliance Audit Return identified a high level of legislative compliance across the organisation, with no significant legislative breaches identified.
5. Notes the continuous improvement action identified in relation to the annual review of delegations under section 5.46 of the *Local Government Act 1995*, which has now been incorporated into the Shire's compliance calendar and governance review processes.
6. Approves the 2025 Compliance Audit Return for submission to the Local Government Inspector by the statutory due date 30 September 2026.

CARRIED **5/0****For:** **Cr Armstrong, Cr Hunt, Cr Roche, Cr Kuchling, Cr Lloyd**
Against: **Nil**

The Council decision above, endorsed the Compliance Audit Return as presented at that meeting (inclusive of the erroneous response) and as provided in Attachments to the Agenda / Minutes.

As the Shire has identified that the CAR endorsed at the 26 August contained an error, to correct this error, will require the CEO to first provide a Council report and a Council decision to revoke (or change) the 26 August Council decision in accordance with the process prescribed in [Local Government \(Administration\) Regulation 10](#) - extracted below for your convenience:

10. Revoking or changing decisions (Act s. 5.25(1)(e))

- (1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —
 - (a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or
 - (b) in any other case, by at least $\frac{1}{3}$ of the number of offices (whether vacant or not) of members of the council or committee,
inclusive of the mover.
- (1a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least $\frac{1}{3}$ of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.
- (2) If a decision is made at a council or committee meeting, any decision to revoke or change the decision must be made by an absolute majority.
- (3) This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

As the ARIC Minutes on 26 August 2026 provided a recommendation to Council and there is only one error to be corrected, we consider it reasonable for the Council to revoke its decision (that was based on the ARIC

recommendation) and make a new decision, based on the ARIC's recommendation, noting the correction of the error. The draft ARIC report would therefore not be required.

The CEO should consider if it would be administratively efficient / effective to seek to revoke the Council's 26 August decision entirely / partially OR just seek to change the decision by replacing the adopted CAR with the amended CAR.

This will require the Council agenda report to be updated to:

- Explain the error identified.
- Explain the Admin. Reg.10 requirements and the consequential decision-making requirements for this matter.
- Provide or point to the original Compliance Audit Return as adopted by Council at the 26 August meeting as an attachment – highlighting the error.
- Provide the update Compliance Audit Return as an attachment.

If the CEO chooses to **revoke** the previous decision the officer report will require two separate officer recommendations:

- Officer recommendation 1 - revoking the Council decision of 26 August – this motion must be moved, seconded by sufficient Council Members to be at least 1/3 of the number of offices on Council and passed by absolute majority in accordance with Admin.Reg.10.
- Officer recommendation 2 – this second recommendation can only be moved, seconded, debated, and voted upon if the first officer recommendation / motion is passed. This second officer recommendation would seek to endorse the 2025 Compliance Audit Return as amended and attached.

If the CEO chooses to **change** the previous decision, then a single officer recommendation will be required to give effect to the change – this motion must be moved, seconded by sufficient Council Members to be at least 1/3 of the number of offices on Council and passed by absolute majority in accordance with Admin.Reg.10.

To facilitate Council's consideration of revoking / changing the 26 August decision, will require the CEO to circulate to all Council Members the notice of motion to revoke / change, requesting Council Members to indicate their support of the proposal before the item is included in the Council agenda.

The CEO the notice of motion (includes the proposed motion to revoke / change the decision and a summary of the rationale) is provided to the Council Members to sign as the mover and sufficient seconders for the motion to evidence 1/3 of the offices on council (see Admin.Reg.10(1a)) before the Council Meeting commences. This signed notice of motion is tabled at the meeting prior to the motion being considered, for inclusion in the minutes evidencing compliance with Admin. Reg.10.

The Shire may wish to check the above suggested method will be acceptable to the LG Inspector's office (e.g. confirm that the Shire would not need to take the revocation or change proposal via the ARIC).

To ensure the ARIC is advised of the error, the correction and the actions implemented to avoid the non-compliance in future, it would be appropriate to provide the next ARIC meeting with a report for its noting / consideration.

I hope this information assists.

Kind regards

Lyn Fogg | Governance Specialist | WALGA

(p) (08) 9213 2514 | (e) governance@walga.asn.au

AVAILABLE: Tuesday, Wednesday and Thursday

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From: Aaron Wooldridge <dceo@lakegrace.wa.gov.au>

Sent: Monday, 31 August 2026 11:03 AM

To: Governance <governance@walga.asn.au>

Subject: Shire of Lake Grace - Compliance Audit Return Council and Audit Committee Reports

Attn: Lynn Fogg

Hi Lynn

Further to our telephone discussion last week regarding the amendment to the Shire of Lake Grace's 2025 Compliance Audit Return, I have now drafted the two reports for consideration by the Audit, Risk & Improvement Committee and Council.

As discussed, I would appreciate WALGA's assistance in reviewing the reports and providing any procedural comments or recommendations you consider appropriate before they are formally presented.

The amendment relates specifically to the response provided against Regulation 19DA of the Local Government (Administration) Regulations 1996. During the process of transferring the manually completed Compliance Audit Return information into the CAR Portal, it was identified that the response recorded against Regulation 19DA was incorrect. Further investigation confirmed that the Shire had not undertaken the required annual review of its Corporate Business Plan during the 2025 reporting period.

The CAR Portal return has subsequently been corrected to accurately reflect the position, and the annual Corporate Business Plan review requirement has now been incorporated into the Shire's Compliance Calendar to ensure this requirement is captured and monitored going forward.

I have attached the following for your review:

- **Draft Audit, Risk & Improvement Committee report – Compliance Audit Return 2025 (Amendment).**
- **Compliance Audit Return – LG-CAR-570774; and**
- **Draft Council Agenda Item - Compliance Audit Return 2025 (Amendment).**

The final CAR was generated directly from the CAR Portal, being **LG-CAR-570774**. The CAR report, that was originally tabled, prior to the CAR portal being available was the questions manually downloaded from the Inspector website and completed.

As discussed, I am particularly interested in your advice on whether the proposed process for correcting, re-tabling, and adopting the CAR is procedurally appropriate, and whether there are any amendments you would recommend to

the reports before they proceed through the Committee and Council process.

I appreciate you taking the time to have a look at these for us, particularly given the requirement to have the final return certified and submitted by 30 September 2026.

Please let me know if you identify anything that you believe should be amended or addressed prior to the reports being presented.

Kind regards,

Aaron

Aaron Wooldridge
Deputy Chief Executive Officer



Shire of Lake Grace

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SHIRE OF LAKE GRACE BUSINESS PLAN PROPOSED MAJOR LAND TRANSACTION

31 LOT RESIDENTIAL LAND DEVELOPMENT

Lot 9002 Wattle Drive, Lake Grace
Lot 500 Wattle Drive, Lake Grace

Prepared pursuant to Section 3.59 of the *Local Government Act 1995* (WA)



DOCUMENT CONTROL

Item	Details
Document Title	Major Land Transaction Business Plan – 31 Lot Residential Land Development
Local Government	Shire of Lake Grace
Legislative Basis	Section 3.59, <i>Local Government Act 1995</i>
Status	Draft for Council Consideration and Public Consultation
Version	Version 1.0
Date	23 September 2026
Responsible Officer	Alan George – Chief Executive Officer
Approved for Public Consultation	[Insert Council Resolution Reference]

Table of Contents

1. EXECUTIVE SUMMARY	6
2. PURPOSE OF THIS BUSINESS PLAN	7
2.1 Purpose	7
2.2 Scope of the Proposed Transaction	8
2.3 Matters Outside the Scope of this Business Plan	8
3. LEGISLATIVE AND REGULATORY FRAMEWORK.....	8
3.1 <i>Local Government Act 1995</i>	8
3.2 Major Land Transaction Threshold.....	9
3.3 Other Relevant Legislation and Requirements	9
4. BACKGROUND AND STRATEGIC NEED.....	9
4.1 Housing Supply and Demand	9
4.2 Workforce and Economic Drivers.....	10
4.3 Strategic Housing Response	11
4.4 Consequences of Not Proceeding	11
4.5 Regional Housing Market Failure.....	11
5. DESCRIPTION OF THE LAND	12
5.1 Development Site One – Lot 9002 on Deposited Plan 75988	12
5.2 Development Site Two – Lot 500 on Deposited Plan 47225	12
5.3 Site Due Diligence.....	13
6. DESCRIPTION OF THE PROPOSED MAJOR LAND TRANSACTION	13
7. OPTIONS CONSIDERED	14
Option 1 – Do Nothing.....	14
Advantages	14
Disadvantages.....	14
Option 2 – Develop One Site Only.....	15
Advantages	15
Disadvantages.....	15
Option 3 – Dispose of the Land in an Undeveloped State.....	15
Advantages	15
Disadvantages.....	15
Option 4 – Joint Venture or Development Partnership.....	15
Advantages	16
Disadvantages.....	16
Option 5 – Shire-Led Residential Development.....	16
Advantages	16

Disadvantages.....	16
Preferred Option	16
8. STRATEGIC AND INTEGRATED PLANNING ALIGNMENT	17
8.1 Local Strategic Alignment.....	17
8.2 Regional Strategic Alignment.....	18
8.3 State and Commonwealth Strategic Alignment.....	18
9. PROJECT SCOPE AND DELIVERY MODEL.....	18
9.1 Proposed Delivery Model.....	18
9.1.1 Regional Program Governance.....	18
9.2 Project Components.....	19
10. FINANCIAL BUSINESS CASE	19
10.1 Estimated Project Costs	19
Development Site One – Lot 9002	19
Development Site Two – Lot 500 Wattle Drive.....	20
Basis of Preliminary Cost Estimates.....	20
Consolidated Project.....	20
10.2 Proposed Funding	20
10.3 Shire Financial Contribution.....	21
10.4 Funding Agreement and Project Delivery Timeframe.....	21
11. FINANCIAL ASSUMPTIONS AND SENSITIVITY ANALYSIS.....	21
Scenario A – Base Case	22
Scenario B – Moderate Downside	22
Scenario C – Significant Downside	22
12. EXPECTED EFFECTS ON THE SHIRE’S FACILITIES AND SERVICES.....	22
13. EXPECTED EFFECTS ON OTHER SERVICE PROVIDERS AND PERSONS	23
14. COMMUNITY, ECONOMIC AND HOUSING BENEFITS.....	24
Housing	24
Economic.....	24
Long-Term Municipal Benefits	24
Indicative Broader Economic Benefit	24
15. ENVIRONMENTAL, PLANNING AND STATUTORY CONSIDERATIONS	25
15.1 Approvals Status	25
16. FINANCIAL AND ASSET MANAGEMENT IMPLICATIONS.....	26
17. CAPACITY OF THE SHIRE TO MANAGE AND PERFORM THE TRANSACTION	26
Internal Capability	26
External Capability	27
17.1 Demonstrated Delivery Capability	27

18. PROJECT GOVERNANCE AND REPORTING	27
Council	27
Chief Executive Officer	28
Project Sponsor	28
Project Manager	28
Reporting	28
19. RISK ASSESSMENT AND RISK MANAGEMENT	29
20. IMPLEMENTATION PLAN AND KEY MILESTONES.....	31
21. COMMUNITY CONSULTATION AND PUBLIC SUBMISSION PROCESS	32
Making a Submission	32
22. OVERALL ASSESSMENT	32
23. CONCLUSION	33
24. APPENDICES	35
Appendix 1 – Location Plans	35
Appendix 2 – Certificates of Title	36
Appendix 3 – Concept Subdivision Plans.....	38
Appendix 4 – Detailed Project Cost Plan	43
Appendix 5 – Funding Confirmation	43
Appendix 6 – Financial Modelling	43
Appendix 7 – Risk Matrix and Acceptance Framework.....	43
Appendix 8 – Strategic Planning Extracts	43
Appendix 9 – Supporting Housing Demand Information	44

1. EXECUTIVE SUMMARY

The Shire of Lake Grace proposes to undertake a major land transaction involving the development and subdivision of Shire-owned land to create an estimated 31 residential lots within the Lake Grace townsite.

The proposal comprises two development areas:

- **Lot 9002 Wattle Drive, Lake Grace**, proposed to provide approximately 21 residential lots; and
- **Lot 500 Wattle Drive, Lake Grace**, proposed to provide approximately 10 residential lots.

The proposed development is intended to increase the supply of serviced residential land within Lake Grace and respond to identified housing constraints affecting the attraction and retention of residents, key workers, families and employees within the district.

The proposed Lake Grace component forms part of the broader Wheatbelt Regional Housing Initiative developed through the Housing Support Program – Community Enabling Infrastructure Stream. The regional initiative was developed as a coordinated response to recognised housing supply constraints affecting participating Wheatbelt local governments, including Lake Grace.

The Housing Support Program project documentation identifies the Lake Grace component as delivering 31 serviced residential lots, with the capacity to facilitate approximately 51 dwellings, recognising that some lots may accommodate more than one dwelling subject to applicable planning and development requirements. At the time of the funding application, 10 dwelling commitments were identified in association with the Lake Grace component.

This enabled housing capacity should be distinguished from the number of individual residential lots created by the subdivision. The major land transaction itself relates to the creation and servicing of approximately 31 lots; the potential 51-dwelling yield represents the broader housing supply that may ultimately be enabled by those lots.

The existing project information identifies estimated residential demand to 2031 of between 35 and 62 dwellings. At the time of that assessment, only four vacant serviced residential lots and seven unserviced lots were identified.

The proposed transaction involves the delivery of infrastructure necessary to support residential subdivision, including, as applicable:

- civil design and project management;
- headworks and utility connections;
- site preparation and earthworks;
- internal roads;
- drainage;
- water and sewer servicing;
- electricity infrastructure;
- telecommunications infrastructure;
- subdivision approvals and clearances; and
- survey and land title registration requirements.

The current draft business plan identifies a total estimated project cost of **\$3,602,367**, comprising:

- **\$3,346,735** identified as Housing Support Program Community Enabling Infrastructure Stream funding; and
- **\$255,632** identified as Department of Planning, Lands and Heritage funding.

These figures require final reconciliation against the approved project budget, funding agreements and detailed cost estimates before the Business Plan is adopted.

The four proposed modular or key worker dwellings identified in the existing project information are treated separately from the subdivision transaction unless Council determines otherwise. The existing draft identifies separate proposed funding involving loan funds, Shire funds and grant funding for that component.

The proposed land development is identified as being consistent with the Shire's strategic objective of supporting housing opportunities and economic development and has been identified as a priority within the Shire's long-term planning framework.

The Shire considers that the proposed development has the potential to provide significant long-term community and economic benefits. However, the transaction also involves financial, construction, market, planning, infrastructure, environmental and operational risks.

This Business Plan has therefore been prepared to provide Council and the community with a comprehensive assessment of the proposed major land transaction, including its financial implications, benefits, risks, strategic alignment, impact on local government services and the Shire's capacity to manage and perform the transaction.

Subject to Council endorsement, the Business Plan is proposed to be made available for public inspection and submissions in accordance with section 3.59 of the *Local Government Act 1995*.

2. PURPOSE OF THIS BUSINESS PLAN

2.1 Purpose

The purpose of this Business Plan is to provide a comprehensive and transparent assessment of the Shire of Lake Grace's proposed major land transaction.

The Business Plan is intended to:

1. describe the proposed transaction;
2. explain the strategic and community need for the development;
3. identify the land and infrastructure involved;
4. assess alternative options;
5. identify the estimated costs and funding arrangements;
6. assess the expected financial implications for the Shire;
7. identify the likely effects on Shire facilities and services;
8. identify the likely effects on other persons and service providers;
9. assess the Shire's capacity to manage and perform the transaction;
10. identify the principal risks and proposed mitigation measures;
11. outline the proposed implementation and governance arrangements; and

12. provide the community with sufficient information to make informed submissions regarding the proposal.

2.2 Scope of the Proposed Transaction

The proposed major land transaction relates to the development and subdivision of Shire-owned land to create approximately 31 residential lots.

The transaction is proposed to include the planning, design, servicing, civil works, subdivision and creation of individual residential titles.

The transaction does not automatically include the construction of residential dwellings on each lot.

The existing project documentation identifies four modular dwellings intended for key worker housing. As these dwellings have separate proposed funding arrangements, they should be treated as a separate but related project unless Council formally determines that they form part of the major land transaction.

2.3 Matters Outside the Scope of this Business Plan

Unless otherwise resolved by Council, the following matters are outside the immediate scope of this Business Plan:

- construction of private dwellings by purchasers;
- financing arrangements entered into by future land purchasers;
- future private building development;
- the separate financing and delivery arrangements for the proposed four key worker dwellings; and
- future decisions regarding the disposal of individual lots, which will be undertaken in accordance with the legislative requirements applicable at the time of disposal.

3. LEGISLATIVE AND REGULATORY FRAMEWORK

3.1 *Local Government Act 1995*

This Business Plan has been prepared for the purposes of section 3.59 of the *Local Government Act 1995*.

Section 3.59 establishes requirements for a local government proposing to undertake a major land transaction.

The Business Plan must provide an overall assessment of the transaction and address the matters required by the Act, including the expected effects of the transaction on:

- the provision of facilities and services by the local government;
- other persons providing facilities and services in the district;
- the financial position of the local government;
- matters included in the local government's current plan;
- the local government's ability to manage and perform the transaction; and
- other prescribed matters.

The Shire will undertake the statutory public notice and submission process required before making a final decision on whether to proceed with the transaction.

3.2 Major Land Transaction Threshold

The existing draft identifies the proposed transaction as a major land transaction on the basis that its estimated value exceeds the applicable threshold for a regional local government.

Prior to public advertising, the Shire should verify and document:

- the applicable threshold under the current consolidated regulations;
- the methodology used to calculate the value of the transaction;
- the relevant annual operating expenditure figure used for the calculation; and
- the basis on which the proposed transaction satisfies the definition of a major land transaction.

This verification should be included in the final advertised version of this Business Plan.

3.3 Other Relevant Legislation and Requirements

Depending on the final transaction structure, the following legislation and regulatory requirements may also apply:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Local Government (Functions and General) Regulations 1996*;
- *Land Administration Act 1997*;
- *Transfer of Land Act 1893*;
- *Environmental Protection Act 1986*;
- *Biodiversity Conservation Act 2016*, where applicable;
- *Contaminated Sites Act 2003*, where applicable;
- procurement requirements under the *Local Government Act 1995* and associated regulations;
- grant funding agreements and associated funding conditions;
- Western Australian Planning Commission subdivision approval requirements; and
- requirements of relevant utility and infrastructure providers.

This Business Plan does not replace the need for the Shire to obtain any statutory approvals, clearances, consents or licences required for the development.

4. BACKGROUND AND STRATEGIC NEED

4.1 Housing Supply and Demand

The Shire has identified the availability of suitable residential housing and serviced residential land as a significant strategic constraint affecting population retention, workforce attraction, service delivery and economic development within Lake Grace.

The 4WDL Key Worker Housing Investigation and Cost Benefit Analysis examined current and projected housing requirements within the Shire of Lake Grace. The investigation identified an

estimated current demand for approximately 20 additional dwellings, increasing under the higher-demand scenario to approximately 62 additional dwellings by 2031. A more conservative demand scenario identified a requirement for approximately 35 additional dwellings.

The identified demand extends across several housing sectors, including public-sector key workers, private-sector employees and housing suitable for older members of the community.

Shire of Lake Grace	Serviced Vacant Lots	Unserviced Vacant Lots	Scenario D – High Demand	Scenario E – Conservative Demand
Lake Grace	4	7	62 dwellings	35 dwellings

Historical dwelling construction within the Shire has been comparatively low. The housing investigation identified approximately 21 new dwellings between 2012 and 2021, representing an average of approximately 2.1 new dwellings per annum. The analysis indicated that approximately three to six additional dwellings per annum may be required over the coming decade to respond to forecast housing requirements.

At the time of the housing assessment, the Lake Grace townsite was identified as having approximately:

- four vacant serviced residential lots; and
- seven vacant unserviced residential lots.

The availability of development-ready residential land was therefore considered insufficient to meet identified medium- and longer-term housing demand. The limited supply of housing and serviced residential land has the potential to constrain population growth, workforce attraction and the ability of businesses, government agencies and community service providers to attract and retain employees.

The proposed major land transaction responds directly to this constraint by increasing the availability of serviced residential land within the Lake Grace townsite.

4.2 Workforce and Economic Drivers

Housing availability is closely linked to the Shire's capacity to attract and retain the workforce required to support local businesses, agriculture, government services and community facilities.

The 4WDL housing investigation identified approximately 352 businesses operating within the Shire of Lake Grace, including approximately 161 businesses employing staff. Survey and modelling undertaken as part of the investigation identified material unmet labour demand amongst local employers.

The analysis estimated an average workforce gap of approximately 1.3 employees amongst businesses reporting additional workforce requirements and derived an indicative aggregate workforce shortage of approximately 167 workers. This figure is a survey-based estimate and should not be interpreted as an official labour-force statistic; however, it demonstrates the scale of the workforce constraint identified through the housing investigation.

The investigation also identified a comparatively low unemployment environment at the time of the analysis. In these circumstances, population attraction and inward migration become particularly important mechanisms for employers seeking additional employees.

The availability of suitable housing is therefore not solely a residential or social issue. It is an enabling factor for local economic growth, continuity of essential services, attraction and retention of public-sector employees, agricultural and private-sector workforce recruitment, business expansion and longer-term population sustainability.

Increasing the availability of serviced residential land is intended to remove one of the principal structural constraints affecting the creation of additional housing within Lake Grace.

4.3 Strategic Housing Response

The proposed development is intended to provide additional serviced residential land and create opportunities for:

- key workers;
- employees relocating to the district;
- families;
- existing residents seeking to build a new home;
- businesses seeking to attract employees; and
- other persons seeking to establish permanent residence in Lake Grace.

The development of residential land is intended to support broader economic development by reducing one of the barriers associated with workforce attraction and retention.

4.4 Consequences of Not Proceeding

If the Shire does not proceed with the proposed development, potential consequences may include:

- continued limited availability of serviced residential land;
- ongoing housing constraints;
- reduced capacity to attract key workers and employees;
- delayed population growth;
- reduced opportunity for residential development;
- underutilisation of Shire-owned land; and
- potential loss or reallocation of external funding, subject to the terms and conditions of relevant funding agreements.

4.5 Regional Housing Market Failure

The proposed development is being undertaken within the context of recognised housing market constraints affecting regional Wheatbelt communities.

The Housing Support Program application identified a structural market failure affecting housing development in the Wheatbelt arising from a combination of relatively high residential land development costs, high dwelling construction costs, geographical remoteness, limited economies of scale, construction workforce constraints and comparatively low established property values.

These conditions can result in circumstances where the combined cost of land development and dwelling construction approaches or exceeds the completed market value of the property, reducing the commercial incentive for private-sector residential development.

The regional Housing Support Program project documentation identified indicative development costs of approximately \$140,000 per residential lot in regional areas compared with approximately \$80,000 per lot in metropolitan Perth. These figures are regional estimates rather than Lake Grace-specific project costs and are included to illustrate the broader development-cost challenge affecting regional housing delivery.

The regional analysis also identified that between 1991 and 2021 approximately 35% of residential subdivision approvals in the Wheatbelt progressed to developed titled lots.

These conditions can reduce the commercial incentive for private developers to undertake residential subdivision in smaller regional communities notwithstanding an identified need for additional housing.

External government investment in enabling infrastructure provides the Shire with an opportunity to address this constraint by reducing the infrastructure cost barrier associated with bringing additional serviced residential land to market.

5. DESCRIPTION OF THE LAND

5.1 Development Site One – Lot 9002 on Deposited Plan 75988

Legal Description: Lot 9002 on Deposited Plan 75988, Certificate of Title Volume 2830 Folio 698

Registered Proprietor: Shire of Lake Grace

Land Area: 8.3126ha

Certificate of Title: 2830/698

Current Zoning: R20

Current Use: Residential

Proposed Development: Approximately 21 residential lots.

The existing project information identifies the proposed development as involving headworks, utilities, roads and associated subdivision infrastructure.

5.2 Development Site Two – Lot 500 on Deposited Plan 47225

Legal Description: Lot 500 Wattle Drive, Lake Grace

Registered Proprietor: Shire of Lake Grace

Land Area: 1.46ha

Certificate of Title: 2800/380

Current Zoning: R30

Density Coding: R30, as identified in the existing draft.

Proposed Development: Approximately 10 residential lots.

5.3 Site Due Diligence

Before the transaction proceeds to final implementation, the Shire should confirm and document:

- title ownership;
- encumbrances;
- easements;
- restrictive covenants;
- access arrangements;
- servicing capacity;
- environmental constraints;
- contamination status;
- Aboriginal cultural heritage considerations;
- drainage and flooding constraints;
- bushfire risk, where applicable;
- utility infrastructure requirements; and
- planning and subdivision conditions.

6. DESCRIPTION OF THE PROPOSED MAJOR LAND TRANSACTION

The Shire proposes to undertake the planning, design, servicing and subdivision of the two identified development sites to create approximately 31 residential lots.

The proposed 31 lots constitute the enabling land infrastructure component of the project. Housing Support Program planning undertaken for the broader regional initiative identified that the Lake Grace subdivision could ultimately provide capacity for approximately 51 dwellings, subject to applicable planning requirements, individual development decisions and market demand.

At the Housing Support Program application stage, approximately 10 dwelling commitments were associated with the Lake Grace component. These commitments provide evidence of an identified pathway between the delivery of serviced residential land and subsequent dwelling construction. They should not, however, be interpreted as guaranteed future development outcomes or as part of the financial return from the major land transaction unless separately approved and contracted.

Project Measure	Lake Grace Outcome
Residential lots proposed to be serviced	31
Potential dwelling capacity enabled	Approximately 51
Dwellings identified as committed at HSP application stage	10
Current housing requirement identified	Approximately 20

Project Measure	Lake Grace Outcome
Projected demand to 2031	Approximately 35–62

The proposed transaction includes:

1. project planning and management;
2. engineering and civil design;
3. survey and subdivision design;
4. utility planning and connection works;
5. site preparation;
6. earthworks;
7. roads and associated infrastructure;
8. drainage infrastructure;
9. water infrastructure;
10. sewer infrastructure;
11. electricity infrastructure;
12. telecommunications infrastructure;
13. subdivision approval and clearance processes;
14. land survey and title creation; and
15. preparation of individual residential lots for future sale or other approved disposal.

The final scope will be subject to:

- approved engineering designs;
- subdivision conditions;
- utility provider requirements;
- grant funding conditions;
- procurement outcomes; and
- Council approvals.

7. OPTIONS CONSIDERED

Option 1 – Do Nothing

Under this option, the Shire would retain the land in its existing form and undertake no residential subdivision.

Advantages

- no construction risk;
- no development management requirements;
- no additional infrastructure assets.

Disadvantages

- does not increase the supply of serviced residential land;
- does not address the identified housing constraint;

- may result in loss of available external funding;
- Shire-owned land remains undeveloped;
- limited contribution to workforce attraction.

Option 2 – Develop One Site Only

The Shire could stage the development and initially proceed with only one of the two proposed sites.

Advantages

- reduced immediate construction exposure;
- potentially simpler project management;
- staged response to market demand.

Disadvantages

- reduced housing supply;
- potential loss of economies of scale;
- possible conflict with grant funding objectives;
- delay in achieving the full strategic benefit.

Option 3 – Dispose of the Land in an Undeveloped State

The Shire could seek to dispose of the land to a private developer.

Advantages

- reduced direct development responsibility;
- transfer of some development risk to the private sector.

Disadvantages

- reduced Shire control over development timing and housing outcomes;
- no certainty that a purchaser would undertake development within the timeframe required to respond to identified housing demand;
- undeveloped land may achieve a lower value than serviced residential land;
- regional housing analysis identifies structural market constraints within smaller Wheatbelt housing markets, where high subdivision and construction costs can substantially reduce the commercial return achievable from completed properties;
- historic subdivision conversion rates across the Wheatbelt indicate that planning approval does not necessarily result in developed and titled residential lots;
- private-sector appetite for speculative residential subdivision may therefore be limited without public-sector enabling investment; and
- disposal in an undeveloped state may not achieve the objectives or conditions associated with government funding provided for enabling infrastructure.

Option 4 – Joint Venture or Development Partnership

The Shire could partner with a private developer or another government agency.

Advantages

- shared expertise;
- potential risk sharing;
- access to private-sector capability.

Disadvantages

- more complex governance;
- potential reduction in Shire control;
- contractual and legal complexity;
- potential sharing of development returns.

Option 5 – Shire-Led Residential Development

Under this option, the Shire proceeds with the proposed development and subdivision of both sites.

Advantages

- directly addresses identified residential land constraints;
- enables the Shire to control delivery;
- aligns with identified strategic objectives;
- utilises external funding opportunities;
- creates additional residential land;
- potentially generates future rate revenue.

Disadvantages

- requires significant project management;
- exposes the Shire to construction and delivery risks;
- creates future infrastructure maintenance obligations;
- requires effective financial and risk management.

Preferred Option

Following consideration of the available options, the preferred approach is Option 5 – Shire-Led Residential Development.

This option most directly addresses the identified shortage of serviced residential land and enables the Shire to utilise external government infrastructure funding to overcome development-cost barriers that have constrained residential development within the region.

The preferred option provides the Shire with greater control over the timing, servicing standard and release of residential land and is consistent with the strategic objective of increasing housing supply to support workforce attraction, essential service delivery, business growth and population sustainability.

The preferred option also provides capacity for approximately 31 serviced residential lots to enable a broader potential housing yield of approximately 51 dwellings, subject to subsequent planning, development and market decisions.

This conclusion remains subject to confirmation of project funding, final project costs, statutory compliance, grant conditions, project governance requirements and Council's consideration of submissions received through the section 3.59 public consultation process.

8. STRATEGIC AND INTEGRATED PLANNING ALIGNMENT

8.1 Local Strategic Alignment

The existing draft identifies the proposal as supporting Shire's Strategic Community Plan, Aspire 2033.

Relevant objectives include:

Economic Objective – A prosperous economy supporting diversification of industry

Outcome 2 – A diverse and prosperous economy

Including strategies to:

- support local business and promote further investment in the district; and
- investigate and support housing market opportunities.

The proposal also supports the Shire's social objective relating to an engaged, supportive and inclusive community and the maintenance and enhancement of services and infrastructure that meet community needs.

The existing draft also identifies residential land development as a priority within the Long Term Financial Plan.

The final Business Plan should confirm alignment with the Shire's current:

- Strategic Community Plan;
- Corporate Business Plan;
- Long Term Financial Plan;
- Asset Management Plans;
- Workforce Plan;
- Local Planning Strategy;
- Local Planning Scheme; and
- any relevant housing, economic development or land development strategies.

The proposal also supports the Shire's broader integrated planning objectives by addressing an infrastructure constraint affecting housing availability, population retention, workforce availability and economic development.

The project should be reflected, as appropriate, through the Shire's Corporate Business Plan, Long Term Financial Plan and Asset Management Planning to ensure that project expenditure, future asset ownership and whole-of-life infrastructure costs are incorporated into the Shire's integrated planning framework.

8.2 Regional Strategic Alignment

The Lake Grace development forms part of a broader Wheatbelt regional housing initiative developed collaboratively by ten Wheatbelt local governments in response to common housing constraints affecting regional communities.

The Housing Support Program application identified the broader regional project as involving approximately 218 serviced residential lots with capacity to accommodate approximately 409 dwellings across participating local governments.

At the application stage, participating local governments, government agencies, businesses and housing providers had identified commitments associated with approximately 181 dwellings over the subsequent five-year period.

Participation in the regional initiative enables common housing constraints, including development costs, servicing barriers, construction capacity and key-worker accommodation, to be addressed through a coordinated regional framework while each participating local government remains responsible for delivery and governance of its own project component.

8.3 State and Commonwealth Strategic Alignment

The proposed transaction supports broader State and Commonwealth housing objectives by enabling additional development-ready residential land in a regional community.

The Housing Support Program application identified alignment with the Western Australian State Planning Strategy 2050 and broader State housing objectives relating to increasing housing supply, making appropriately located land available for residential development, unlocking land, supporting regional housing supply, improving accommodation availability for key workers and supporting sustainable regional economic and population growth.

The proposal is also consistent with the objectives of the Commonwealth Housing Support Program – Community Enabling Infrastructure Stream, which provides funding for enabling infrastructure required to support additional housing supply.

9. PROJECT SCOPE AND DELIVERY MODEL

9.1 Proposed Delivery Model

The Shire proposes to act as the project sponsor and landowner.

Delivery is proposed through a combination of:

- internal project oversight;
- external professional services;
- competitive procurement of civil works and other required services; and
- engagement with relevant government agencies and utility providers.

9.1.1 Regional Program Governance

The Lake Grace development forms part of a joint Housing Support Program application involving ten Wheatbelt local governments, with the Shire of Victoria Plains acting as lead applicant for the regional funding application.

The regional governance model provides for each participating local government to retain responsibility for delivery of its respective project component through its ordinary statutory, financial and project governance arrangements.

The Housing Support Program project framework provides for the Chief Executive Officer of each participating local government to oversee delivery of the relevant sub-project, with accountability to the respective Council.

The broader regional project also provides for coordination between participating local governments and the Wheatbelt Development Commission, enabling project progress, emerging risks, milestones and regional matters to be considered through a coordinated framework.

Notwithstanding the regional funding and coordination arrangements, the Shire of Lake Grace remains responsible for its statutory obligations, procurement, project management, financial controls, asset management and compliance relating to the Lake Grace major land transaction.

9.2 Project Components

The principal components are expected to include:

Component	Requirement
Planning	Subdivision and planning approvals
Design	Civil, engineering and servicing design
Survey	Surveying and title creation
Civil Works	Roads, drainage and site works
Water	Water infrastructure and connections
Sewer	Sewer servicing and connections
Electricity	Power infrastructure
Telecommunications	Telecommunications infrastructure
Project Management	Internal and/or external project management
Legal	Contracts, titles and land transactions
Marketing	Future lot marketing and sale arrangements

10. FINANCIAL BUSINESS CASE

10.1 Estimated Project Costs

The existing draft identifies the following preliminary project costs:

Development Site One – Lot 9002

Cost Item	Estimated Cost
Headworks and Connections	\$605,703
Site Works and Internal Services	\$800,000
Contingency	\$520,110
Subtotal	\$1,925,813

Development Site Two – Lot 500 Wattle Drive

Cost Item	Estimated Cost
Headworks and Connections	\$637,170
Site Works and Internal Services	\$400,000
Contingency	\$383,752
Subtotal	\$1,420,922

Basis of Preliminary Cost Estimates

The preliminary project estimates prepared in support of the Housing Support Program incorporated allowances intended to recognise the additional costs and uncertainties associated with regional project delivery.

The estimating methodology included allowances for:

- 20% regional weighting associated with regional construction and project delivery;
- 12% cost contingency for construction and project cost uncertainty; and
- 5% design and professional fees associated with planning, engineering, design and project delivery.

These allowances provide a preliminary risk provision within the project estimates. Actual project expenditure will remain subject to final design, utility requirements, procurement outcomes, market conditions and the eligible expenditure requirements applying to external funding.

Consolidated Project

The existing draft identifies:

Item	Amount
Primary Project Funding	\$3,346,735
Additional Funding	\$255,632
Total Estimated Project Cost	\$3,602,367

10.2 Proposed Funding

The existing draft identifies:

Funding Source	Amount
Housing Support Program – Community Enabling Infrastructure Stream	\$3,346,735
Department of Planning, Lands and Heritage	\$255,632
Total	\$3,602,367

The Housing Support Program funding has been granted but is yet to be executed subject to the terms, conditions, eligible expenditure requirements, milestones, reporting obligations and completion requirements contained within the applicable funding agreement.

The Shire will maintain appropriate grant governance arrangements throughout project delivery, including monitoring eligible expenditure, project milestones, variations, reporting deadlines and acquittal requirements.

Any material variation to project scope, expenditure or delivery timing that may affect funding eligibility will be referred to the relevant funding body for approval where required and reported to Council where the variation exceeds the Chief Executive Officer's delegated authority.

10.3 Shire Financial Contribution

The existing draft states that there will be no direct cost to the Shire for the subdivision component.

However, the final Business Plan must identify all Shire contributions, including:

- value of land contributed;
- internal staff resources;
- project management costs;
- legal and governance costs;
- costs not covered by grants;
- future infrastructure maintenance;
- asset renewal obligations; and
- any funding shortfall risk.

The statement that there is “no cost to the Shire” should only be retained if supported by a complete whole-of-life financial analysis.

10.4 Funding Agreement and Project Delivery Timeframe

The original Housing Support Program – Community Enabling Infrastructure application contemplated project completion by 30 June 2026.

The current Lake Grace project implementation program extends beyond the original application timeframe. Accordingly, prior to final adoption of this Business Plan, the Shire will confirm that the revised project timetable is consistent with the current funding agreement and any subsequently approved variation or extension.

Where an approved extension or funding variation has been granted, the final Business Plan will identify the relevant approval and revised project completion date.

The risk of failing to meet funding milestones or approved project completion dates will be managed through formal project monitoring, grant compliance reporting and early engagement with the funding body where any material delay is identified.

11. FINANCIAL ASSUMPTIONS AND SENSITIVITY ANALYSIS

The final Business Plan should include a detailed sensitivity analysis based on verified financial data.

At a minimum, the following scenarios should be assessed.

Scenario A – Base Case

- works completed within budget;
- grant funding received as planned;
- subdivision approvals obtained within anticipated timeframes;
- lots made available within the project schedule.

Scenario B – Moderate Downside

- construction costs increase by 10–15%;
- project delivery delayed by up to 12 months;
- grant funding timing delayed;
- slower than anticipated land sales.

Scenario C – Significant Downside

- project costs increase by more than 20%;
- significant infrastructure variations required;
- planning or utility delays occur;
- market demand is below forecast.

For each scenario, the Shire should identify:

- additional funding requirement;
- impact on reserves;
- impact on borrowings;
- impact on the Long Term Financial Plan;
- project cash flow implications;
- required management response.

12. EXPECTED EFFECTS ON THE SHIRE'S FACILITIES AND SERVICES

The proposed development may result in increased demand for Shire facilities and services.

Service or Asset	Expected Impact	Management Response
Roads	Additional infrastructure and future maintenance	Include in Asset Management Planning
Drainage	Additional drainage assets	Lifecycle and maintenance assessment
Waste Collection	Increased residential collection	Existing contractor capacity to be confirmed
Landfill	Potential increase in waste volumes	Monitor future capacity
Recreation	Additional population demand	Monitor utilisation and future needs

Service or Asset	Expected Impact	Management Response
Library	Potential incremental increase	Expected to be managed within existing capacity initially
Ranger Services	Potential incremental increase	Monitor operational impact
Environmental Health	Potential increase in activity	Managed through normal operations
Planning and Building	Increased development activity	Resource requirements to be monitored
Administration	Additional rates and property administration	Incorporated into operational planning

The existing draft estimates approximately \$22,000 per annum in additional drainage and verge maintenance costs. This estimate assumes when all lots are developed.

13. EXPECTED EFFECTS ON OTHER SERVICE PROVIDERS AND PERSONS

The proposed development may affect:

- Water Corporation;
- Western Power;
- telecommunications providers;
- contractors and suppliers;
- local builders;
- real estate professionals;
- existing landowners;
- potential private developers;
- education and health service providers;
- local businesses.

Potential positive effects include increased demand for local goods and services, construction activity and a larger resident population.

Potential impacts requiring management include infrastructure capacity, utility connection requirements and the potential effect of additional residential land supply on the local housing and property market.

The Shire will continue to engage with relevant service providers throughout the planning and delivery phases.

Engagement undertaken in developing the Housing Support Program project recognised the importance of utility and construction-sector capacity to successful project delivery.

Western Power and Water Corporation are significant stakeholders because servicing capacity, design requirements, headworks, construction programming and connection timeframes can materially affect subdivision delivery.

The broader regional project also considered subsequent dwelling construction capacity and identified housing-provider interest in undertaking additional housing construction following completion of enabling infrastructure.

This provides supporting evidence that the housing supply constraint is not limited solely to dwelling construction. The availability of serviced and development-ready land is itself a material constraint.

The project may therefore have positive effects on local and regional builders, civil contractors, suppliers and professional service providers through increased development activity, while requiring effective coordination with those providers to ensure adequate capacity and timely delivery.

14. COMMUNITY, ECONOMIC AND HOUSING BENEFITS

The expected benefits of the proposal include:

Housing

- increased supply of serviced residential land;
- increased housing choice;
- improved capacity to accommodate incoming workers and families;
- support for key worker attraction and retention.

Economic

- construction expenditure within the regional economy;
- opportunities for local and regional contractors;
- increased local expenditure;
- support for business workforce requirements.

The existing draft identifies the project as providing a direct external funding injection of approximately \$3.6 million and potential opportunities for civil contractors, suppliers and professional service providers.

Long-Term Municipal Benefits

The existing draft estimates future annual rate revenue of approximately \$45,000 once the lots are developed and rateable.

Indicative Broader Economic Benefit

Economic modelling undertaken in support of the regional housing initiative attributed an indicative economic benefit of approximately \$45.9 million to the Lake Grace component based on the broader housing supply enabled by the proposed land development.

This amount represents an indicative economic-impact estimate associated with enabled housing and related economic activity. It does not represent revenue, profit, cash flow or a direct financial return to the Shire.

Potential broader economic benefits may arise through additional construction activity, employment, improved workforce attraction, increased resident expenditure within the local

economy, improved capacity to retain public and private services, population growth and expansion of the Shire's future rateable property base.

The economic modelling supports the strategic rationale for the project but does not remove the requirement for prudent financial, project and risk management by the Shire.

15. ENVIRONMENTAL, PLANNING AND STATUTORY CONSIDERATIONS

Prior to construction, Shire will ensure that all relevant statutory and regulatory requirements are addressed.

This may include:

- subdivision approval;
- planning approvals;
- environmental assessment;
- vegetation and clearing requirements;
- drainage approvals;
- utility approvals;
- cultural heritage due diligence;
- contaminated site assessment;
- bushfire planning, where required;
- engineering approvals; and
- land title registration.

15.1 Approvals Status

The project has progressed through a number of planning and technical approval processes. Prior to construction and expenditure against each project component, the Shire will confirm that all approvals relevant to that component have been obtained and remain current.

The following approvals schedule will be maintained as part of project governance:

Approval/Requirement	Lot 9002	Lot 500	Status/Reference
WAPC subdivision approval	TBA	TBA	TBA
Planning approval, where required	TBA	TBA	TBA
Engineering design approval	TBA	TBA	TBA
Water servicing approval	TBA	TBA	TBA
Western Power requirements	TBA	TBA	TBA
Sewer servicing	TBA	TBA	TBA
Telecommunications	TBA	TBA	TBA
Environmental/clearing approval	TBA	TBA	TBA

Approval/Requirement	Lot 9002	Lot 500	Status/Reference
Aboriginal cultural heritage due diligence	Pending	Pending	Pending
Subdivision clearances	Pending	Pending	Post-construction
Creation of new titles	Pending	Pending	Post-clearance

Final subdivision clearance and creation of individual titles will occur following completion of the applicable subdivision conditions and registration processes.

16. FINANCIAL AND ASSET MANAGEMENT IMPLICATIONS

The development will create new assets that will ultimately require maintenance and renewal.

These assets may include:

- roads;
- drainage;
- footpaths;
- street lighting;
- verges;
- public infrastructure;
- other civil infrastructure.

Prior to completion of the project, the Shire should:

1. identify all assets to be transferred to Shire ownership;
2. establish replacement values;
3. determine useful lives;
4. calculate annual depreciation;
5. determine ongoing maintenance costs;
6. incorporate assets into the Asset Register;
7. update relevant Asset Management Plans; and
8. update the Long Term Financial Plan where required.

17. CAPACITY OF THE SHIRE TO MANAGE AND PERFORM THE TRANSACTION

The Shire will require appropriate governance, technical expertise and project management capability.

Internal Capability

The project will require involvement from:

- Council;
- Chief Executive Officer;

- Manager Infrastructure Services;
- finance staff;
- governance staff;
- planning and development staff;
- asset management personnel.

External Capability

External specialist services may include:

- civil engineers;
- surveyors;
- project managers;
- planning consultants;
- legal advisers;
- environmental consultants;
- valuation specialists;
- marketing and land sales agents.

The precise project management structure should be determined before construction commences.

17.1 Demonstrated Delivery Capability

The Shire's delivery capability is supported by a combination of internal executive oversight, specialist technical consultants, external contractors and participation in the broader Wheatbelt regional housing initiative.

The project governance approach provides for the Chief Executive Officer to retain executive accountability, supported by relevant infrastructure, finance, governance and asset management personnel.

Specialist disciplines including civil engineering, surveying, planning, legal advice, utility design and project management will be procured or engaged where those capabilities are not available internally.

Participation in the regional Housing Support Program initiative also provides an additional coordination mechanism through engagement with participating Wheatbelt local governments and the Wheatbelt Development Commission.

The Shire considers this combination of internal governance, specialist expertise, procurement capability and regional coordination sufficient to manage the transaction, provided that project reporting, risk management, financial controls and grant compliance arrangements are maintained throughout delivery.

18. PROJECT GOVERNANCE AND REPORTING

The following governance structure is recommended.

Council

Responsible for:

- statutory decisions;
- approval of the Business Plan;
- consideration of public submissions;
- approval of material changes;
- oversight of strategic and financial performance.

Chief Executive Officer

Responsible for:

- overall executive accountability;
- implementation of Council decisions;
- management of funding agreements;
- reporting to Council.

Project Sponsor

Proposed: Chief Executive Officer or delegated Executive Officer.

Responsible for:

- strategic oversight;
- escalation of major issues;
- project governance.

Project Manager

Responsible for:

- day-to-day delivery;
- consultant coordination;
- contractor management;
- budget monitoring;
- milestone reporting;
- risk management.

Reporting

Project reports should be provided to Council at appropriate intervals and should include:

- expenditure against budget;
- funding status;
- project milestones;
- risk status;
- variations;
- emerging issues;
- forecast completion.

19. RISK ASSESSMENT AND RISK MANAGEMENT

A detailed project risk register should be maintained throughout the transaction.

The following preliminary risks have been identified.

Risk	Likelihood	Consequence	Mitigation	Risk Owner
Construction cost escalation	Medium	High	Detailed design, competitive procurement, contingency and variation controls	Project Manager
Construction delays	Medium	High	Detailed program, contract controls and active project management	Project Manager
Grant funding conditions not met	Low/Medium	High	Grant compliance register and regular reporting	CEO
Utility infrastructure delays	Medium	High	Early engagement with service providers	Project Manager
Subdivision approval delays	Medium	Medium/High	Early planning and agency engagement	Project Manager
Low land demand	Medium	Medium	Market assessment and staged release strategy	CEO
Lots sell below expectations	Medium	Medium/High	Independent valuation and sales strategy	CEO
Additional infrastructure requirements	Medium	High	Detailed design and due diligence	MIS
Environmental constraints	Low/Medium	High	Environmental assessment and due diligence	Project Manager
Future asset maintenance costs exceed estimates	Medium	Medium	Whole-of-life costing and asset planning	MIS
Contractor insolvency or failure	Low/Medium	High	Financial assessment and	CEO

Risk	Likelihood	Consequence	Mitigation	Risk Owner
			contractual protections	
Community opposition	Low/Medium	Medium	Transparent consultation and engagement	CEO
Project scope creep	Medium	Medium	Formal change-control process	Project Sponsor
Funding milestone or completion date not achieved	Medium	High	Formal grant compliance monitoring, milestone reporting and early engagement with funding body	CEO
Expenditure determined to be ineligible under funding agreement	Low/Medium	High	Pre-expenditure eligibility verification, financial coding and acquittal controls	CEO / Finance
Grant funding claw back	Low	High	Compliance register, evidence retention, reporting and formal approval of variations	CEO
Contractor or utility capacity constraints	Medium	High	Early programming, procurement planning and engagement	Project Manager
Construction workforce/material availability	Medium	Medium/High	Early procurement, realistic programming and alternative delivery options	Project Manager
Civil works do not meet required standard	Low/Medium	High	Engineering supervision, inspections, testing and contractual defects provisions	MIS / Project Manager

Risk	Likelihood	Consequence	Mitigation	Risk Owner
WHS incident during construction	Low/Medium	High/Extreme	Contractor WHS assessment, contractual requirements and site-management controls	Contractor / Project Manager
Loss of key project personnel	Medium	Medium	Project documentation, consultant support and handover arrangements	CEO
Regional project coordination failure	Low/Medium	Medium	Defined responsibilities, coordination meetings and escalation process	CEO
Delivery timetable inconsistent with funding agreement	Medium	High	Confirm approved extension/variation and monitor revised milestones	CEO

The existing draft identified construction delays, cost overruns, financial risk and low take-up of land as key risks. These have been retained and expanded in the proposed framework.

20. IMPLEMENTATION PLAN AND KEY MILESTONES

The final dates will be determined following confirmation of funding agreements, approvals and procurement arrangements.

Milestone	Indicative Timing
Council considers Business Plan	23 September 2026
Public notice period commences	24 September 2026
Public submissions close	4 November 2026
Council considers submissions	9 November 2026
Final Council decision	10 November 2026
Detailed design completed	Done
Subdivision approvals finalised	Done
Procurement completed	TBC
Construction commences	TBC

Milestone	Indicative Timing
Civil works completed	31 December 2026
Subdivision clearances obtained	28 February 2027
Titles issued	30 March 2027
Marketing and release of lots	TBC

21. COMMUNITY CONSULTATION AND PUBLIC SUBMISSION PROCESS

The Shire recognises that the proposed transaction involves significant public assets and community interests.

Subject to Council endorsement for advertising, the Shire will undertake the required public notice process and invite written submissions for the statutory minimum period.

The Business Plan will be made available for public inspection in accordance with applicable legislative requirements.

The consultation process will include, as appropriate:

- statewide public notice;
- publication through the Shire's website;
- public notice locations;
- Shire communication channels;
- direct notification of relevant stakeholders where appropriate.

Making a Submission

Written submissions should be addressed to:

Chief Executive Officer
Shire of Lake Grace
 PO Box 50
 Lake Grace WA 6353

Email: shire@lakegrace.wa.gov.au

Submissions must be received by the advertised closing date.

Following the close of the public submission period, all submissions received will be considered and reported to Council before Council determines whether to proceed with the proposed transaction.

22. OVERALL ASSESSMENT

The proposed major land transaction represents a strategic response to an evidenced shortage of serviced residential land and housing within Lake Grace.

Housing investigations undertaken in support of the project identified an estimated current requirement for approximately 20 additional dwellings, with forecast requirements of

approximately 35 to 62 dwellings to 2031, depending upon the demand scenario applied. The same investigations identified limited availability of existing serviced residential land and material workforce constraints affecting local employers and service providers.

The transaction proposes to create 31 serviced residential lots, with potential capacity to enable approximately 51 dwellings, subject to subsequent planning requirements, development decisions and market demand.

The available evidence indicates that the housing constraint is influenced not only by demand but also by structural regional development barriers, including comparatively high servicing and construction costs, limited economies of scale and circumstances in which completed development costs may approach or exceed market values.

External government investment in enabling infrastructure provides an opportunity for the Shire to address these barriers while increasing the supply of development-ready residential land.

The proposed transaction aligns with the Shire's strategic objectives relating to housing, workforce attraction, economic development and community sustainability and forms part of a coordinated regional response to housing constraints across the Wheatbelt.

The project is proposed to be substantially funded through external government funding. However, this does not eliminate all financial and operational exposure for the Shire.

The Shire will remain responsible for managing:

- project delivery;
- grant compliance;
- procurement;
- construction risk;
- future asset ownership;
- ongoing maintenance;
- market risk associated with future land release;
- governance and statutory compliance.

The transaction is considered capable of delivering substantial strategic benefits provided that:

1. project costs are fully reconciled;
2. all funding arrangements are confirmed;
3. statutory and planning approvals are obtained;
4. whole-of-life asset costs are incorporated into financial planning;
5. appropriate project governance is established;
6. key risks are actively managed;
7. public submissions are properly considered; and
8. Council is satisfied that proceeding remains in the best interests of the Shire and its community.

23. CONCLUSION

The proposed 31-lot residential land development represents a strategic response to the documented shortage of housing and serviced residential land within Lake Grace. Housing investigations undertaken in support of the project have identified current and projected housing

demand, limited availability of development-ready residential land and workforce constraints affecting local businesses and essential service providers.

The development will create approximately 31 serviced residential lots with the potential to enable a broader housing yield of approximately 51 dwellings, subject to applicable planning requirements, subsequent development decisions and market demand. In doing so, the project seeks to address regional development constraints that have limited the commercial delivery of new residential land and housing.

External government investment in enabling infrastructure provides the Shire with an opportunity to increase residential land supply while reducing the immediate infrastructure funding burden associated with the development. The transaction will, however, create ongoing responsibilities for the Shire in relation to project delivery, grant compliance, financial management, statutory approvals, risk management and the future maintenance and renewal of infrastructure assets.

Having regard to the strategic, financial, economic, community and risk considerations examined in this Business Plan, the proposed transaction provides a mechanism to increase housing capacity, support workforce attraction and retention, facilitate economic development and contribute to the longer-term sustainability of the Lake Grace community.

The matters identified in this Business Plan, together with any submissions received through the statutory public consultation process, will inform Council's determination as to whether the proposed major land transaction should proceed.

24. APPENDICES

Appendix 1 – Location Plans

- **Lot 9002 Griffin Street, Lake Grace on Deposited Plan 75988**

2830/698

Title Details	Plan Details
General Details	Associated Documents Ownership History

Certificate of Title	2830/698
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	Lot 9002 On Deposited Plan 75988
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	App for New Title Subject to Svy
Document Number	M521761
Date of Execution	06/01/2014
Consideration	Refer Document
Proprietor(s)	SHIRE OF LAKE GRACE



[Click to Launch Map Viewer Plus](#)

- **Lot 500 Wattle Drive, Lake Grace on Deposited Plan 47225**

2800/380

Title Details	Plan Details
General Details	Associated Documents Ownership History

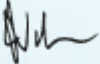
Certificate of Title	2800/380
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	Lot 500 On Deposited Plan 47225
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	App for New Title Subject to Svy
Document Number	M053335
Date of Execution	31/08/2012
Consideration	Refer Document
Proprietor(s)	SHIRE OF LAKE GRACE



[Click to Launch Map Viewer Plus](#)

Appendix 2 – Certificates of Title

- Lot 9002 Griffin Street, Lake Grace on Deposited Plan 75988

325T Perth Batch M521761		WESTERN  AUSTRALIA	<table border="1"><tr><td colspan="2">REGISTER NUMBER 9002/DP75988</td></tr><tr><td>DUPLICATE EDITION 1</td><td>DATE DUPLICATE ISSUED 5/2/2014</td></tr></table>	REGISTER NUMBER 9002/DP75988		DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/2/2014
REGISTER NUMBER 9002/DP75988							
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/2/2014						
DUPLICATE CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893			VOLUME 2830 FOLIO 698				
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.  REGISTRAR OF TITLES 							
LAND DESCRIPTION:							
LOT 9002 ON DEPOSITED PLAN 75988							
REGISTERED PROPRIETOR: (FIRST SCHEDULE)							
SHIRE OF LAKE GRACE OF POST OFFICE BOX 50, LAKE GRACE (AF M521761) REGISTERED 15 JANUARY 2014							
LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)							
Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land. Lot as described in the land description may be a lot or location.							
-----END OF DUPLICATE 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:	NO STREET ADDRESS INFORMATION AVAILABLE.						
LOCAL GOVERNMENT AREA:	SHIRE OF LAKE GRACE.						
							

- **Lot 500 Wattle Drive, Lake Grace on Deposited Plan 47225**

346K Perth Batch M053335		WESTERN AUSTRALIA	<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">REGISTER NUMBER 500/DP47225</td> </tr> <tr> <td style="width: 50%;"> DUPLICATE EDITION 1 </td> <td style="width: 50%;"> DATE DUPLICATE ISSUED 24/10/2012 </td> </tr> </table>	REGISTER NUMBER 500/DP47225		DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 24/10/2012
REGISTER NUMBER 500/DP47225							
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 24/10/2012						

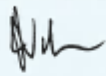


DUPLICATE CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2800	FOLIO 380
-----------------------	---------------------

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.




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 SEPTEMBER 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 certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

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

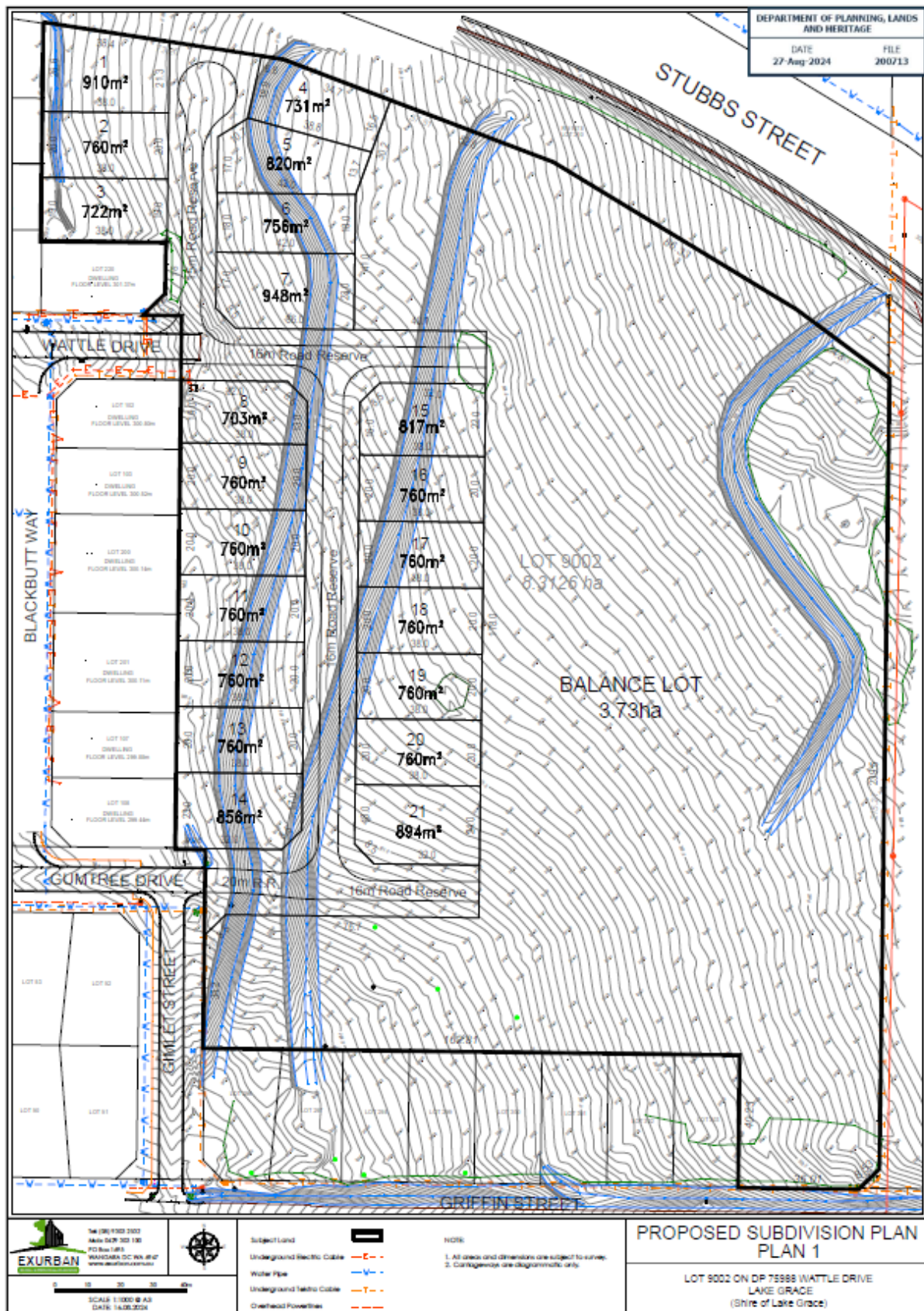
STATEMENTS:

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 [SHEET 1,2].
PREVIOUS TITLE:	2123-309.
PROPERTY STREET ADDRESS:	LOT 500 WATTLE DR, LAKE GRACE.
LOCAL GOVERNMENT AREA:	SHIRE OF LAKE GRACE.

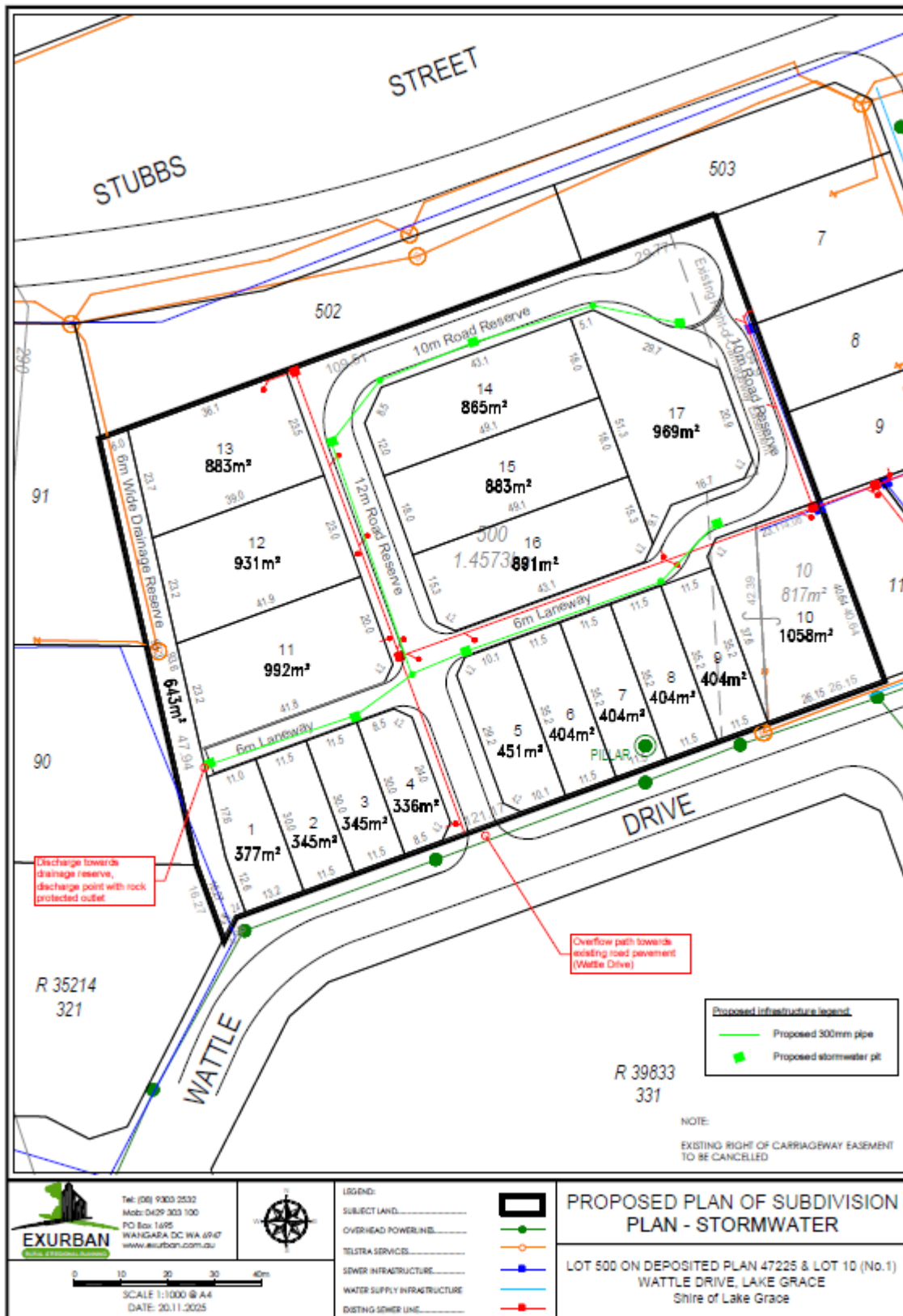


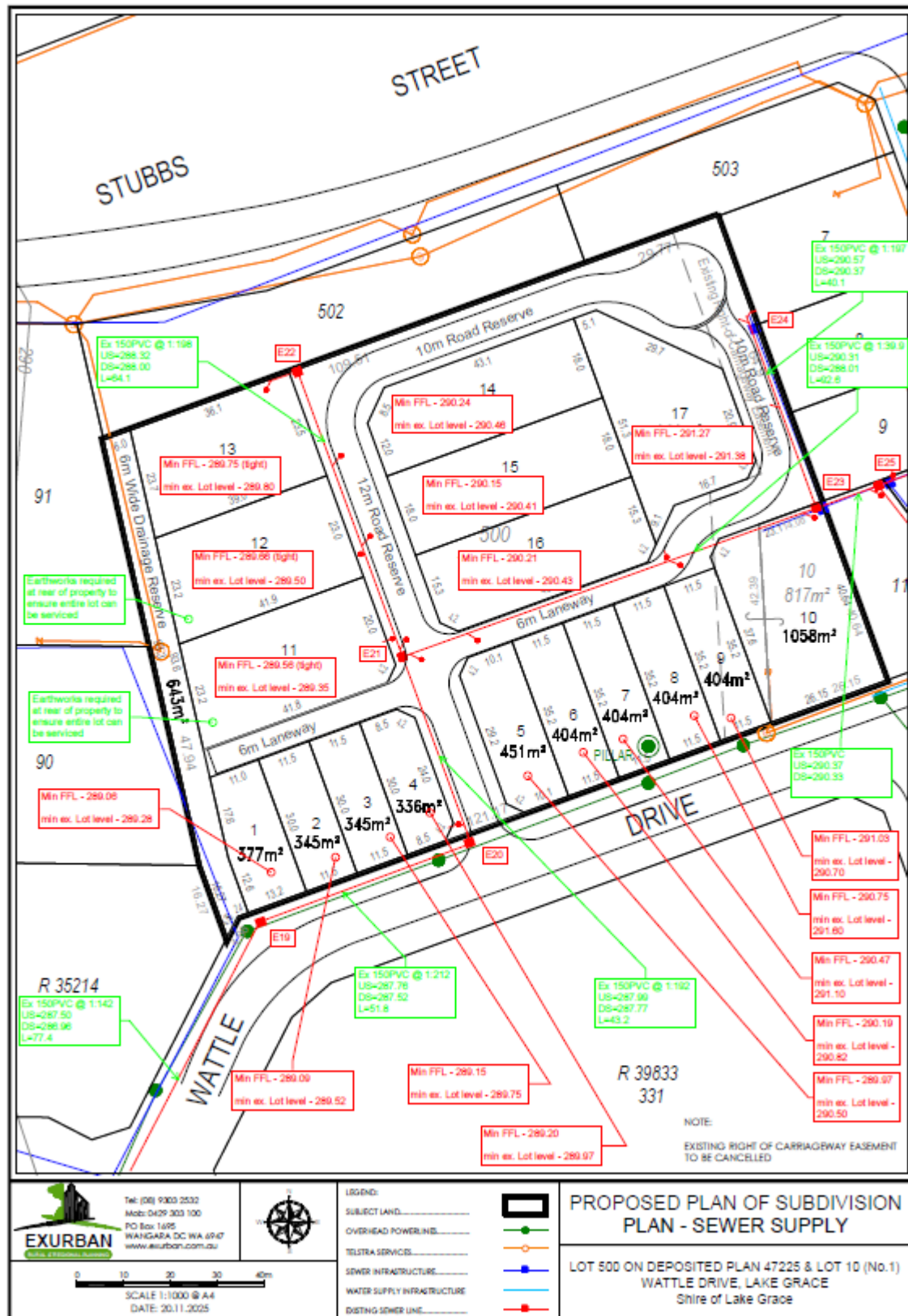
- **Lot 9002 Griffin Street, Lake Grace on Deposited Plan 75988**



- Lot 500 Wattle Drive, Lake Grace on Deposited Plan 47225







Appendix 4 – Detailed Project Cost Plan

TBA

Appendix 5 – Funding Confirmation

Funding still to be confirmed in writing and will be attached with conditions here.

Appendix 6 – Financial Modelling

Financial modelling will be inserted here for the following once all funding and other costs are confirmed:

- project cash flow;
- sensitivity analysis;
- lot sales assumptions;
- future rating projections;
- ongoing operating costs;
- asset renewal implications.

Appendix 7 – Risk Matrix and Acceptance Framework



RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme
Likelihood		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

RISK ACCEPTANCE

Risk Rank	Description	Criteria	Responsibility
LOW (1-4)	Acceptable	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
MEDIUM (5-9)	Monitor	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Executive Manager
HIGH (10-16)	Urgent Attention Required	Risk acceptable with excellent controls, managed by senior management / executive and subject to monthly monitoring	Senior Management Team
EXTREME (17-25)	Unacceptable	Risk only acceptable with excellent controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous monitoring	CEO & Council

Appendix 8 – Strategic Planning Extracts

- Aspire 2033 Strategic Community Plan;
- Corporate Business Plan;
- Long Term Financial Plan;
- Relevant housing and economic development studies.

Appendix 9 – Supporting Housing Demand Information

Extracts from the 4WDL Key Worker Housing Investigation and Cost Benefit Analysis 2023.

The following extracts are reproduced from the 4WDL Key Worker Housing Investigation and Cost Benefit Analysis 2023 and provide supporting evidence for the housing demand and residential land supply information referenced in Section 4.1 of this Business Plan.

The extracts include information relevant to the Shire of Lake Grace concerning forecast housing demand, availability of serviced and unserviced residential land and the identified requirement for additional residential land within the Lake Grace townsite.

The extracts should be read in the context of the complete 4WDL report, which remains available as a supporting project record.

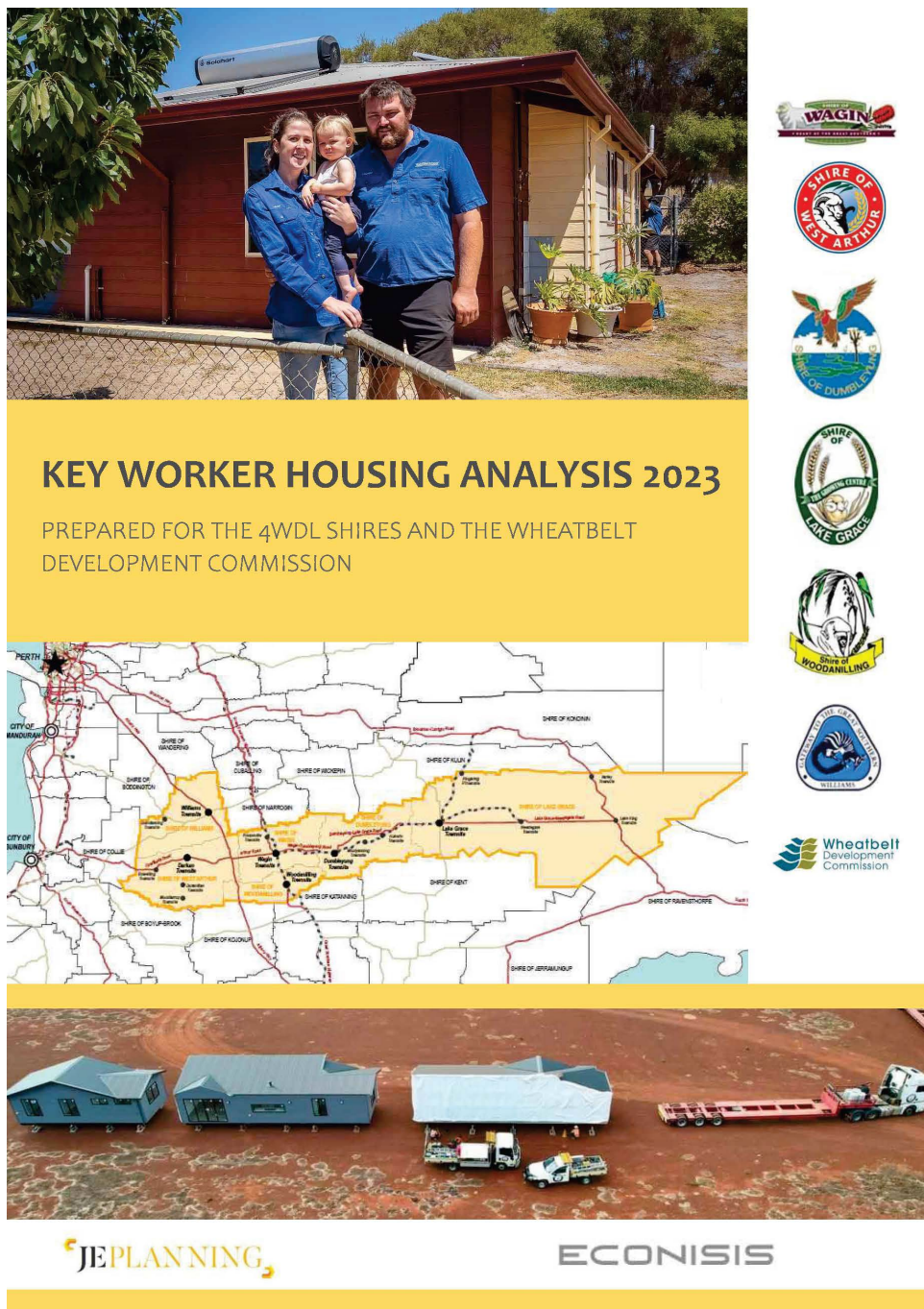


Table 23: DPLH Vacant Residential Lots Data

Local Government Area	Vacant Residential Lots
Dumpleyung	24
Lake Grace	14
Wagin	87
West Arthur	28
Williams	48
Woodanilling	35
Grand Total	236

Source: KWHHA LGA Survey

Serviced Residential land provides greater potential for grouped dwelling development depending on the lot size and residential density. Table 24 below addresses the demand forecasted for additional key worker housing and the currently vacant and unserviced Residential lots within each local government in the 4WDL area.

Table 24: LGA vacant lots by LGA and DPLH and Forecast key worker housing demand

LGA	Scenario D - High		Scenario E - Low		Vacant and Underutilised Land		
	Total dwellings Aged and key worker	Total Key Worker housing	Total dwellings	Total Key Worker housing	Vacant Residential Lots DPLH	Serviced Residential Land LGA survey	Unserviced Residential Land
Shire of Wagin	90	61	66	42	87	6	0
Shire of Dumpleyung	41	33	32	28	24	31	0
Shire of West Arthur	41	31	23	18	28	35	9
Shire of Williams	54	48	34	26	48	36	43
Shire of Woodanilling	36	30	19	16	35	45	0
Shire of Lake Grace	62	53	35	30	14	4	7
4WDL statistics	324	256	209	160	236	157	59

Source: Stakeholder Outcomes Report and DPLH vacant lot data

A comparison of the data reveals an adequate supply of vacant serviced residential land to address short-term key worker housing needs (i.e. low estimate for key worker housing is 160 dwellings overall with 157 vacant serviced lots available). Figures also suggest that the capacity of vacant land may support the longer-term housing need; however, servicing, accessing and acquiring land requires further exploration.

Development Potential

The following discussion provides a guide to identifying potential grouped dwelling development sites based on densities. The Residential Densities in 4WDL towns range from R2 through to R30. The minimum lot area required for development of single or grouped dwellings is specified in the *Residential Planning Codes Volume 1: Table 1* summarised in Table 25 below.

Lease – Portion of Reserve 20321 being part of Lot 350 on Deposited Plan 55294

6130 Newdegate-Ravensthorpe Rd, Lake King

Shire of Lake Grace
1 Bishop St Lake Grace WA
(Lessor)

Lake King Kart Club Incorporated
C/o Post Office
Lake King WA 6356
(Lessee)



Shire of Lake Grace

1 Bishop Street | PO Box 50 | LAKE GRACE WA 6353
Tel: (08) 9890 2500 | Fax: (08) 9890 2599
Email: shire@lakegrace.wa.gov.au

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Table of Contents

Copyright notice	ii
Details	1
Agreed terms	2
1. Definitions	2
2. Interpretation	3
3. Approval of the Minister for Lands	4
4. Grant of lease	5
5. Quiet enjoyment	5
6. Rent and other payments	5
6.1 Rent	5
6.2 Outgoings	5
6.3 Interest	6
6.4 Costs	6
6.5 Accrual of amounts payable	6
7. Rent Review	6
7.1 Rent to be Reviewed	6
8. Insurance	6
8.1 Insurance required	6
8.2 Property Insurance to be effected by Lessee	7
8.3 Details and receipts	7
8.4 Payment of excess on insurance	7
8.5 Not to invalidate	8
8.6 Insurance claims and reinstatement	8
8.7 No obligation on Lessor to insure Lessee's Improvements	8
9. Indemnity	8
9.1 Lessee responsibilities	8
9.2 Indemnity	8
9.3 Obligations Continuing	9
9.4 No indemnity for Lessor's negligence	9
9.5 Release	9
10. Casual Hire of Premises	10
10.1 Casual Hire Only	10
10.2 Lessee remains responsible for Premises at all times	10
11. Keys and Access	10
11.1 Keys and emergency access	10
11.2 Notify the Lessor of access changes	10
11.3 Cost of re-entry	11
12. Limit of Lessor's liability	11
12.1 No liability for loss on Premises	11
12.2 Limit on liability for breach of Lessor's covenants	11
13. Maintenance, repair and cleaning	11

13.1	Generally	11
13.2	Cleaning	12
13.3	Repair	12
13.4	Responsibility for Securing the Premises	12
13.5	Maintenance of Surrounds	12
13.6	Ownership of Lessee's Improvements	12
13.7	Pest control	12
13.8	Painting	12
14.	Use	13
14.1	Restrictions on use	13
14.2	No warranty	14
14.3	Lessee to Observe Copyright	14
14.4	Premises Subject to Restriction	14
14.5	Indemnity for Costs	14
15.	Alterations	15
15.1	Restriction	15
15.2	Consent	15
15.3	Cost of Works	15
15.4	Conditions	15
16.	Lessor's right of entry	16
16.1	Entry on Reasonable Notice	16
16.2	Costs of Rectifying Breach	16
17.	Statutory obligations and notices	16
17.1	Comply with Statutes	16
17.2	Indemnity if Lessee Fails to Comply	17
18.	Report to Lessor	17
19.	Default	17
19.1	Events of Default	17
19.2	Forfeiture	18
19.3	Lessor may remedy breach	18
19.4	Acceptance of Amount Payable By Lessor	19
19.5	Essential Terms	19
19.6	Breach of Essential Terms	19
20.	Damage or destruction of Premises and Lessee's Improvements	19
20.1	Abatement of Rent	19
20.2	Total Damage or Destruction	20
21.	Option to renew	20
22.	Holding over	20
23.	Restore premises	20
24.	Yield up the premises	21
24.1	Peacefully surrender	21
24.2	Clause 24.1 to survive termination	21
25.	Removal of property from Premises	21
25.1	Remove property prior to termination	21
25.2	Lessor can remove Lessee's Property on re-entry	21
26.	Assignment, Subletting and Charging	22
26.1	No assignment or sub-letting without consent	22

26.2	<i>Property Law Act 1969</i>	22
26.3	Costs for assignment and sub-letting	22
26.4	No mortgage or charge	22
27.	Disputes	22
27.1	Referral of Dispute: Phase 1	22
27.2	Referral of Dispute: Phase 2	23
27.3	Appointment of Arbitrator: Phase 3	23
27.4	Payment of Amounts Payable to Date of Award	23
28.	Prior notice of proposal to change rules	23
29.	Provision of information	23
30.	Caveat	23
30.1	No absolute caveat	23
30.2	CEO & Lessor as attorney	23
30.3	Ratification	24
30.4	Indemnity	24
31.	Goods and Services Tax	24
31.1	Definitions	24
31.2	Lessee to pay GST	24
31.3	Consideration in Kind	25
31.4	No Contribution from Lessor	25
31.5	Statement of GST paid is Conclusive	25
31.6	Tax Invoices	25
31.7	Reciprocity	25
32.	No Fetter	25
33.	Additional Terms Covenants and Conditions	25
34.	Commercial Tenancy Act	26
35.	Acts by agents	26
36.	Governing law	26
37.	Statutory powers	26
38.	Notice	26
38.1	Form of delivery	26
38.2	Service of Notice	26
38.3	Signing of Notice	27
38.4	Notice Details	27
39.	Severance	27
40.	Variation	27
41.	Moratorium	27
42.	Further assurance	28
43.	Payment of money	28
44.	Waiver	28
44.1	No general waiver	28
44.2	Partial exercise of right power or privilege	28
	Schedule	29

Signing page	31
Annexure 1 – Plan of Premises	32
Annexure 2 – Approval of the Minister for Lands	33

Details

Parties

Shire of Lake Grace (ABN 80 159 221 021)

of PO Box 50, Lake Grace, Western Australia 6353
(Lessor)

Lake King Kart Club Incorporated (ABN 74 750 377 305)

of C/O Post Office Lake King, Western Australia 6356
(Lessee)

Background

- A The Lessor has care, control and management of the Land pursuant to the Management Order.
- B Subject to the prior written approval of the Minister for Lands, the Lessor has agreed to lease and the Lessee has agreed to take a lease of that part of the Land comprising the Premises upon the terms and conditions contained in this Deed.

Agreed terms

1. Definitions

In this Lease, unless otherwise required by the context or subject matter:

Amounts Payable means the Rent and any other money payable by the Lessee under this Lease;

Authorised Person means:

- (a) an agent, employee, licensee or invitee of the Lessor; and
- (b) any person visiting the Premises with the express or implied consent of any person mentioned in paragraph (a);

CEO means the Chief Executive Officer for the time being of the Lessor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Lease;

Commencement Date means the date of commencement of the Term specified in **Item 4** of the Schedule;

Contaminated Sites Act means the *Contaminated Sites Act 2003 (WA)*;

Contamination has the same meaning as the word “contaminated” in the Contaminated Sites Act;

Encumbrance means a mortgage, charge, lien, pledge, easement, restrictive covenant, writ, warrant or caveat and the claim stated in the caveat;

Further Term means each further term specified in **Item 3** of the Schedule;

Good Repair means good and substantial tenantable repair and in clean, good working order and condition;

Interest Rate means the rate at the time the payment falls due being 2% greater than the Lessor’s general overdraft rate on borrowings from its bankers on amounts not exceeding \$100,000.00;

Land means the land described at **Item 1(a)** of the Schedule;

Lease means this deed as supplemented, amended or varied from time to time;

Lessee’s Agents includes:

- (a) the sublessees, employees, agents, contractors, invitees and licensees of the Lessee; and
- (b) any person on the Leased Premises by the authority of a person specified in paragraph (a);

Lessee’s Covenants means the covenants, agreements and obligations set out or implied in this Lease or imposed by law to be performed and observed by any person other than the Lessor;

Lessor's Covenants means the covenants, agreements and obligations set out or implied in this Lease, or imposed by law to be observed and performed by the Lessor;

Lessee's Improvements means all buildings, structures, fixtures, fittings, track works, services, amenities and other improvements situated on the Premises at the Commencement Date that were constructed, installed, acquired or provided by or on behalf of the Lessee, together with any such improvements subsequently constructed, installed, acquired or provided by or on behalf of the Lessee during the Term with all required approvals. As between the Lessor and the Lessee, the Lessee's Improvements are acknowledged as being owned by and the responsibility of the Lessee, subject always to the *Land Administration Act 1997*, the Management Order and the rights of the State of Western Australia as owner of the Land.

Management Order means the management order made under section 46 of the *Land Administration Act 1997*, under which the Land was vested in the Lessor;

Notice means each notice, demand, consent or authority given or made to any person under this Lease;

Party means the Lessor or the Lessee according to the context;

Permitted Purpose means the Permitted Purpose stated at **Item 7** of the Schedule;

Premises means the premises described at **Item 1(b)** of the Schedule;

Rent means the rent specified in **Item 5** of the Schedule;

Schedule means the Schedule to this Lease;

Term means the term of years specified in **Item 2** of the Schedule and any Further Term; and

Termination means expiry by effluxion of time or sooner determination of the Term or any period of holding over.

2. Interpretation

In this Lease, unless expressed to the contrary:

- (a) words importing:
 - (i) the singular includes the plural and vice versa; and
 - (ii) a gender or genders include each other gender;
- (b) if a word or phrase is assigned a particular meaning, other grammatical forms of that word or phrase have a corresponding meaning;
- (c) a reference to:
 - (i) a natural person includes a body corporate or local government;
 - (ii) a body corporate or local government includes a natural person;
 - (iii) a professional body includes a successor to or substitute for that body;

- (iv) a Party includes its legal personal representatives, successors and assigns and if a Party comprises two or more persons, the legal personal representatives, successors and assigns of each of those persons;
- (v) a statute, includes an ordinance, code, regulation, award, town planning scheme, regulation, local law, by-law, requisition, order or other statutory instruments made under any of them and a reference to any of them, whether or not by name, includes any amendments to, re-enactments of or replacements of any of them from time to time in force;
- (vi) a right includes a benefit, remedy, discretion, authority or power;
- (vii) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;
- (viii) this Lease or provisions of this Lease or any other deed, agreement, instrument or contract includes a reference to:
- (ix) both express and implied provisions; and
- (x) that other deed, agreement, instrument or contract as varied, supplemented, replaced or amended;
- (xi) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;
- (xii) any thing (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them; and
- (xiii) a subparagraph, paragraph, subclause, clause, Item, Schedule or Annexure is a reference to, respectively, a subparagraph, paragraph, subclause, clause, Item, Schedule or Annexure of this Lease;
- (d) the covenants and obligations on the part of the Lessee not to do or omit to do any act or thing include:
 - (i) covenants not to permit that act or thing to be done or omitted to be done by a Lessee's Agent; and
 - (ii) a covenant to take all reasonable steps to ensure that that act or thing is not done or omitted to be done;
- (e) the meaning of general words or phrases is not limited by specific examples introduced by 'including', 'for example' or similar expressions; and
- (f) if a Party comprises two or more persons, the covenants and agreements on their part bind them and must be observed and performed by them jointly and each of them severally, and may be enforced against any one or more of them.

3. Approval of the Minister for Lands

This Lease is subject to and conditional on the prior approval of the Minister for Lands under section 18 of the *Land Administration Act 1997*. A copy of the Minister's approval is annexed hereto as **Annexure 2**.

4. Grant of lease

Subject to **clause 3** of this Lease, the Lessor leases to the Lessee the Premises for the Term subject to:

- (a) all Encumbrances;
- (b) the payment of the Amounts Payable; and
- (c) the performance and observance of the Lessee's Covenants.

5. Quiet enjoyment

Except as provided in the Lease, for so long as the Lessor is the management body of the Premises under the Management Order, and subject to the performance and observance of the Lessee's Covenants, the Lessee may quietly hold and enjoy the Premises during the Term without any interruption or disturbance from the Lessor or persons lawfully claiming through or under the Lessor.

6. Rent and other payments

6.1 Rent

The Lessee must pay to the Lessor the Rent in the manner set out at **Item 5** of the Schedule on and from the Commencement Date clear of any deductions.

6.2 Outgoings

- (1) The Lessee must pay to the Lessor or to such person as the Lessor may from time to time direct punctually all the following outgoings or charges, assessed or incurred in respect of the Premises:
 - (a) local government rates, specified area rates, taxes, service and other charges and including charges for rubbish and garbage removal;
 - (b) water and other utility charges applicable to or incurred in connection with the Premises;
 - (c) telephone, electricity, gas and other power and light charges including but not limited to meter rents and the cost of installation of any meter, wiring, internet connections or telephone connection;
 - (d) emergency services levy;
 - (e) land tax and metropolitan regional improvement tax on a single ownership basis;
 - (f) all premiums, excesses and other costs associated with the insurance policies required to be effected and maintained by the Lessee under clause 8;
 - (g) any other consumption charge or cost, statutory impost or other obligation incurred or payable by reason of the Lessee's use and occupation of the Premises.
- (2) If the Premises are not separately charged or assessed the Lessee will pay to the Lessor a proportionate part of any charges referred to in **clause 6.2(1)** being the proportion that the Premises bears to the total area of the land or premises included in the charge or assessment.

6.3 Interest

Without affecting the rights, power and remedies of the Lessor under this Lease, the Lessee must pay to the Lessor interest on demand on any Amounts Payable which are unpaid for 7 days computed from the due date for payment until payment is made and any interest payable under this paragraph will be charged at the Interest Rate.

6.4 Costs

- (1) The Lessee must pay to the Lessor on demand:
 - (a) all duty, fines and penalties payable under the *Duties Act* 2008 and other statutory duties or taxes payable on or in connection with this Lease;
 - (b) all registration fees in connection with this Lease; and
 - (c) all legal costs of and incidental to the instructions for the preparation, execution and any duty payable on this Lease and all copies.
- (2) The Lessee must pay to the Lessor all costs, legal fees, disbursements and payments incurred by or for which the Lessor is liable in connection with or incidental to:
 - (a) the Amounts Payable or obtaining or attempting to obtain payment of the Amounts Payable under this Lease;
 - (b) any breach of covenant by the Lessee or the Lessee's Agents;
 - (c) the preparation and service of a notice under Section 81 of the *Property Law Act 1969* requiring the Lessee to remedy a breach even though forfeiture for the breach may be avoided in a manner other than by relief granted by a Court;
 - (d) any work done at the Lessee's request; and
 - (e) any action or proceedings arising out of or incidental to any matters referred to in this **clause 6.4** or any matter arising out of this Lease.

6.5 Accrual of amounts payable

Amounts Payable accrue on a daily basis.

7. Rent Review

7.1 Rent to be Reviewed

Not applicable. The Rent remains the peppercorn rent specified in Item 5 of the Schedule throughout the Term and any Further Term unless otherwise agreed in writing by the Parties and approved where required by law.

8. Insurance

8.1 Insurance required

The Lessee must effect and maintain with reputable insurers reasonably acceptable to the Lessor, noting the respective interests of the State of Western Australia, the Minister for

Lands, the Lessor as management body and the Lessee where appropriate, for the time being:

- (a) adequate public liability insurance for a sum not less than the sum set out at Item 8 of the Schedule in respect of any one occurrence or such greater amount as the Lessor may from time to time reasonably require;
- (b) property insurance for the Lessee's Improvements, including all buildings, structures, fixtures and fittings on the Premises, for their full replacement and reinstatement value against fire, storm, tempest, earthquake, explosion, impact, malicious damage, flood where available and other risks ordinarily insured against for property of that nature;
- (c) insurance for the Lessee's equipment, machinery, karts, tools, stock and other contents kept on the Premises against loss or damage for their full replacement value, together with any other insurance reasonably appropriate to the Lessee's activities;
- (d) employers' indemnity and workers' compensation insurance as required by law in respect of all employees or workers of the Lessee; and
- (e) any other policy of insurance which the Lessor may reasonably require having regard to the Permitted Purpose and the risks associated with the Lessee's occupation and activities.

8.2 Property insurance to be effected by Lessee

The Parties acknowledge that the Lessor does not own the Lessee's Improvements. The Lessee is solely responsible for insuring the Lessee's Improvements in accordance with clause 8.1(b), paying all premiums and excesses, and maintaining that insurance throughout the Term. The Lessor has no obligation to insure, replace or reinstate any Lessee's Improvements.

8.3 Details and receipts

In respect of the insurances required by **clause 8.1** the Lessee must:

- (a) upon renewal of any insurance policy immediately forward to the Lessor copies of Certificates of Currency and details of the insurances as held by the Lessee;
- (b) promptly pay all premiums and produce to the Lessor each policy or certificate of currency and each receipt for premiums or certificate of currency issued by the insurers; and
- (c) notify the Lessor immediately:
 - (i) when an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or
 - (ii) when a policy of insurance is cancelled.

8.4 Payment of excess on insurance

The Lessee is responsible for payment of every excess payable in connection with the insurances required under clause 8.1.

8.5 Not to invalidate

The Lessee must not do or omit to do any act or thing or bring or keep anything on the Premises which might:

- (a) render any insurance required under clause 8.1, or any insurance affecting adjoining land or property, void or voidable; or
- (b) cause the rate of a premium to be increased for the Premises or any adjoining premises (except insofar as an approved development may lead to an increased premium).

8.6 Insurance claims and reinstatement

The Lessee is responsible for making, managing and settling claims under the policies required by clause 8.1, but must promptly notify the Lessor of any material claim affecting the Premises or the Lessee's Improvements. Unless the Lease is terminated under clause 20.2 or the Lessor otherwise agrees in writing, insurance proceeds relating to the Lessee's Improvements must be applied by the Lessee toward repair or reinstatement of those improvements, subject to all required statutory and Ministerial approvals.

8.7 No obligation on Lessor to insure Lessee's Improvements

For the avoidance of doubt, the Lessor is not appointed as attorney in respect of the Lessee's insurance and has no obligation to make, manage or settle a claim for the Lessee. Nothing in this clause limits the Lessor's right to require evidence of insurance or to protect its interests as management body of the Land.

9. Indemnity

9.1 Lessee responsibilities

- (1) The Lessee is subject to the same responsibilities relating to persons and property to which the Lessee would be subject if during the Term the Lessee were the owner and occupier of the freehold estate in the Premises.
- (2) The Lessee is responsible and liable for all acts or omissions of the Lessee's Agents on the Premises and for any breach by them of any covenants or terms in this Lease required to be performed or complied with by the Lessee.

9.2 Indemnity

The Lessee indemnifies, and shall keep indemnified, the Lessor and the Minister for Lands from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be incurred or suffered by the Lessor or the Minister for Lands, or brought, maintained or made against the Lessor or the Minister for Lands, in respect of:

- (a) any loss whatsoever (including loss of use);
- (b) injury or damage of, or to, any kind of property or thing; and
- (c) the death of, or injury suffered by, any person,

caused by, contributed to, or arising out of, or in connection with, whether directly or indirectly:

- (d) the use or occupation of the Premises by the Lessee or the Lessee's Agents;
- (e) any work carried out by or on behalf of the Lessee on the Premises;
- (f) the Lessee's activities, operations or business on, or other use of any kind of, the Premises;
- (g) the presence of any Contamination, pollution or environmental harm in on or under the Premises or adjoining land caused or contributed to by the act, neglect or omission of the Lessee or the Lessee's Agents;
- (h) any default by the Lessee in the due and punctual performance, observance and compliance with any of the Lessee's covenants or obligations under this Lease; or
- (i) an act or omission of the Lessee or the Lessee's Agents.

9.3 Obligations Continuing

The obligations of the Lessee under this clause:

- (a) are unaffected by the obligation of the Lessee to take out insurance, and the obligations of the Lessee to indemnify are paramount, however if insurance money is received by the Lessor for any of the obligations set out in this clause then the Lessee's obligations under this **clause 9** will be reduced by the extent of such payment;
- (b) continue after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

9.4 No indemnity for Lessor's negligence

The parties agree that nothing in this clause shall require the Lessee to indemnify the Lessor, its officers, servants, or agents against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.

9.5 Release

- (1) The Lessee:
 - (a) agrees to occupy and use the Premises at the risk of the Lessee; and
 - (b) releases to the full extent permitted by law, the Lessor and the Minister for Lands from:
 - (i) any liability which may arise in respect of any accident or damage to property, the death of any person, injury to any person, or illness suffered by any person, occurring on the Premises or arising from the Lessee's use or occupation of the Premises;
 - (ii) loss of or damage to the Premises or personal property of the Lessee; and

- (iii) all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any Contamination, Pollution or Environmental Harm in, on or under the Premises or surrounding area, except to the extent that such loss or damage arises out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.
- (2) The release by the Lessee continues after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

10. Casual Hire of Premises

10.1 Casual Hire Only

The Lessee may hire out the Premises or any part thereof on a casual basis only PROVIDED:

- (a) such use is consistent at all times with the Permitted Purpose;
- (b) the Lessee ensures any hirer complies strictly with the relevant terms of this Lease;
- (c) the Lessee submits for the Lessor's approval a casual hire policy which includes, amongst other things, the provision of a bond; and
- (d) the Lessee complies at all times with any casual hire policy of the Lessor provided to the Lessee.

10.2 Lessee remains responsible for Premises at all times

The Lessee ACKNOWLEDGES that at all times, including when the Premises are hired to a third party, it remains responsible for the Premises, including without limitation any damage that may be caused or occurs during any hire period.

11. Keys and Access

11.1 Keys and emergency access

- (1) The Lessee must, at its cost, provide the Lessor with one current key, access code or other access device sufficient to permit entry through any locked gate and to any area reasonably required for emergency access or the exercise of the Lessor's rights under this Lease.
- (2) The Lessee may control and issue its own keys and access devices for the Premises, but must ensure that the Lessor's emergency access remains current and effective at all times.
- (3) The Lessee is responsible for all costs associated with keys, locks, access devices and security systems installed or used by the Lessee.

11.2 Notify Lessor of access changes

The Lessee must promptly notify the Lessor of any change to locks, gates, access codes or other security arrangements that affects the Lessor's access and must immediately provide replacement access details or devices.

11.3 Cost of re-entry

If the Lessor requires access to the Premises pursuant to its powers under this Lease and is unable to access the Premises due to an unauthorised change in locks, the Lessor may take all such measures to enter the Premises and to re-secure the Premises, and the Lessee will bear all costs associated with such measures.

12. Limit of Lessor's liability

12.1 No liability for loss on Premises

The Lessor will not be liable for loss, damage or injury to any person or property in or about the Premises however occurring.

12.2 Limit on liability for breach of Lessor's covenants

- (1) The Lessor is only liable for breaches of the Lessor's Covenants set out in this Lease which occur while the Lessor is vested with care, control and management of the Land.
- (2) The Lessor will not be liable for any failure to perform and observe any of the Lessor's Covenants due to any cause beyond the Lessor's control.

13. Maintenance, repair and cleaning

13.1 Generally

- (1) The Lessee AGREES during the Term and for so long as the Lessee remains in possession or occupation of the Premises to maintain, replace, repair, clean and keep the Premises and all Lessee's Improvements in Good Repair, having regard to their age and condition at the Commencement Date, at the Lessee's sole cost and expense.
- (2) In discharging the obligations imposed on the Lessee under this subclause, the Lessee shall where maintaining, replacing, repairing or cleaning:
 - (a) any electrical fittings and fixtures;
 - (b) any plumbing;
 - (c) any air-conditioning fittings and fixtures; and
 - (d) any gas fittings and fixtures,in or on the Premises use only licensed trades persons, or such trades persons as may be approved by the Lessor and notified to the Lessee, which approval shall not be unreasonably withheld.
- (3) The Lessee must take such reasonable action as is necessary to:
 - (a) prevent, if it has occurred as a result of the Lessee's use of the Premises; and
 - (b) rectify or otherwise ameliorate,the effects of erosion, drift or movement of sand, soil, dust or water on or from the Premises.

13.2 Cleaning

The Lessee must at all times keep the Premises clean, tidy, unobstructed and free from dirt and rubbish.

13.3 Repair

The Lessee must promptly repair at its own expense, to the reasonable satisfaction of the Lessor, any damage to the Premises caused by the Lessee or the Lessee's Agents and must maintain, repair, replace and, where necessary, reinstate the Lessee's Improvements at its own expense, subject to clause 20 and all required approvals.

13.4 Responsibility for Securing the Premises

The Lessee must ensure the Premises fixtures and fittings, are appropriately secured at all times.

The Lessee must ensure the Premises and the Lessee's Improvements are appropriately secured at all times and must provide the Lessor with such keys or access devices as are reasonably necessary for emergency access and the exercise of the Lessor's rights under this Lease.

13.5 Maintenance of Surrounds

- (1) The Lessee must regularly inspect and maintain in good condition any part of the Premises which surrounds any buildings, including but not limited to any flora, gardens, lawns, shrubs, hedges and trees.
- (2) If any flora, trees or lawn dies the Lessee must replace the flora, trees or lawn at its own expense.
- (3) The Lessee must plant and care for such trees on the Premises as the Lessor may from time to time reasonably require.
- (4) The Lessee may not remove any trees, shrubs or hedges without first consulting with and obtaining the approval of the Lessor, except where necessary for urgent safety reasons.

13.6 Ownership of Lessee's Improvements

The Parties acknowledge that, as between the Lessor and the Lessee, all existing buildings, structures, fixtures, fittings, track works and other infrastructure on the Premises at the Commencement Date are Lessee's Improvements. The Lessee is responsible for their maintenance, repair, replacement, statutory compliance and insurance. No provision of this Lease is intended to transfer ownership of those improvements to the Lessor, subject always to the rights of the State of Western Australia and applicable law.

13.7 Pest control

The Lessee must keep the Premises free of any pests and vermin and the cost of extermination will be borne by the Lessee.

13.8 Painting

Not applicable.

14. Use

14.1 Restrictions on use

(1) Generally

The Lessee must not and must not suffer or permit a person to:

- (a) use the Premises or any part of it for any purpose other than the Permitted Purpose;
or
- (b) use the Premises for any purpose which is not permitted under any local or town planning scheme, local laws, acts, statutes or any law relating to health.

(2) No offensive or illegal acts

The Lessee must not and must not suffer or permit a person to do or carry out on the Premises any harmful, offensive or illegal act, matter or thing.

(3) No nuisance

The Lessee must not and must not suffer or permit a person to do or carry out on the Premises anything which causes a nuisance, damage or disturbance to the Lessor or to owners or occupiers of adjoining properties.

(4) No dangerous substances

The Lessee must not and must not suffer or permit a person to store any dangerous compound or substance on or in the Premises, otherwise than in accordance with the following provisions:

- (a) any such storage must comply with all relevant statutory provisions;
- (b) all applications for the approval or renewal of any licence necessary for such storage must be first referred to the Lessor;
- (c) the Lessor may within its absolute discretion refuse to allow the storage of any particular dangerous compound or substance on the Premises; and
- (d) upon the request of the Lessor, the Lessee will provide a list of all dangerous compounds or substances stored on the Premises.

(5) No harm or stress

The Lessee must not and must not suffer or permit a person to do any act or thing which might result in excessive stress or harm to any part of the Premises.

(6) No signs

The Lessee must not and must not suffer or permit a person to display from or affix any signs, notices or advertisements on the Premises without the prior written consent of the Lessor.

(7) No smoking

The Lessee must not suffer or permit a person to smoke inside any building or other enclosed area on the Premises.

(8) Consumption of alcohol

The Lessee must not suffer or permit a person to use or allow the Premises to be used for the consumption of alcohol without first obtaining the written consent of the Lessor.

(9) Sale of Alcohol

The Lessee will not sell or supply liquor from the Premises or allow liquor to be sold or supplied from the Premises without the prior written consent of the Lessor and then only in accordance with the provisions of the *Liquor Control Act 1988*, *Food Act 2008*, *Liquor Control Regulations 1989* and any other relevant written laws that may be in force from time to time.

(10) Removal of rubbish

The Lessee must keep the Premises free from dirt and rubbish and to store and keep all trade waste and garbage in proper receptacles.

(11) No pollution

The Lessee must do all things necessary to prevent pollution or Contamination of the Premises by garbage, refuse, waste matter, oil and other pollutants. The Lessee must immediately remediate any pollution or contamination of the Premises caused by an act or omission of the Lessee or the Lessee's Agents to the satisfaction of the Lessor.

14.2 No warranty

The Lessor gives no warranty:

- (a) as to the use to which the Premises may be put; or
- (b) that the Lessor will issue any consents, approvals, authorities, permits or licences required by the Lessee under any statute for its use of the Premises.

14.3 Lessee to Observe Copyright

In the event that the Lessee or any person sub-leasing, hiring, or in temporary occupation of the Premises provides, contracts for, or arranges for the performance, exhibition or display of any music or work of art the copyright of which is not vested in the Lessee or that person, the Lessee shall ensure that all obligations in regard to payment of copyright or licensing fees with the owner or licensor of the copyright are met before any such performance, exhibition or display is held.

14.4 Premises Subject to Restriction

The Lessee accepts the Premises for the Term subject to any existing prohibition or restriction on the use of the Premises.

14.5 Indemnity for Costs

The Lessee indemnifies the Lessor against any claims or demands for all costs, on a solicitor client basis, reasonably incurred by the Lessor by reason of any claim in relation to any matters set out in this **clause 14**.

15. Alterations

15.1 Restriction

The Lessee must not without prior written consent from the Lessor or from any other person from whom consent is required under this Lease or under a written law:

- (a) make or allow to be made any alteration, addition or improvements to or demolish any part of the Premises; or
- (b) subject to the performance of the Lessee's obligations in **clause 13**, remove any flora or fauna, alter or cut down any flora, or sell, remove or otherwise dispose of any flora, sand, gravel, timber or other materials from the Premises.

15.2 Consent

- (1) If the Lessor and any other person whose consent is required under this Lease or at law consents to any matter referred to in **clause 15.1** the Lessor may grant its consent subject to conditions and:
 - (a) require that work be carried out in accordance with plans and specifications approved by the Lessor or any other person giving consent; and
 - (b) require that any alteration be carried out to the satisfaction of the Lessor under the supervision of an engineer or other consultant; and
- (2) If the Lessor consents to any matter referred to in **clause 15.1**:
 - (a) the Lessor gives no warranty that the Lessor will issue any consents, approvals, authorities, permits or policies under any statute for such matters; and
 - (b) the Lessee must apply for and obtain all such consent approvals, authorities, permits or policies as are required at law before undertaking any alterations, additions, improvements or demolitions.

15.3 Cost of Works

All works undertaken under this **clause 15** will be carried out at the Lessee's expense.

15.4 Conditions

If any of the consents given by the Lessor or other persons whose consent is required under this Lease or at law require other works to be done by the Lessee as a condition of giving consent, then the Lessee must at the option of the Lessor either:

- (a) carry out those other works at the Lessee's expense; or
 - (b) permit the Lessor to carry out those other works at the Lessee's expense,
- in accordance with the Lessor's requirements.

16. Lessor's right of entry

16.1 Entry on Reasonable Notice

The Lessee must permit entry by the Lessor or any Authorised Person onto the Premises without notice in the case of an emergency, and otherwise upon reasonable notice:

- (a) at all reasonable times;
- (b) with or without workmen and others; and
- (c) with or without plant, equipment, machinery and materials,

for each of the following purposes:

- (d) to inspect the state of repair of the Premises and to ensure compliance with the terms of this Lease;
- (e) to carry out any survey or works which the Lessor considers necessary, however the Lessor will not be liable to the Lessee for any compensation for such survey or works provided they are carried out in a manner which causes as little inconvenience as is reasonably possible to the Lessee;
- (f) to comply with the Lessor's Covenants or to comply with any notice or order of any authority in respect of the Premises for which the Lessor is liable; and
- (g) to do all matters or things to rectify any breach by the Lessee of any term of this Lease, but the Lessor is under no obligation to rectify any breach and any rectification is without prejudice to the Lessor's other rights, remedies or powers under this Lease.

16.2 Costs of Rectifying Breach

All costs and expenses incurred by the Lessor as a result of any breach referred to at **clause 16.1(g)** together with any interest payable on such sums will be a debt due to the Lessor and payable to the Lessor by the Lessee on demand.

17. Statutory obligations and notices

17.1 Comply with Statutes

The Lessee must:

- (a) comply promptly with all statutes and local laws from time to time in force relating to the Premises;
- (b) apply for, obtain and maintain in force all consents, approvals, authorities, licences and permits required under any statute for the use of the Premises specified at **clause 14**;
- (c) ensure that all obligations in regard to payment for copyright or licensing fees are paid to the appropriate person for all performances, exhibitions or displays held on the Premises; and
- (d) comply promptly with all orders, notices, requisitions or directions of any competent authority relating to the Premises or to the business the Lessee carries on at the Premises.

17.2 Indemnity if Lessee Fails to Comply

The Lessee indemnifies the Lessor and the Minister for Lands against:

- (a) failing to perform, discharge or execute any of the items referred to in **clause 17.1**; and
- (b) any claims, demands, costs or other payments of or incidental to any of the items referred to in **clause 17.1**.

18. Report to Lessor

The Lessee must immediately report to the Lessor:

- (a) any act of vandalism or any incident which occurs on or near the Premises which involves or is likely to involve a breach of the peace or become the subject of a report or complaint to the police and of which the Lessee is aware or should be aware;
- (b) any occurrence or circumstances in or near the Premises of which it becomes aware, which might reasonably be expected to cause, in or on the Premises, pollution of the environment; and
- (c) all notices, orders and summonses received by the Lessee and which affect the Premises and immediately deliver them to the Lessor.

19. Default

19.1 Events of Default

A default occurs if:

- (a) any Amounts Payable remain unpaid for 14 days after a Notice has been given to the Lessee that an amount is outstanding;
- (b) the Lessee is in breach of any of the Lessee's Covenants for 21 days after a Notice has been given to the Lessee to rectify the breach or to pay compensation in money;
- (c) where the Lessee is an association which is incorporated under the *Associations Incorporation Act 2015*, the association is wound up whether voluntarily or otherwise;
- (d) where the Lessee is an association which is incorporated under the *Associations Incorporation Act 2015*, the Lessee passes a special resolution under the *Associations Incorporation Act 2015* altering its rules of association in a way that makes its objects or purposes inconsistent with the use permitted by this Lease;
- (e) where the Lessee is an individual, the Lessee dies or becomes of unsound mind, or is declared bankrupt;
- (f) where the Lessee is a partnership, the Lessee having a change in its constitution;
- (g) an application is made to a court for the Lessee to be wound up;
- (h) the appointment of a controller under section 9 of the *Corporations Act 2001* of any of the Lessee's assets;

- (i) the Lessee becomes an insolvent under administration under section 9 of the *Corporations Act 2001*;
- (j) the Lessee proposes to enter into or enters into any form of arrangement with any of its creditors;
- (k) the Lessee is unable to pay all its debts when they become due, it fails to comply with a statutory demand under section 459F of the *Corporations Act 2001*, or it is deemed to be unable to pay its debts under section 585 of the *Corporations Act 2001*;
- (l) a meeting is convened to place the Lessee in voluntary liquidation or to appoint an administrator;
- (m) a mortgagee takes possession of the property of the Lessee under this Lease;
- (n) any execution or similar process is made against the Premises on the Lessee's property;
- (o) the Premises are vacated, or otherwise not used, in the Lessor's reasonable opinion, for the Permitted Purpose for a six-month period; or
- (p) a person other than the Lessee or a permitted sublessee or assignee is in occupation or possession of the Premises or in receipt of a rent and profits.

19.2 Forfeiture

On the occurrence of any of the events of default specified in **clause 19.1** the Lessor may:

- (a) without notice or demand at any time enter the Premises and on re-entry the Term will immediately determine;
- (b) by notice to the Lessee determine this Lease and from the date of giving such notice this Lease will be absolutely determined; and
- (c) by notice to the Lessee elect to convert the unexpired portion of the Term into a tenancy from month to month when this Lease will be determined as from the giving of the notice and until the tenancy is determined the Lessee will hold the Premises from the Lessor as a tenant from month to month under **clause 22**,

but without affecting the right of action or other remedy which the Lessor has in respect of any other breach by the Lessee of the Lessee's Covenants or releasing the Lessee from liability in respect of the Lessee's Covenants.

19.3 Lessor may remedy breach

If the Lessee:

- (a) fails or neglects to pay the Amounts Payable by the Lessee under this Lease; or
- (b) does or fails to do anything which constitutes a breach of the Lessee's Covenants,

then, after the Lessor has given to the Lessee notice of the breach and the Lessee has failed to rectify the breach within a reasonable time, the Lessor may without affecting any right, remedy or power arising from that default pay the money due or do or cease the doing of the breach as if it were the Lessee and the Lessee must pay to the Lessor on demand the Lessor's cost and expenses of remedying each breach or default.

19.4 Acceptance of Amount Payable By Lessor

Demand for or acceptance of the Amounts Payable by the Lessor after an event of default has occurred will not affect the exercise by the Lessor of the rights and powers conferred on the Lessor by the terms of the Lease or at law and will not operate as an election by the Lessor to exercise or not to exercise any right or power.

19.5 Essential Terms

Each of the Lessee's Covenants in **clauses 6** (Rent and Other Payments), **8** (Insurance), **9** (Indemnity), **13** (Maintenance, Repair and Cleaning), **14** (Use), **26** (Assignment, Subletting and Charging) and **31** (Goods and Services Tax), is an essential term of this Lease but this clause **19.5** does not mean or imply that there are no other essential terms in this Lease.

19.6 Breach of Essential Terms

If the Lessee breaches an essential term of this Lease then, in addition to any other remedy or entitlement of the Lessor:

- (a) the Lessee must compensate the Lessor for the loss or damage suffered by reason of the breach of that essential term;
- (b) the Lessor will be entitled to recover damages against the Lessee in respect of the breach of an essential term; and
- (c) the Lessee covenants with the Lessor that if the Term is determined:
 - (i) for breach of an essential term or the acceptance by the Lessor of a repudiation of this Lease by the Lessee; or
 - (ii) following the failure by the Lessee to comply with any notice given to the Lessee to remedy any default,

the Lessee must pay to the Lessor on demand the total of the Amounts Payable under this Lease which would have been payable by the Lessee for the unexpired balance of the Term as if the Term had expired by effluxion of time together with the losses incurred or reasonably expected to be incurred by the Lessor as a result of the early determination including but not limited to the costs of re-letting or attempting to re-let the Premises;

- (d) the Lessee agrees that the covenant set out in **clause 19.6(c)** will survive termination or any deemed surrender at law of the estate granted by this Lease; and
- (e) the Lessor must take reasonable steps to mitigate its losses and endeavour to re-let the Premises at a reasonable rent and on reasonable terms but the Lessor is not required to offer or accept rent or terms which are the same or similar to the rent or terms contained or implied in this Lease.

20. Damage or destruction of Premises and Lessee's Improvements

20.1 Abatement of Rent

If the Premises or the Lessee's Improvements are damaged or destroyed so that the Premises cannot reasonably be used for the Permitted Purpose, the Lessee must promptly

notify the Lessor. Because the Rent is a peppercorn rent, no rent abatement applies. Subject to clause 20.2, the Lessee is responsible at its cost, including from available insurance proceeds, for repairing or reinstating the Lessee's Improvements to the extent reasonably required for the Permitted Purpose, and must obtain all necessary approvals before carrying out reinstatement works.

20.2 Total Damage or Destruction

If the Premises or the Lessee's Improvements are destroyed or damaged to an extent that the Premises are wholly or substantially unfit for the Permitted Purpose, either Party may, by notice in writing given within sixty (60) days after the event, elect to terminate this Lease.

Termination is without prejudice to any rights or liabilities accrued before termination. If the Lease is not terminated, the Lessee remains responsible for repair or reinstatement in accordance with clause 20.1 and the terms of its insurance.

21. Option to renew

If the Lessee at least one month, but not earlier than 12 months, prior to the date for commencement of the Further Term gives the Lessor a Notice to grant the Further Term and:

- (a) all consents and approvals required by the terms of this Lease or at law have been obtained; and
- (b) there is no subsisting default by the Lessee at the date of service of the Notice in:
 - (i) the payment of Amounts Payable; or
 - (ii) the performance or observance of the Lessee's Covenants,

the Lessor shall grant to the Lessee a lease for the Further Term at the Rent and on terms and conditions similar to this Lease other than this **clause 21** in respect of any Further Term previously taken or the subject of the present exercise and on such other terms and conditions as the Lessor may consider appropriate.

22. Holding over

If the Lessee remains in possession of the Premises after expiry of the Term with the consent of the Lessor, the Lessee will be a monthly tenant at the peppercorn rent applicable immediately before expiry, otherwise on the same terms and conditions of this Lease, provided that all consents required under this Lease or at law have been obtained.

23. Restore premises

Prior to Termination, the Lessee at its expense must restore the land comprising the Premises to a condition consistent with the observance and performance of the Lessee's Covenants, fair wear and tear excepted, subject to clause 25 and any written agreement between the Parties concerning retention or removal of Lessee's Improvements.

24. Yield up the premises

24.1 Peacefully surrender

On Termination the Lessee must:

- (a) peacefully surrender and yield up to the Lessor the Premises in a condition consistent with the observance and performance of the Lessee's Covenants under this Lease;
- (b) surrender to the Lessor all keys and security access devices and combination for locks providing an access to or within the Premises held by the Lessee whether or not provided by the Lessor.

24.2 Clause 24.1 to survive termination

The Lessee's obligation under **clause 24.1** will survive termination.

25. Removal of property from Premises

25.1 Remove property prior to termination

Prior to Termination, unless otherwise agreed in writing by the Parties and subject to any approval required from the Minister for Lands or under applicable law, the Lessee must remove from the Premises:

- (a) its chattels, equipment, stock, goods and other moveable property; and
- (b) any Lessee's Improvements that the Lessor reasonably directs the Lessee to remove, having regard to the condition of the Premises, the requirements of the Management Order and any direction or requirement of the Minister for Lands, (Lessee's Property) and promptly make good, to the satisfaction of the Lessor, any damage caused by such removal.

25.2 Lessor can remove Lessee's Property on re-entry

If the Lessee fails to remove the Lessee's Property in accordance with **clause 25.1** within fourteen (14) days from the determination of the Term, the Lessor may at its option:

- (a) cause any of the Lessee's Property to be removed, stored or disposed of at the cost of the Lessee and any such damage to be made good and any such alterations to be so re-altered and may recover the costs thereof from the Lessee as a liquidated debt payable on demand; or
- (b) after giving the Lessee reasonable written notice, treat any Lessee's Property not removed as abandoned, subject to applicable law and any requirement or direction of the Minister for Lands.

26. Assignment, Subletting and Charging

26.1 No assignment or sub-letting without consent

The Lessee must not assign the leasehold estate in the Premises nor Sub-let, part with possession, or dispose of the Premises or any part of the Premises without the prior written consent of:

- (a) the Lessor, which may be withheld in the absolute discretion of the Lessor or granted subject to such conditions deemed fit by the Lessor;
- (b) the Minister for Lands; and
- (c) any other persons whose consent is required under the terms of this Lease or at law.

26.2 *Property Law Act 1969*

Sections 80 and 82 of the *Property Law Act 1969* are excluded.

26.3 Costs for assignment and sub-letting

If the Lessee wishes to assign or sub-let the leasehold estate created by this Lease the Lessee must pay all reasonable professional and other costs, charges and expenses, incurred by the Lessor or other person whose consent is required under this Lease, of and incidental to:

- (a) the enquiries made by or on behalf of the Lessor as to the respectability, responsibility and financial standing of each proposed assignee or sublessee;
- (b) any consents required under this Lease or at law;
- (c) preparation of a deed of assignment or sub-letting by the solicitors of the Lessee; and
- (d) all other matters relating to the proposed assignment or sub-letting,

whether or not the assignment or sub-letting proceeds.

26.4 No mortgage or charge

The Lessee must not mortgage nor charge the Premises.

27. Disputes

27.1 Referral of Dispute: Phase 1

Except as otherwise provided any dispute arising out of this Lease is to be referred in the first instance in writing to the Lessor's representative as nominated in writing by the Lessor from time to time (**Lessor's Representative**) who shall convene a meeting within 10 days of receipt of such notice from the Lessee or such other period of time as is agreed to by the parties between the Lessor's Representative and an officer of the Lessee for the purpose of resolving the dispute (**Original Meeting**).

27.2 Referral of Dispute: Phase 2

In the event the dispute is not resolved in accordance with **clause 27.1** of this Lease then the dispute shall be referred in writing to the CEO of the Lessor who shall convene a meeting within 10 days of the Original Meeting or such other date as is agreed to by the parties between the CEO of the Lessor and the President or CEO of the Lessee for the purpose of resolving the dispute.

27.3 Appointment of Arbitrator: Phase 3

In the event the dispute is not resolved in accordance with **clause 27.2** of this Lease then the dispute shall be determined by a single arbitrator under the provisions of the *Commercial Arbitration Act 2012* and the Lessor and the Lessee may each be represented by a legal practitioner.

27.4 Payment of Amounts Payable to Date of Award

The Lessee must pay the Amounts Payable without deduction to the date of the award of the Arbitrator or the date of an agreement between the Parties whichever event is the earlier, and if any money paid by the Lessee is not required to be paid within the terms of the award of the Arbitrator or by agreement between the Lessor and the Lessee then the Lessor will refund to the Lessee the monies paid.

28. Prior notice of proposal to change rules

The Lessee agrees that it will not change its rules of association under the *Associations Incorporations Act 2015* without notifying the Lessor of its intention to make such a change prior to consideration of the required special resolution.

29. Provision of information

The Lessee agrees to provide to the Lessor:

- (a) a copy of the Lessee's audited annual statement of accounts for each year;
- (b) advice of any changes in its office holders during the Term; and
- (c) any information reasonably required by the Lessor.

30. Caveat

30.1 No absolute caveat

The Lessee nor any person on behalf of the Lessee will, without the prior written consent of the Lessor and the Minister for Lands, lodge any absolute caveat at Landgate against the Certificate of Title for the Land, to protect the interests of the Lessee under this Lease.

30.2 CEO & Lessor as attorney

In consideration of the Lessor having granted this Lease to the Lessee, the Lessee irrevocably appoints the Lessor and the CEO of the Lessor jointly and severally:

- (a) for the Term of this Lease;
- (b) for any holding over under this Lease; and

(c) for a period of 6 months after Termination,

to be the agent and attorney of the Lessee in its name and on its behalf to sign and lodge at Landgate:

(d) a withdrawal of any absolute caveat lodged by or on behalf of the Lessee;

(e) a withdrawal of any caveat lodged by or on behalf of the Lessee and not withdrawn on Termination; and

(f) a surrender of the estate granted by this Lease,

and the costs of withdrawing any caveat or surrendering this Lease (including the Lessor's solicitor's costs and registration fees) will be borne by the Lessee.

30.3 Ratification

The Lessee undertakes to ratify all the acts performed by or caused to be performed by the Lessor, its agent or attorney under this clause.

30.4 Indemnity

The Lessee indemnifies the Lessor against:

(a) any loss arising directly from any act done under this clause; and

(b) all costs and expenses incurred in connection with the performance of any act by the attorney on behalf of the Lessee under this clause.

31. Goods and Services Tax

31.1 Definitions

The following definitions apply for the purpose of this clause:

(a) **Act** means the Commonwealth's *A New Tax System (Goods and Services Tax) Act 1999* and associated Acts and subsidiary legislation;

(b) **Consideration** means the Amounts Payable or any other money payable to the Lessor under this Lease, but does not include the amount of the GST which may apply to the Amounts Payable or other money payable under the Act;

(c) **GST** means a tax under the Act levied on a Supply including but not limited to the Amounts Payable or other money payable to the Lessor for goods or services or property or any other thing under this Lease; and

(d) **Supply** means a good or service or any other thing supplied by the Lessor under this Lease and includes but is not limited to a grant of a right to possession of the Premises.

31.2 Lessee to pay GST

(1) The Consideration will be increased by the amount of the GST, if any, which the Lessor is required under the Act to pay on any Supply made under this Lease.

(2) The Lessee must pay any increase referred to in **clause 31.2(1)** whether it is the Lessee or any other person who takes the benefit of any Supply.

- (3) The Lessee must pay the amount of the GST to the Lessor at the same time and in the same manner as the Lessee is required to pay the Consideration under this Lease.

31.3 Consideration in Kind

If consideration in kind is accepted by the Lessor for any Supply made under this Lease, the GST amount payable to the Lessor under **clause 31.2(2)** in respect of the consideration in kind will be calculated by using the prevailing market value of the consideration in kind as determined by the Lessor.

31.4 No Contribution from Lessor

If the Lessee is required under this Lease to make any payment of money or give other consideration to a third party for outgoings, goods, services and benefits of any kind, the Lessee is not entitled to any contribution from the Lessor for any GST payable by it to any person.

31.5 Statement of GST paid is Conclusive

A written statement given to the Lessee by the Lessor of the amount of the GST that the Lessor pays or is liable to pay or account for is conclusive as between the Parties except in the case of an obvious error.

31.6 Tax Invoices

For each payment by the Lessee under this clause the Lessor agrees to promptly deliver to the Lessee, as required under the Act, tax invoices and adjustment notes in a form which complies with the Act, so as to enable the Lessee to claim input tax credits or decreasing adjustments for Supplies.

31.7 Reciprocity

If the Lessee furnishes any Supplies to the Lessor under this Lease, then the requirements set out in this clause with respect to the Lessee will apply to the Lessor with the necessary changes.

32. No Fetter

Notwithstanding any other provision of this Lease, the Parties acknowledge that the Lessor is a local government established by the *Local Government Act 1995*, and in that capacity, the Lessor may be obliged to determine applications for consents, approvals, authorities, licences and permits having regard to any Written Law governing such applications including matters required to be taken into consideration and formal processes to be undertaken, and the Lessor shall not be taken to be in default under this Lease by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Lease fetter the Lessor in performing its statutory obligations or exercising any discretion.

33. Additional Terms Covenants and Conditions

Each of the terms, covenants and conditions (if any) specified in **Item 10** of the Schedule are part of this Lease and are binding on the Lessor and the Lessee as if incorporated into the body of this Lease.

34. Commercial Tenancy Act

If at any time and for so long as the *Commercial Tenancy (Retail Shops) Agreements Act 1985* applies to this Lease and a provision of that Act conflicts with a provision of this Lease, then each conflicting provision of this Lease is deemed to be amended to the extent necessary to comply with that Act.

35. Acts by agents

All acts and things which the Lessor is required to do under this Lease may be done by the Lessor, the CEO, an officer or the agent, solicitor, contractor or employee of the Lessor.

36. Governing law

This Lease is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia.

37. Statutory powers

The powers conferred on the Lessor by or under any statutes for the time being in force are, except to the extent that they are inconsistent with the terms and provisions expressed in this Lease, in addition to the powers conferred on the Lessor in this Lease.

38. Notice

38.1 Form of delivery

A Notice to a Party must be in writing and may be given or made:

- (a) by delivery to the Party personally;
- (b) by addressing it to the Party and leaving it at or posting it to the address of the Party appearing in this Lease or any other address nominated by a Party by Notice to the other;
- (c) by addressing it to the Party and emailing it to the email address appearing in this Lease or any other email address nominated by a Party by Notice to the other.

38.2 Service of Notice

A Notice to a Party is deemed to be given or made:

- (a) if by personal delivery, when delivered;
- (b) if by leaving the Notice at an address specified in **clause 38.4**, at the time of leaving the Notice, provided the Notice is left during normal business hours;
- (c) if by post to an address specified in **clause 38.4**, on the fourth Business Day following the date of posting of the Notice;
- (d) if by email, when despatched by email to an email address specified in **clause 38.4** of this Lease unless the time of dispatch is not on a Business Day or after 5 pm on a Business Day, in which case it will be deemed to be given or made on the next following Business Day.

38.3 Signing of Notice

A Notice to a Party may be signed:

- (a) if given by an individual, by the person giving the Notice;
- (b) if given by a corporation, by a director, secretary or manager of that corporation;
- (c) if given by a local government, by the CEO of that local government;
- (d) if given by an association incorporated under the *Associations Incorporation Act 2015*, by any person authorised to do so by the board or committee of management of the association;
- (e) if given by the Lessor, by the representative of the Managing Agent; or
- (f) by a solicitor or other agent of the individual, corporation, local government or association giving the Notice.

38.4 Notice Details

For the purposes of this **clause 39**, the address and email of the parties for the service of notices are as follows:

(a) **Lessee**

Address: Lake King Kart Club

Attention: **President, *******

Email: *********

(b) **Lessor**

Address: PO Box 50, Lake Grace, Western Australia 6353

Attention: Chief Executive Officer

Email: shire@lakegrace.wa.gov.au

39. Severance

If any part of this Lease is or becomes void or unenforceable, that part is or will be severed from this Lease to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.

40. Variation

This Lease may be varied only by deed executed by the parties subject to such consents as are required by this Lease or at law.

41. Moratorium

The provisions of a statute which would but for this clause extend or postpone the date of payment of money, reduce the rate of interest or abrogate, nullify, postpone or otherwise

affect the terms of this Lease do not, to the fullest extent permitted by law, apply to limit the terms of this Lease.

42. Further assurance

The Parties must execute and do all acts and things necessary or desirable to implement and give full effect to the terms of this Lease.

43. Payment of money

Any Amounts Payable to the Lessor under this Lease must be paid to the Lessor at the address of the Lessor referred to in the Lease or as otherwise directed by the Lessor by Notice from time to time.

44. Waiver

44.1 No general waiver

Failure to exercise or delay in exercising any right, power or privilege in this Lease by a Party does not operate as a waiver of that right, power or privilege.

44.2 Partial exercise of right power or privilege

A single or partial exercise of any right, power or privilege does not preclude any other or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

Schedule

Item 1 Land and Premises

(a) Land

Lot 350 on Deposited Plan 55294, being the whole of the land comprised in Crown Land Title Volume LR3148 Folio 89 and Reserve 20321, reserved for the purpose of 'Recreation and Hall Site'.

(b) Premises

That portion of the Land depicted and identified as the Lake King Kart Club and track on the plan annexed as **Annexure 1**, together with the Lessee's Improvements situated on that portion. For the avoidance of doubt, the lease of the Premises does not of itself transfer ownership of the Lessee's Improvements to the Lessor.

Item 2 Term

Five (5) years commencing on the Commencement Date

Item 3 Further Term

Five (5) years

Item 4 Commencement Date

The date on which the approval of the Minister for Lands under section 18 of the *Land Administration Act 1997* is granted, or such later date agreed in writing by the Parties.

Item 5 Rent

\$1.00 per annum (peppercorn rent), payable on demand.

Item 6 Rent Review

Not applicable

Item 7 Permitted Purpose

The operation, maintenance and development of the Lake King Kart Club and go-kart track for recreational purposes, including kart practice, training and competitions; club meetings and administration; social and community events associated with the Club; storage and maintenance of karting equipment; and ancillary facilities and amenities including first aid facilities and universal access toilets, in each case subject to all required statutory, planning, building, health, environmental and Ministerial approvals and consistent with the reserve purpose of 'Recreation and Hall Site'.

Item 8 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 9 Repainting Dates

Not applicable

Item 10 Additional terms and covenants

(1) The Lessee acknowledges that the Land is Crown land managed by the Lessor under the Management Order for the purpose of 'Recreation and Hall Site' and must not use the Premises inconsistently with that purpose.

(2) The Parties acknowledge that all existing buildings, structures, track works, fixtures, fittings and other infrastructure situated within the Premises at the Commencement Date were constructed, installed, acquired or provided by or on behalf of the Lessee and are treated between the Parties as Lessee's Improvements. The Lessee bears all costs and responsibility for those improvements, including maintenance, repair, replacement, statutory compliance and insurance.

(3) The Lessee must obtain the Lessor's prior written consent and all statutory and Ministerial approvals required by law before constructing, installing, materially altering or removing any building, structure, track work, service or other improvement on the Premises. Approval under this Lease does not constitute planning, building, health or other statutory approval.

(4) The Lessee is responsible for all costs associated with its occupation and use of the Premises and the Lessee's Improvements, including utilities, waste disposal, servicing, maintenance and insurance, except to the extent expressly agreed otherwise in writing by the Lessor.

(5) Protection of the environment must be considered at all times. The Lessee must prevent and, where caused or contributed to by the Lessee or its Agents, remediate pollution or contamination arising from fuel, oil, chemicals, waste or karting activities.

(6) Adequate provision must be made for the collection and lawful disposal of all waste and wastewater associated with the Premises and the Permitted Purpose.

(7) No established tree is to be removed without the Lessor's prior written approval and any other approval required by law, except where immediate removal is reasonably necessary to address an urgent safety risk.

(8) The Lessee must maintain safe emergency access to the Premises and provide the Lessor with a current key, access code or other means of entry to any locked gate for emergency purposes and for lawful entry under this Lease.

(9) The Lessee must not represent that the Lessor owns, maintains or insures the Lessee's Improvements and must ensure that its insurance arrangements reflect the ownership and risk allocation stated in this Lease.

Signing page

EXECUTED on *[insert date]*

The **COMMON SEAL** of the **SHIRE OF LAKE GRACE** was hereunto affixed by the authority of the Council in the presence of:

Full Name of Chief Executive Officer

Signature of Chief Executive Officer

Full Name of President

Signature of President

[Execution clause if Lessee is an incorporated association]

THE COMMON SEAL of Lake King Kart Club Inc. was hereunto affixed pursuant to the constitution of the Lessee in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the Lessee indicated under his or her name-

Office Holder Sign

Office Holder Sign

Name:

Name:

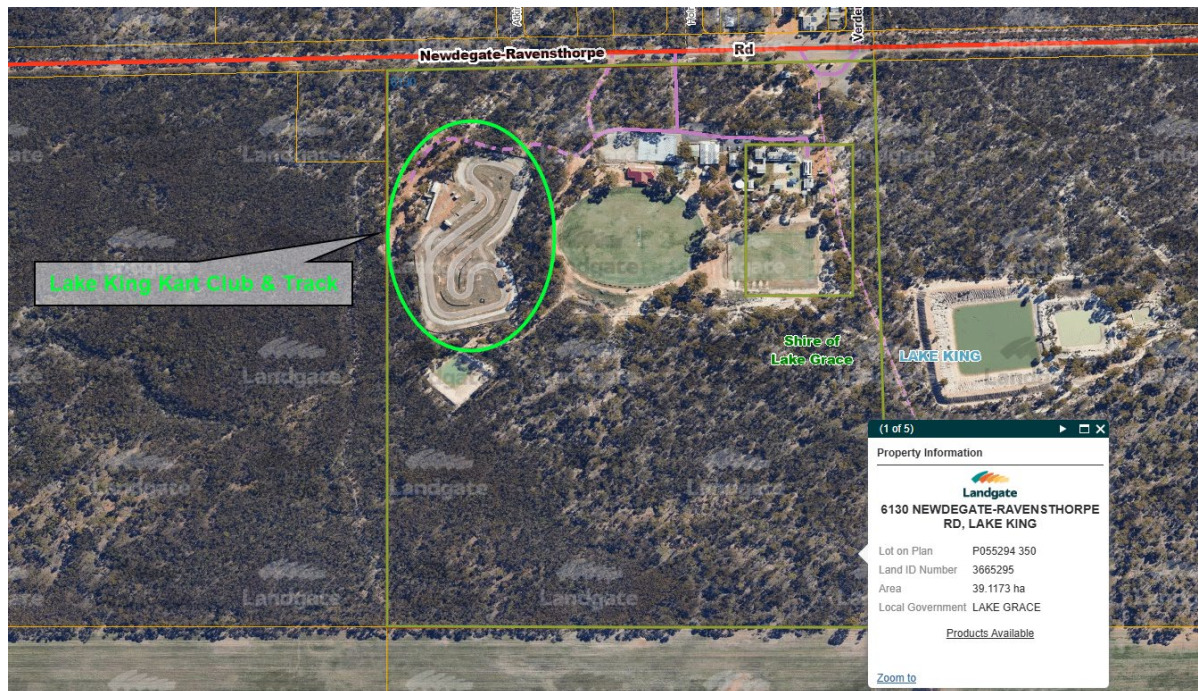
Address:

Address:

Office Held:

Office Held:

Annexure 1 – Plan of Premises



Annexure 2 – Approval of the Minister for Lands



Department of Planning,
Lands and Heritage

OFFICIAL - Sensitive



Our ref: 03772-1929 Case: 2602517
Enquiries: Wendy Astle Ph: 6552 4872
Email: delivery@dplh.wa.gov.au

17 September 2026

Aaron Wooldridge
Shire of Lake Grace
PO Box 50
LAKE GRACE WA 6353

BY EMAIL ONLY: deceo@lakegrace.wa.gov.au

Dear Aaron

SECTION 18 MINISTERS CONSENT TO A LEASE BETWEEN SHIRE OF LAKE GRACE (LESSOR) AND LAKE KING KART CLUB INCORPORATED (LESSEE) – PORTION RESERVE 20321

Thank you for your recent correspondence regarding consent to a Lease over Reserve 20321, Lot 350 on Deposited Plan 55294 which is set aside for the purpose of 'Recreation and Hall Site' and managed by the Shire of Lake Grace with power to lease (or sub-lease or licence) for any term not exceeding 21 years subject to the consent of the Minister for Lands.

In accordance with section 18 of the *Land Administration Act 1997* (LAA) approval from the Minister for Lands is granted to the proposed Lease provided to the Department of Planning, Lands and Heritage (Department) by email dated 14 September 2026 on the condition that the final Lease executed by the parties is on the same terms as that provided to the Department with that email. If the final document executed by the parties is not on the approved terms, then it may be void under section 18 LAA.

Please note that this approval is for the purposes of section 18 LAA only and does not constitute an endorsement as to the terms and effect of the document. The Department cannot provide any advice in respect of the Lease and recommends that each party obtain their own independent advice as to their rights and obligations under the Lease.

This approval is subject to the registration requirements of the *Transfer of Land Act 1893*. You will need to provide a copy of this letter to Landgate if the documents are to be lodged for registration at Landgate.

Should you have any enquiries please don't hesitate to contact me on any of the above details.

Yours sincerely

Wendy Astle
Senior State Land Officer
Delivery – Land Use Management

140 William Street Perth WA 6000 | Locked Bag 2506 Perth WA 6001 | (08) 6551 8002
info@dplh.wa.gov.au | www.dplh.wa.gov.au
ABN 68 565 723 484



SHIRE OF LAKE GRACE
POLICY 3.7 – Purchasing Policy

POLICY 3.7 PURCHASING POLICY

POLICY The Shire of Lake Grace (the “Shire”) is committed to delivering the objectives, principles and practices outlined in this Policy, when purchasing goods, services or works to achieve the Shire strategic and operational objectives.

This policy complies with the Local Government (Functions and General) Regulations 1996 (the Regulations’).

OBJECTIVES

- The attainment of best value for money;
- Sustainable benefits, such as environmental, social and local economic factors are considered in the overall value for money assessment;
- Consistent, efficient and accountable processes and decision-making;
- Fair and equitable competitive processes that engage potential suppliers impartially, honestly and consistently;
- Probity and integrity, including the avoidance of bias and of perceived and actual conflicts of interest;
- Compliance with the Local Government Act 1995, Local Government (Functions and General) Regulations 1996, as well as any relevant legislation, Codes of Practice, Standards and the Shire’s Policies and procedures;
- Risks identified and managed within the Shire’s Risk Management framework;
- Records created and maintained to evidence purchasing activities in accordance with the State Records Act and the Shire’s Record Keeping Plan;
- Confidentiality protocols that protect commercial-in-confidence information and only release information where appropriately approved.

1. ETHICS & INTEGRITY

The Shire’s Code of Conduct applies when undertaking purchasing activities and decision making. Elected Members and employees must observe the highest standards of ethics and integrity and act in an honest and professional manner at all times.

2. VALUE FOR MONEY

Value for money is achieved through the critical assessment of price, risk, timeliness, environmental, social, economic and qualitative factors to determine the most advantageous supply outcome that contributes to the Shire achieving its strategic and operational objectives.

The Shire will apply value for money principles when assessing purchasing decisions and acknowledges that the lowest price may not always be the most advantageous.

2.1. Assessing Value for Money



- All relevant Total Costs of Ownership (TCO) and benefits including transaction costs associated with acquisition, delivery, distribution, as well as other costs such as but not limited to holding costs, consumables, deployment, training, maintenance and disposal;
- Timeliness on delivery of the goods and/or services;
- The technical merits of the goods or services being offered in terms of compliance with specifications, contractual terms and conditions and any relevant methods of assuring quality. This includes but is not limited to an assessment of compliances, tenderers resources available, capacity and capability, value-adds offered, warranties, guarantees, repair and replacement policies, ease of inspection, ease of after sales service, ease of communications etc.
- Financial viability and capacity to supply without the risk of default (competency of the prospective suppliers in terms of managerial and technical capabilities and compliance history);
- A strong element of competition by obtaining a sufficient number of competitive quotations wherever practicable and consistent with this Policy;
- The safety requirements and standards associated with both the product design and the specification offered by suppliers and the evaluation of risk arising from the supply, operation and maintenance;
- The environmental, economic and social benefits arising from the goods, services or works required, including consideration of these benefits in regard to the supplier's operations, in accordance with this Policy and any other relevant Shire Policy; and
- Providing opportunities for businesses within the Shire's boundaries to quote wherever possible.

2.2. Policy Purchasing Value Definition

Purchasing value for a specified category of goods, services or works is to be determined upon the following considerations:

- Exclusive of Goods and Services Tax (GST); and
- Where a contract is in place, the actual or expected value of expenditure over the full contract period, including all options to extend specific to a particular category of goods, services or works.

OR

- Where there is no existing contract arrangement, the Purchasing Value will be the estimated total expenditure for a category of goods, services or works over a minimum three-year period. This period may be extended to a maximum of 5 years only where the supply category has a high risk of change i.e. to technology, specification, availability or the Shire's requirements (Regulation 12).

The calculated estimated Purchasing Value will be used to determine the applicable threshold and purchasing practice to be undertaken.

2.3. Purchasing from Existing Contracts

The Shire will ensure that any goods, services or works required that are within the scope of an existing contract will be purchased under that contract.



2.4. Purchasing Officers – Financial Limits

All orders with the exception of petty cash outlays require the issue of a Purchase Order.

All officers are permitted to obtain verbal or written quotations for goods and services for the Shire and raise requisitions, however the following officers are permitted to issue purchase orders on behalf of the Shire of Lake Grace within the financial limits specified:

Officer	Purchase Order Value
Chief Executive Officer	Unlimited (within adopted budget and guidelines)
Deputy Chief Executive Officer	\$50,000
Manager Infrastructure Services	\$50,000
Senior Finance Officer (Onsite)	\$25,000
Senior Finance Officer (Offsite)	\$25,000

Purchasing officers cannot authorise requisitions they have raised themselves.

2.5. Table of Purchasing Thresholds and Practices

Terms used in this section are defined as such:

'Local Supplier' is a business or contractor who is based in, or whose majority of employees reside in, the Shire of Lake Grace local government area.

The following table prescribes Purchasing Value Thresholds and the applicable purchasing practices which apply to the Shire's purchasing activities:

Purchase Value Threshold	Purchasing Practice Required
Up to \$1,000 (ex GST)	Purchase directly from supplier using a Purchase Order or Corporate Credit Card issued by the Shire of Lake Grace. The preference is to purchase from a Shire based business if such suitable supplier can be sourced. Alternative suppliers are encouraged to be used if possible to ensure best value for money and adequate market share.
From \$1,001 up to \$10,000 (exc. GST)	Purchase directly from a supplier using a Purchase Order or Corporate Credit Card issued by the Shire of Lake Grace, seek at least one (1) verbal or written quotation from a suitable supplier, either from: an existing panel of pre-qualified suppliers administered by the Shire of Lake Grace; or a pre-qualified supplier on the WALGA Preferred Supply Program or State Government Common Use Arrangement (CUA); or from the open market.
From \$10,001 up to \$50,000 (exc. GST)	If there is a relevant Panel of Pre-Qualified Supplier, seek quotations in accordance with the contract requirements. If no Panel of Pre-Qualified Suppliers exists for the required purchasing category, then at least one (1) written quote must be sought from either: a supplier



	included in the relevant WALGA Preferred Supplier Arrangement; or other suppliers that are accessible under a State Government Common Use Arrangement (CUA); or the open market.
From \$50,001 up to \$100,000 (exc. GST)	Where the Shire has an established Panel of Pre-Qualified Suppliers relevant to the required purchasing category, seek quotations in accordance with the contract requirements. If no Panel exists, then at least one (1) written quote must be sought from a WALGA Preferred Supplier, State Government CUA, WA Disability Enterprise, Aboriginal Owned Business, Local Supplier, or at least two (2) quotes on the open market. The purchasing decision is to be based upon assessment of the supplier's response to a brief outline of the specified requirement and value for money criteria, not necessarily the lowest price.
From \$100,001 up to \$249,999 (exc. GST)	Where the Shire has an established Panel of Pre-Qualified Suppliers relevant to the required purchasing category, seek quotations in accordance with the contract requirements. If no Panel exists, at least one (1) written quote must be sought from a WALGA Preferred Supplier or State Government CUA. Otherwise, a Request for Quote process must be undertaken with at least three (3) written quotations from a WA Disability Enterprise and/or Aboriginal Owned Business and/or Local Supplier and/or the open market. The Request for Quote process is to assess a detailed written specification and pre-determined evaluation criteria addressing best and sustainable value considerations.
Over \$250,000 (exc GST)	Where the Shire has an established Panel of Pre-Qualified Suppliers relevant to the required purchasing category, seek quotations in accordance with the contract requirements. If no Panel exists, either seek at least three (3) written quotations from a supplier included in the relevant WALGA Preferred Supplier Arrangement and/or another public tendering exemption, or conduct a Public Request for Tender process in accordance with the Local Government (Functions and General) Regulations 1996 and relevant Shire Policy requirements. The purchasing decision is to be based on specifications and pre-determined evaluation criteria assessing best and sustainable value considerations.
Emergency Purchases (Within Budget)	Must be approved by the President or by the



	Chief Executive Officer under delegation and reported to the next available Council Meeting.
Emergency Purchases (Not Included in Budget)	Only applicable where authorised in advance by the President in accordance with s6.8 of the Local Government Act 1995 and reported to the next available Council Meeting. Where a relevant Panel exists, the emergency supply must be obtained from Panel suppliers. If there is no relevant Panel or suitable WALGA Preferred Supplier, the supply may be obtained from any supplier capable of providing the emergency purchasing requirement, with due consideration of best and sustainable value in the context of the emergency.
LGIS WA Services	The suite of LGIS insurances are established in accordance with s9.58(6)(b) of the Act and are provided as part of a mutual, where WALGA Member Local Governments are the owners of LGIS. Therefore, obtaining LGIS insurance services is available as a member-based service and is not defined as a purchasing activity subject to this Policy. Should quotations for insurance services be sought from alternative insurance suppliers, compliance with this Policy is required.

2.6. Exemptions from Public Tendering

An exemption from the requirement to publicly invite tenders may apply when the purchase is:

- obtained from a pre-qualified supplier under the WALGA Preferred Supplier Arrangement or other suppliers that are accessible under another tender exempt arrangement.
- from a pre-qualified supplier under a Panel established by the Shire;
- from a Regional Local Government or another Local Government;
- acquired from a person/organisation registered on the WA Aboriginal Business Directory, as published by the Small Business Development Corporation, where the consideration under contract is worth \$250,000 or less (exc. GST) and represents value for money;
- acquired from an Australian Disability Enterprise and represents value for money;
- the purchase is authorised under auction by Council under delegated authority;
- within 6 months of no tender being accepted;
- where the contract is for petrol, oil, or other liquid or gas used for internal combustion engines;
or
- the purchase is covered by any of the other exclusions under Regulation 11 of the Regulations.

2.7. Exemptions from Competitive Purchasing Process



The following exemptions where the Shire is not required to undertake a competitive purchasing process (as detailed in the Table of Purchasing Thresholds and Practices in section 2.5 of this Policy) and where the total value of the purchase does not exceed \$250,000 (exclusive of GST) include:

- Services / Memberships of WALGA, Local Government Insurance Services WA (LGIS WA), 4WDL, VROCs and other cooperative local government groupings the Shire is involved with;
- Aboriginal Corporations registered on the Aboriginal Business Directory WA published by the Small Business Development Corporation;
- Advertising – Newspapers and publications (for example: local papers, The West Australian, State Government Gazette);
- Annual Memberships / Subscriptions;
- Annual Service / Software Maintenance / Support Fees;
- Fuels and oils for shire vehicles, plant and equipment;
- Provision of utility services (where only sole provider exists); and
- Purchases for maintenance of equipment from Original Equipment Manufacturer (OEMs) and where warranty provisions may be void.

Where for various reasons it is considered in the best interest of the Shire to undertake procurement activities which are not provided for by this policy, an officer may recommend to the CEO reasons to undertake unique or urgent expenditure up to a value of \$10,000; the CEO is to evaluate the recommendation for approval or refusal; and a copy of any approval is to be attached to the purchase order.

2.8. Inviting Tenders Under the Tender Threshold

The Shire may determine to invite Public Tenders, despite the estimated Purchase Value being less than the \$250,000 threshold.

This decision will be made after considering whether the purchasing requirement can be met through the WALGA Preferred Supplier Program or any other tender exemption arrangement; any value for money benefits, timeliness and risks; and compliance requirements.

A decision to invite Tenders, though not required to do so, may occur where an assessment has been undertaken and it is considered that there is benefit from conducting a publicly accountable and more rigorous process. In such cases, the Shire's tendering procedures must be followed in full.

All Public Tender requirements under the Regulations are applicable to a Public Tender process even if the purchase value is under \$250,000.

2.9. Other Procurement Processes

2.9.1. Expressions of Interest

Expressions of Interest (EOI) are typically considered in situations where the project is of a significant value, or contains significant complexity of project delivery that may solicit responses from a considerable range of industry providers.



The Shire may consider conducting an EOI process, preliminary to any Request for Tender process, where the purchasing requirement is unable to be sufficiently scoped or specified; open to multiple options for how the purchasing requirement may be obtained, specified, created or delivered; subject to a creative element; or to establish a procurement methodology that allows for an assessment of a significant number of tenderers leading to a shortlisting process based on non-price assessment.

All EOI processes are conducted as a public process and similar rules to a Request for Tender apply. The EOI should not seek price information from respondents, seeking qualitative and other non-price information only. All EOI processes should be subsequently followed by a Request for Tender through an invited process of those shortlisted under the EOI.

2.9.2. Request for Proposal

As an alternative to a Request for Tender, the Shire may consider conducting a Request for Proposal where the requirements are less known, or less prescriptive and detailed. The Request for Proposal is conducted under the same rules as for a Request for Tender but seeks responses from the market that are outcomes based or that outline solutions to meet the requirements of the Shire.

2.9.3. Emergency Purchases

An emergency purchase is defined as an unanticipated purchase which is required in response to an emergency situation as provided for in the Act and includes natural disasters such as fire and flood. In such instances, quotes and tenders are not required to be obtained prior to the purchase being undertaken.

Time constraints are not a justification for an emergency purchase. Every effort must be made to anticipate purchases in advance and to allow sufficient time to obtain quotes and tenders, whichever may apply.

2.10. Sole Source of Supply

A sole source of supply arrangement may only be approved where the purchasing value is estimated to be over \$10,000; the purchasing requirement has been documented in a detailed specification; the specification has been extensively market tested and only one potential supplier has been identified as being capable of meeting the specified purchase requirement; and the market testing process and outcomes of supplier assessments have been documented, inclusive of a rationale for why the supply is determined as unique and cannot be sourced through more than one supplier.

A sole source of supply arrangement will only be approved for a period not exceeding three (3) years. For any continuing purchasing requirement, the approval must be re-assessed before expiry to evidence that a Sole Source of Supply still genuinely exists.

2.11. Anti-Avoidance

The Shire will not conduct multiple purchasing activities with the intent (inadvertent or otherwise) of “splitting” the purchase value or the contract value, avoiding a particular purchasing threshold or the need to call a Public Tender. This includes the creation of two or more contracts or creating multiple purchase order transactions of a similar nature.



Utilising rolling contract extensions at the end of a contract term without properly testing the market or using a Tender exempt arrangement will not be adopted as this would place this Local Government in breach of the Regulations (Regulation 12).

The Shire administration will conduct regular periodic analysis of purchasing activities within supply categories and aggregating expenditure values in order to identify purchasing activities which can be more appropriately undertaken within the Purchasing Threshold practices detailed in section 2.4 above.

3. SUSTAINABLE PROCUREMENT

3.1. Local Economic Benefit

The Shire encourages the development of competitive local businesses within its boundary first, and second within its broader region. As much as practicable the Shire will consider buying practices, procedures and specifications that do not unfairly disadvantage local businesses; consider indirect benefits that have flow on benefits for local suppliers; ensure procurement plans address local business capability and local content; explore the capability of local businesses to meet requirements; avoid bias in Requests for Quotation and Tenders; and provide adequate and consistent information to local suppliers.

To assist in this, a Regional Price Preference is introduced into the procurement process.

3.2. Regional Price Preference

3.2.1. Purpose

The Shire aims to support the local economy by granting a discount to businesses situated in the region for the purposes of procurement assessment.

3.2.2. Definitions

Local Area means the geographical areas of the Shire of Lake Grace, Shire of Dumbleyung, Shire of Kondinin, Shire of Jerramungup, and the Shire of Ravensthorpe.

Construction & Building Services means any physical works involved in road construction or maintenance; any large-scale earthworks; the construction, demolition, alteration, maintenance, repair, refurbishment, additions or fit-outs of structures and buildings; and any other meaning as interpreted by Shire Administration to fit the definition of construction or building work.

3.2.3. Application

This Regional Price Preference can be applied to all procurement carried out by the Shire of Lake Grace, unless specifically excluded in the advertising for the procurement of a specific good or service. For procurements undergoing a tender process, the Regional Price Preference must be explicitly stated to either be in effect, or excluded, on advertisement of the tender.

For a business/organisation's quotes/tender submissions to be considered for Regional Price Preference, they must have a branch or home office that carries out a substantial amount of work or



sale of goods within the Local Area and have been operating out of this branch or home office for at least six (6) continuous months.

The Regional Price Preference is applied by discounting the total value of a quote or tender submission by a percentage (up to a maximum amount) and using the discounted value for cost comparisons during tender/quotation assessment.

Construction & Building Services: 5% of tender/quote value, to a maximum of \$50,000.

Goods and Non-Construction/Non-Building Services: 10% of tender/quote value, to a maximum of \$50,000.

3.3. Purchasing from Disability Enterprises

An Australian Disability Enterprise may be contracted directly without the need to comply with the Threshold and Purchasing Practices requirements of this Policy, where a value for money assessment demonstrates benefits for the Shire's achievement of its strategic and operational objectives.

A qualitative weighting will be used in the evaluation of quotes and Tenders to provide advantages to Australian Disability Enterprises, in instances where not directly contracted.

3.4. Purchasing from Aboriginal Businesses

A business registered in the current Aboriginal Business Directory WA (produced by the Small Business Development Corporation) may be contracted directly without the need to comply with the Threshold and Purchasing Practices requirements of this Policy, only where the contract value is or is worth \$250,000 or less, and a best and sustainable value assessment demonstrates benefits for the Shire's achievement of its strategic and operational objectives.

A qualitative weighting will be used in the evaluation of quotes and tenders to provide advantages to businesses registered in the current Aboriginal Business Directory WA, in instances where not directly contracted.

3.5. Purchasing from Environmentally Sustainable Businesses

The Shire will support the purchasing of recycled and environmentally sustainable products whenever a value for money assessment demonstrates benefits for the Shire's achievement of its strategic and operational objectives.

A qualitative weighting will be used in the evaluation of quotes and tenders to provide advantages to suppliers which demonstrate policies and practices implemented as part of their operations; generate less waste material; and encourage waste prevention, recycling, market development and use of recycled/recyclable materials.

4. PANELS OF PRE-QUALIFIED SUPPLIERS

4.1. Objectives



The Shire will consider creating a Panel of Pre-qualified Suppliers (“Panel”) when a range of similar goods and services are required to be purchased on a continuing and regular basis.

Part of the consideration of establishing a panel includes whether there are numerous potential suppliers in the local and regional market that satisfy value for money; the purchasing activity is low to medium risk; the Panel will streamline and improve procurement processes; and the Shire has the capability to establish and manage the Panel through a Contract Management Plan.

4.2. Establishing and Managing a Panel

If the Shire decides that a Panel is to be created, it will establish the panel in accordance with the Regulations.

Panels will be established for one supply requirement, or a number of similar supply requirements under defined categories, through an invitation procurement process advertised via a state-wide notice.

Panels may be established for a maximum of three (3) years. The length of time of a Local Panel is decided with the approval of the CEO.

Evaluation criteria will be determined and communicated in the application process. In each invitation, the Shire will state the expected number of suppliers it intends to put on the panel.

If a Panel member leaves the Panel, the Shire will consider replacing that organisation with the next ranked supplier that meets/exceeds the value for money requirements, subject to that supplier agreeing.

A Contract Management Plan should be established outlining the requirements for the Panel Contract and how it will be managed.

4.3. Distributing Work Amongst Panel Members

To satisfy Regulation 24AD(5) of the Regulations, when establishing a Panel of pre-qualified suppliers, the detailed information associated with each invitation to apply to join the Panel will prescribe the method by which work is distributed, including quotation from each supplier, exclusive purchasing circumstances, or a ranking system.

In considering the distribution of work among Panel members, the detailed information will prescribe whether each Panel member has the opportunity to bid for each item of work with pre-determined evaluation criteria, or whether work will be awarded on a ranked basis in accordance with Regulation 24AD(5)(f).

In every instance, a contract must not be formed with a pre-qualified supplier for an item of work beyond 12 months, which includes options to extend the contract.

4.4. Purchasing from the Panel



The invitation to apply to be considered to join a panel of pre-qualified suppliers must state whether quotations are to be invited to every Panel member, whether a ranking system is to be established, or otherwise.

Each quotation process, including the invitation to quote, communications with Panel members, quotations received, evaluation of quotes and notification of award communications can be made through eQuotes (or other nominated electronic quotation facility).

Each quotation process and all communications must be captured on the Shire's electronic records system. A separate file is to be maintained for each quotation process made under each Panel.

5. PURCHASING POLICY NON-COMPLIANCE

Purchasing Activities are subject to financial and performance audits, which review compliance with legislative requirements and also compliance with the Shire's policies and procedures.

A failure to comply with the requirements of this policy will be subject to investigation, with findings considered in context of the responsible person's training, experience, seniority and reasonable expectations for performance of their role.

Where a breach is substantiated it may be treated as an opportunity for additional training; a disciplinary matter, which may or may not be subject to reporting requirements under the Public Sector Management Act 1994; or misconduct in accordance with the Corruption, Crime and Misconduct Act 2003.

6. RECORD KEEPING

All purchasing activity, communications and transactions must be evidenced and retained as local government records in accordance with the State Records Act 2000 and the Shire of Lake Grace Record Keeping Plan. This includes those with organisations involved in a tender or quotation process, including suppliers.

All Purchase Orders are to have attached: a completed Record of Quotations Obtained for Purchase; written quotations received, if purchase was not under a Contract or verbal quotations are not permissible at that purchasing threshold process; the relevant contract's cover page and schedule of specifics or rates, if purchased under a contract; and a completed Conflict of Interest Declaration form, if the purchase was the result of a Request for Quote or Request for Tender process.

For the tendering process, additional documents required to be retained are advertising of the Request for Tender, including newspaper clippings; tender documentation; evaluation documentation; enquiry and response documentation; and notification and award documentation.

HISTORY

Amended [September 2026] Resolution [to be inserted] – section 2.4 updated to remove Manager Corporate Services and add Senior Finance Officer (Onsite) and Senior Finance Officer (Offsite), each with a \$25,000 purchase order limit.

Amended 22 April 2026 Resolution 14176



Amended 21 February 2024 Resolution 13818

Resolution 13469, 29 September 2021

Review, 23 June 2021 – Resolution 13425

Amended 20 May 2020 Motion 13243

Amended 17 April 2019 Motion 12976

Amended 20 February 2019 Motion 12915

Amended 22 June 2016 Motion 12312

Amended 24 June 2015 Motion 12059

Motion 11479 25 July 2012 – amended with regard to accessing preferred suppliers and officers able to purchase on the Shire's behalf

Motion 10951 24 February 2010 – amended to streamline requirements for written quotations where value is minimal and availability limited, and incorporate local price preferencing.

Motion 10602 April 2008 – amended by deletion of the administrative process for the calling of tenders which are regulated.

REVIEW

Chief Executive Officer / Deputy Chief Executive Officer

MUNICIPAL FUND				
Chq/EFT	Date	Description	Amount	Amount
EFT30069	07/08/2026	4 Rivers Plumbing Gas & Civil Contracting		-\$ 401.50
	28/07/2026	Replace Toilet Cistern - Varley Hall	\$ 401.50	
EFT30070	07/08/2026	Australia Post		-\$ 161.74
	03/08/2026	Postage & Freight - July 2026	\$ 161.74	
EFT30071	07/08/2026	BGL Solutions		-\$ 268.81
	27/07/2026	Parts for Retic System - Lake Grace Oval	\$ 268.81	
EFT30072	07/08/2026	BOC Gases Australia Limited		-\$ 194.52
	31/07/2026	Supply Oxygen Industrial E2 & Dissolved Acetylene E - Lake Grace Shire Depot	\$ 194.52	
EFT30073	07/08/2026	Best Office Systems		-\$ 333.42
	11/08/2026	Photocopier Charges - July 2026	\$ 333.42	
EFT30074	07/08/2026	Bowron Concrete & Civil		-\$ 7,557.00
	02/08/2026	Supply & Lay Concrete for Path behind Lake Grace Pool	\$ 7,557.00	
EFT30075	07/08/2026	CHILD SUPPORT AGENCY		-\$ 1,887.24
	30/07/2026	Payroll Deductions/Contributions	\$ 1,887.24	
EFT30076	07/08/2026	Chargefox Pty Ltd		-\$ 82.52
	31/07/2026	29 Stubbs Street (Railway Station) - Management Fees for 2 EV Charging Points - July 2026	\$ 82.52	
EFT30077	07/08/2026	Department of Local Government, Industry Regulation and Safety		-\$ 703.61
	01/07/2026	BSL LG-B2526-13 Action Sheds, 18 Gumtree Drive, Lake Grace	\$ 56.65	
	21/07/2026	BSL LG-B2627-1 Auspan Sheds, 516 Haigh Road, Newdegate	\$ 328.09	
	21/07/2026	BSL LG-B2526-14 Auspan Sheds, Lot 2460 Drust Road, Varley	\$ 318.87	
EFT30078	07/08/2026	Exurban Pty Ltd		-\$ 3,076.24
	04/08/2026	Town Planner Consultancy Fees - July 2026	\$ 3,076.24	
EFT30079	07/08/2026	Fleetware		-\$ 363.00
	01/08/2026	Plant Tracking Access Fees & Satellite Data - August 2026	\$ 363.00	
EFT30080	07/08/2026	GS Mobile Mechanical Services		-\$ 115.50
	30/07/2026	Repair Air Leak - 2021 Mack Truck Prime Mover - LG970	\$ 115.50	
EFT30081	07/08/2026	Great Southern Fuel Supplies		-\$ 40,914.21
	24/07/2026	1800L DIESEL for Fuel Truck	\$ 3,844.90	
	24/07/2026	8650L DIESEL for Lake Grace Shire Depot Tank	\$ 18,476.90	
	28/07/2026	8348L DIESEL for Lake Grace Shire Depot Tank	\$ 18,592.41	
EFT30082	07/08/2026	H+H Architects		-\$ 7,066.80
	31/07/2026	Architectural Services for a New Lake King Sports Pavilion	\$ 7,066.80	
EFT30083	07/08/2026	Hersey's Safety Pty Ltd		-\$ 1,354.43
	29/07/2026	Hardware Supplies - Lake Grace Depot	\$ 1,354.43	
EFT30084	07/08/2026	ID Rent Pty Ltd		-\$ 7,210.50
	01/07/2026	Compaction Hire Multi Tyre Bomag BW - Hire 01/07/2026 - 31/07/2026	\$ 7,210.50	
EFT30085	07/08/2026	IT Vision Software Pty Ltd		-\$ 3,322.91
	30/07/2026	BPMS Rates Services - July 2026	\$ 3,322.91	
EFT30086	07/08/2026	Industrial Automation		-\$ 12,111.00
	31/07/2026	Standpipe Remote Access Including Sim Card Usage, 24-hour Support & Software License	\$ 12,111.00	
EFT30087	07/08/2026	Kylie Armanasco (Staff Member)		-\$ 61.98
	05/08/2026	Reimbursement - Staff Uniform	\$ 61.98	
EFT30088	07/08/2026	Lake Grace District High School		-\$ 3,431.85
	05/08/2026	25% Library Co-ordinator Wage - Term 3 & 33% Cleaning LG Community Library/Resource Centre - Semester 2 2026	\$ 3,431.85	
EFT30089	07/08/2026	Lake Grace Engineering		-\$ 600.31
	28/07/2026	Order & Supply 4 Butterfly Valves - Water Tanker 1TYI379"	\$ 600.31	
EFT30090	07/08/2026	Lake Grace Plaza IGA		-\$ 175.93
	24/07/2026	West Australian - 24/07/2026	\$ 3.50	
	27/07/2026	West Australian - 27/07/2026	\$ 3.50	
	28/07/2026	West Australian - 28/07/2026	\$ 3.50	
	29/07/2026	West Australian - 29/07/2026	\$ 3.50	
	30/07/2026	Newspapers - 30/07/2026	\$ 11.40	
	30/07/2026	Lakes Link - 30/07/2026	\$ 2.00	
	31/07/2026	West Australian - 31/07/2026	\$ 3.50	
	31/07/2026	Petty Cash Recoup - July 2026	\$ 141.53	
	03/08/2026	West Australian - 03/08/2026	\$ 3.50	

EFT30091	07/08/2026	Lake Grace Rural Supplies		-\$	391.16
	27/07/2026	Rabbit Baits 2 x 10kg Pindone	\$	385.00	
	27/07/2026	CAP BSP 3/4' - Lake Grace All Abilities Playground	\$	6.16	
EFT30092	07/08/2026	Landgate		-\$	149.40
	05/08/2026	Valuations Chargeable - Schedule No R2026/4	\$	149.40	
EFT30093	07/08/2026	Livingston Medical Pty Ltd		-\$	24,359.50
	01/08/2026	Medical Centre - Support Payment - August 2026	\$	24,359.50	
EFT30094	07/08/2026	Magadashly Pty Ltd		-\$	611.00
	24/07/2026	Accommodation & Meals 21/07 - 24/07/2026 - SFO	\$	611.00	
EFT30095	07/08/2026	Mark Digital Print Solutions		-\$	1,402.50
	31/07/2026	Shire Rates Information Booklet 2026/27	\$	1,402.50	
EFT30096	07/08/2026	McKenzie's Home Hardware		-\$	1,036.95
	31/07/2026	Hardware Supplies - July 2026	\$	1,036.95	
EFT30097	07/08/2026	Melissa Ann Humphries		-\$	480.00
	28/07/2026	Catering - 4WDL Meeting 28/07/2026	\$	480.00	
EFT30098	07/08/2026	Moore Australia (WA) Pty Ltd		-\$	2,530.00
	29/07/2026	Nuts & Bolts Workshops - Finance & Tax 19/11/2026 & 20/11/2026 - FO	\$	2,530.00	
EFT30099	07/08/2026	Narrogin Carpets & Curtains		-\$	3,245.00
	31/07/2026	Replace Carpets in 3 x Bedrooms - 33a Absolon Street, Lake Grace	\$	3,245.00	
EFT30100	07/08/2026	Newdegate Primary School		-\$	255.34
	29/07/2026	Reimbursement of Electricity Usage 50% for NGT Library/CRC	\$	255.34	
EFT30101	07/08/2026	Newdegate Stock & Trading		-\$	947.54
	03/07/2026	Hardware Supplies - Newdegate Parks & Gardens	\$	121.00	
	07/07/2026	Fuel - 2023 CAT 444 Backhoe Loader - LG3565 & 2024 Isuzu D-MAX SX SPACE CAB 11JD984	\$	788.04	
	17/07/2026	Truck Wash - 2025 BCI Proma Bus - NGT Community Bus - NGT355	\$	38.50	
EFT30102	07/08/2026	Nutrien Ag Solutions Limited		-\$	117.88
	20/07/2026	Freight - Newdegate Pool Cleaner	\$	117.88	
EFT30103	07/08/2026	Omnicom Media Group Australia Pty Limited		-\$	216.78
	31/07/2026	Death Notice - West Australian 04/07/2026	\$	216.78	
EFT30104	07/08/2026	Price's Fabrication and Steel		-\$	14,571.54
	23/07/2026	Supply & Installation of Pioneer Rural GT250 Water Tank - Jarring South Road - Final Payment	\$	14,571.54	
EFT30105	07/08/2026	Rebecca Hales (Staff Member)		-\$	59.41
	29/07/2026	Reimbursement - Police Clearance	\$	59.41	
EFT30106	07/08/2026	RingCentral Australia		-\$	740.29
	04/08/2026	Shire Office Cloud Telephony System - July 2026	\$	740.29	
EFT30107	07/08/2026	S & L Trevenen		-\$	147,950.00
	24/07/2026	Grave Preparation, Gravedigging & Backfill - Lake Grace Cemetery Plot 719B	\$	4,950.00	
	24/07/2026	Installation of Jarring South Tank Pad	\$	4,400.00	
	30/07/2026	Contract Maintenance Grading - Lake King/Varley Area - July 2026	\$	39,723.75	
	05/08/2026	Contract Maintenance Grading - Newdegate - July 2026	\$	98,876.25	
EFT30108	07/08/2026	Skytrust Intelligence Systems		-\$	493.90
	04/08/2026	Access to Skytrust - August 2026	\$	493.90	
EFT30109	07/08/2026	Team Global Express Pty Ltd		-\$	90.68
	02/08/2026	Freight - Hardware Supplies	\$	90.68	
EFT30110	07/08/2026	Telstra Limited		-\$	487.18
	04/08/2026	Mobile Phone Charges 0407034641-Sewerage-Fail Safe	\$	20.18	
		0407148677 - DFES I-Pad	\$	20.00	
		0407225086-Sewerage-Fail Safe	\$	20.00	
		0407384735-Sewerage-Fail Safe	\$	20.00	
		0408320854 - MIS iPad	\$	20.00	
		0408411920-Sewerage-Fail Safe	\$	19.00	
		0417381385 - Lake Grace Oval Retic Controller	\$	20.00	
		0417447647 - Fuel Tank	\$	20.00	
		0417584586 - Newdegate Oval Retic Controller	\$	20.00	
		0417621708-CEO Mobile	\$	19.00	
		0427651127 Supervisor Mobile	\$	19.00	
		0436386352 - Newdegate Digital Sign	\$	20.00	
		0436668242-CESM Mobile	\$	19.00	
		0448089092-MIS Mobile	\$	19.00	
		0456676658 - Sewerage Camera	\$	20.00	
		0457564350 - OSH iPad (ISO)	\$	20.00	
		0457999713 - Trail Camera	\$	20.00	

		0458004636 - Trail Camera	\$	20.00	
		0461294698 - Refuse Scheme Monitor	\$	20.00	
		0461302385 - Newdegate Pavilion Solar	\$	20.00	
		0487223282 - LG Sports Pav Solar backup battery storage	\$	20.00	
		0487225597 - Vrlly Sports Pav Solar backup battery storage	\$	20.00	
		0487234395 - LG Medical Centre Solar backup battery storage	\$	20.00	
		0457771069 - Construction Grader Phone	\$	16.00	
		0458197776 - Maintenance Grader Phone	\$	16.00	
EFT30111	07/08/2026	Tourism Council WA		-\$	325.00
	27/07/2026	Visitor Centre Training Academy 18/08 - 20/08/2026 - VCM	\$	325.00	
EFT30112	07/08/2026	Varley Ag Solutions		-\$	83.22
	10/07/2026	Cleaning Supplies - Varley Public Toilets	\$	83.22	
EFT30113	07/08/2026	WA Billboards		-\$	2,849.00
	31/07/2026	Billboard for Newdegate Machinery Field Days 2026	\$	2,849.00	
EFT30114	07/08/2026	WA Contract Ranger Services		-\$	1,644.50
	25/07/2026	Contract Ranger Services - 21/07/2026 & 24/07/2026	\$	1,644.50	
EFT30115	07/08/2026	WALGA		-\$	550.00
	27/07/2026	Central Country Zone - Annual Subscription 2026/27	\$	550.00	
EFT30116	07/08/2026	Wagin Mechanical Repairs		-\$	289.80
	30/07/2026	Heavy Vehicle Inspection - Mitsubishi Rosa Bus LG1444	\$	289.80	
EFT30117	07/08/2026	Warren Blackwood Waste		-\$	10,430.80
	01/08/2026	Recycling Pickups - July 2026	\$	5,526.40	
	01/08/2026	Residential & Street Bin Pick Ups - July 2026	\$	4,904.40	
EFT30118	07/08/2026	Water Corporation		-\$	9,681.97
	31/07/2026	Water Usage - Sports Ground at Pingaring-Varley Rd Kulin Lot 2059(24691)	\$	18.07	
	31/07/2026	Water Usage - 9007807318 Standpipe #7 Gimbel Rd	\$	181.57	
	31/07/2026	Water Usage - 9015200049 Standpipe #10 Mordetta Rd Dicko's Corner	\$	1,850.22	
	05/08/2026	Water Usage - Standpipe #4 Biddy-Camm/Mission Rd	\$	1,539.99	
	05/08/2026	Water Usage - Standpipe #8 Jarring South Rd	\$	720.72	
	05/08/2026	Water Usage - Standpipe #6 Burngup Sth Rd	\$	494.82	
	05/08/2026	Water Usage - Standpipe #9 Biddy/Rodger Rd	\$	639.40	
	05/08/2026	Water Usage - Standpipe #5 Newdegate North	\$	540.00	
	05/08/2026	Water Usage - Standpipe #1 North Lake Grace	\$	2,585.15	
	05/08/2026	Water Usage - Kulin-Lake Grace Rd Katanning - Sale Yard	\$	243.72	
	05/08/2026	Water Usage - Standpipe #2 Mallee Hill Rd	\$	868.31	
EFT30119	12/08/2026	Cr Anton Joseph Kuchling		-\$	685.67
	31/07/2026	Councillor's Meeting Fees & IT Allowance	\$	685.67	
EFT30120	12/08/2026	Cr Benjamin John Hyde		-\$	1,312.42
	31/07/2026	Councillor's Meeting Fees, Travel & IT Allowance	\$	1,312.42	
EFT30121	12/08/2026	Cr Debrah Susan Clarke		-\$	685.67
	31/07/2026	Councillor's Meeting Fees & IT Allowance	\$	685.67	
EFT30122	12/08/2026	Cr Leonard William Armstrong		-\$	3,017.75
	31/07/2026	President's Meeting Fees & IT Allowance	\$	3,017.75	
EFT30123	12/08/2026	Cr Rosalind Alice Lloyd		-\$	768.75
	31/07/2026	Councillor's Meeting Fees, Travel & IT Allowance	\$	768.75	
EFT30124	12/08/2026	Cr Stephen Gordon Hunt		-\$	1,170.17
	31/07/2026	Deputy President's Meeting Fees & IT Allowance	\$	1,170.17	
EFT30125	12/08/2026	Great Southern Fuel Supplies		-\$	2,200.79
	31/07/2026	Fuel Card Purchase LG002	\$	125.95	
		Fuel Card Purchase PSP01	\$	178.46	
		Fuel Card Purchase LG001	\$	383.39	
		Fuel Card Purchase LG139	\$	445.94	
		Fuel Card Purchase CESM	\$	302.82	
		Fuel Card Purchase LG004	\$	517.51	
		Fuel Card Purchase LG1825 - Doctor	\$	246.72	
EFT30126	12/08/2026	S & L Trevenen		-\$	376,200.00
	01/07/2026	Gravel Resheet of Biddy Camm Road SLK 127.20-133.71	\$	376,200.00	
EFT30127	12/08/2026	Shire of Narrogin		-\$	468.00
	05/08/2026	Building Surveyor Services - July 2026	\$	468.00	
EFT30128	20/08/2026	35 Degrees South		-\$	7,150.00
	07/08/2026	Preliminary Lot Pegging for Construction Purposes - Lot 9002 Wattle Drive	\$	7,150.00	
EFT30129	20/08/2026	4 Rivers Plumbing Gas & Civil Contracting		-\$	8,061.40
	18/08/2026	Septic Tank Pump Outs of Newdegate Pavilion and Field Days Sites	\$	8,061.40	

EFT30130	20/08/2026	AFGRI Equipment Australia		-\$	443.38
	17/08/2026	Purchase of STHIHL 62 Wet & Dry Vacuum	\$	443.38	
EFT30131	20/08/2026	Annabel Trends PTY LTD		-\$	533.17
	05/08/2026	Consignments - August 2026	\$	533.17	
EFT30132	20/08/2026	Artistralia		-\$	440.00
	11/08/2026	Movie Night Public Screening License - Casper 1995	\$	440.00	
EFT30133	20/08/2026	BGL Solutions		-\$	37,873.95
	15/08/2026	Oval Maintenance - August 2026	\$	37,873.95	
EFT30134	20/08/2026	Boon's Diesel Services		-\$	1,231.23
	10/08/2026	Service - LG094 - Volvo L90F Wheel Loader	\$	1,231.23	
EFT30135	20/08/2026	Brendon Gerrard (Staff Member)		-\$	10.50
	19/08/2026	Reimbursement - Meals	\$	10.50	
EFT30136	20/08/2026	Bridget Anne Michell (Staff Member)		-\$	366.00
	13/08/2026	Reimbursement - Royal Life Saving Training x 2 Staff Members	\$	366.00	
EFT30137	20/08/2026	CHILD SUPPORT AGENCY		-\$	1,887.24
	13/08/2026	Payroll Deductions/Contributions	\$	1,887.24	
EFT30138	20/08/2026	Cemeteries & Crematoria Association of WA		-\$	130.00
	13/08/2026	Ordinary Membership 2026/27	\$	130.00	
EFT30139	20/08/2026	Cr Jennifer Roche		-\$	685.67
	31/07/2026	Councillor's Meeting Fees & IT Allowance	\$	685.67	
EFT30140	20/08/2026	David Gray & Co Pty Ltd		-\$	1,755.60
	12/08/2026	Green Rubbish Bin x 20	\$	1,755.60	
EFT30141	20/08/2026	Department of Primary Industries and Regional Development		-\$	91.21
	06/08/2026	Recoups - Newdegate Research Facility - Water Usage 4/06/2026 - 04/08/2026 & Water Rates	\$	91.21	
EFT30142	20/08/2026	Greenfield Technical Services		-\$	28,050.00
	12/08/2026	RRG Submission - Aylmore Rd SLK 19-24 & Old Ravensthorpe Rd SLK 42-47	\$	6,600.00	
	19/08/2026	Update RACAS following 25/26 Road Program. Total Inspection Length 430km	\$	21,450.00	
EFT30143	20/08/2026	Grillex Pty Ltd		-\$	181.50
	17/08/2026	600 x 520 large BBQ grease collector bags	\$	181.50	
EFT30144	20/08/2026	Hall Electrical & Data Services		-\$	649.33
	05/08/2026	Replace meter box at Kukerin Fire Shed after being damaged by Mitsubishi Fuso Rosa Bus - LG1444	\$	649.33	
EFT30145	20/08/2026	Hersey's Safety Pty Ltd		-\$	134.20
	13/08/2026	Outside Staff Protective Clothing	\$	134.20	
EFT30146	20/08/2026	KULIN HARDWARE AND RURAL		-\$	643.50
	18/08/2026	2l Hose End Cleaner & 5l Concentrate - Parks & Gardens	\$	643.50	
EFT30147	20/08/2026	Kylie Armanasco (Staff Member)		-\$	66.72
	11/08/2026	Reimbursement - Staff Uniform & Meals	\$	66.72	
EFT30148	20/08/2026	LGISWA		-\$	315.94
	07/08/2026	Property Insurance 30/06/2026 - 30/06/2027	\$	315.94	
EFT30149	20/08/2026	Lake Grace Community Resource Centre		-\$	250.00
	31/07/2026	Community News - 3 x Full Page Ads	\$	250.00	
EFT30150	20/08/2026	Lake Grace District High School		-\$	625.46
	14/08/2026	33% Electricity & Water At Lake Grace Community Library/Resource Centre	\$	625.46	
EFT30151	20/08/2026	Lake Grace Plaza IGA		-\$	59.80
	04/08/2026	West Australian - 04/08/2026	\$	3.50	
	05/08/2026	West Australian - 05/08/2026	\$	3.50	
	06/08/2026	Newspapers - 06/08/2026	\$	11.40	
	07/08/2026	West Australian - 07/08/2026	\$	3.50	
	10/08/2026	West Australian - 10/08/2026	\$	3.50	
	11/08/2026	West Australian - 11/08/2026	\$	3.50	
	12/08/2026	West Australian - 12/08/2026	\$	3.50	
	13/08/2026	Newspapers - 13/08/2026	\$	11.40	
	13/08/2026	Lakes Link - 13/08/2026	\$	2.00	
	14/08/2026	West Australian - 14/08/2026	\$	3.50	
	17/08/2026	West Australian - 17/08/2026	\$	3.50	
	18/08/2026	West Australian - 18/08/2026	\$	3.50	
	19/08/2026	West Australian - 19/08/2026	\$	3.50	
EFT30152	20/08/2026	Lake King Progress Association		-\$	5,000.00
	12/08/2026	Community Funding Request - Lake King Progress Association	\$	5,000.00	
EFT30153	20/08/2026	Lake Varley & Districts Progress Association		-\$	5,000.00
	14/08/2026	Community Funding Request - Varley Progress Association	\$	5,000.00	

EFT30154	20/08/2026	Landgate		-\$	9.55
	18/08/2026	Valuations Chargeable - 17/07/2026 - 15/08/2026	\$	9.55	
EFT30155	20/08/2026	Leisure Institute of WA Aquatic		-\$	626.92
	28/07/2026	Wheatbelt Regional Seminar & Membership 2026/27 - Lake Grace Lifeguard	\$	275.00	
	30/07/2026	Wheatbelt Regional Seminar & Membership 2026/27 - Lake Grace Pool Manager	\$	220.00	
	13/08/2026	Membership 2026/27- Newdegate Pool Caretaker	\$	131.92	
EFT30156	20/08/2026	Newdegate Machinery Field Day Inc.		-\$	1,062.00
	14/08/2026	Site Fee - 2026	\$	1,062.00	
EFT30157	20/08/2026	Nicola Louise Kuchling (Staff Member)		-\$	53.00
	14/08/2026	Reimbursement - Uniform Allowance	\$	53.00	
EFT30158	20/08/2026	Outback TV		-\$	1,650.61
	19/08/2026	Replace Exit Light - Lake Grace Lessor Hall	\$	277.04	
	19/08/2026	Fix Lighting & Replace Exit Lights - Lake Grace Visitor Centre	\$	1,194.54	
	19/08/2026	Repair Light in Child Health Room - Lake Grace Medical Centre	\$	179.03	
EFT30159	20/08/2026	Pauley & Co		-\$	8,322.53
	18/08/2026	Materials for Lake Grace Medical Centre	\$	5,434.11	
	18/08/2026	Install Surge Arrestors & Additional Protection for Poles - Newdegate Hockey Field	\$	2,888.42	
EFT30160	20/08/2026	Pivotel Satellite Pty Limited		-\$	93.00
	15/07/2026	Monthly Satellite Tracking & SOS Devices for Isolated Workers Subscription - July 2026	-\$	93.00	
	15/07/2026	Monthly Satellite Tracking & SOS Devices for Isolated Workers Subscription - July 2026	\$	93.00	
	15/08/2026	Monthly Satellite Tracking and SOS Devices for Isolated Workers Subscription - July 2026	\$	93.00	
EFT30161	20/08/2026	Promotion Products Pty Ltd		-\$	709.45
	10/08/2026	Newdegate Machinery Field Days 2026 - AIM Centenary Pens	\$	709.45	
EFT30162	20/08/2026	Ross Ramm		-\$	11.50
	12/08/2026	Consignments - July 2026	\$	11.50	
EFT30163	20/08/2026	Shire Of Goomalling		-\$	49,947.18
	01/07/2026	Transfer Remaining Funds from Skeleton Weed Program to Goomalling Shire as per 2025/26 LLAG Annual Financial Report	\$	49,947.18	
EFT30164	20/08/2026	STRUCTERRE CONSULTING ENGINEERS		-\$	3,960.00
	14/08/2026	Lake King Pavillion - Structural Assessment	\$	3,960.00	
EFT30165	20/08/2026	Shire of Corrigin		-\$	3,985.30
	12/08/2026	Environmental Health Officer - July 2026	\$	3,985.30	
EFT30166	20/08/2026	Shire of Lake Grace		-\$	339.00
	18/08/2026	2026-27 Rates	\$	339.00	
EFT30167	20/08/2026	South Regional TAFE (Albany)		-\$	59.20
	10/08/2026	Course Fees - Cert III Civil Construction	\$	59.20	
EFT30168	20/08/2026	Supagas Pty Ltd		-\$	1,942.05
	31/07/2026	Facility Fee / Cylinder Service Charge - 26/27 Various Shire Buildings	\$	1,942.05	
EFT30169	20/08/2026	Synergy Electricity Generation and Retail Corp		-\$	11,915.53
	12/08/2026	118869830 Park Lot 186U Pump Hetherington Way, LK	\$	240.55	
		156576110 NGT Oval Lot 149 Waddell St NGT	\$	2,201.63	
		129094750 Vrl Rec Grnd/Oval LOC 1166 UA Carstairs Rd	\$	128.46	
		455735630 LK Golf Pavilion Lot 161 Hyden-Lake King Rd	\$	309.06	
		076250900 LK TV Transmitter Lot 158 Church Ave LK	\$	103.72	
		867084910 LK Hall Loc 20321 Ravensthorpe Rd LK	\$	1,017.87	
		624795400 Emergency Services Lot215 The Crossing LK	\$	198.22	
		546144710 LK Recreation Grnd Loc 20321 U Pump Ravensthorpe Rd LK	\$	349.18	
		946946910 LG Airstrip LOC 19914 Dumbleyung-LG Rd	\$	152.44	
		968110430 Town Clock Stubbs St LG	\$	140.90	
		893222990 LG Swimming Pool Lot 75 Stubbs St LG	\$	1,981.46	
		791802670 Vrlly Pavilion Loc 1166 Carstairs Rd Vrl	\$	255.61	
		336652990 Street Lighting LG 67.2%	\$	2,347.07	
		336652990 Street Lighting NGT 23.1%	\$	806.80	
		336652990 Street Lighting LK 5.9%	\$	206.06	
		336652990 Street Lighting Vrl 3.8%	\$	132.74	
		463275870 LG Sports Pavilion Bishop St LG	\$	1,343.76	

EFT30170	20/08/2026	Telstra Limited		-\$	973.12
	12/08/2026	Landline Charges Depot - 9865 1067	\$	34.95	
		Lake Grace Pool - 9865 1144	\$	34.95	
		Lake Grace Library - 9865 1185	\$	98.30	
		Depot - 9865 1493	\$	34.95	
		AIM - 9865 1646	\$	35.10	
		Lake Grace Airstrip - 9865 1656	\$	34.95	
		338 Memorial Drive - 9865 1978	\$	50.00	
		Depot - 9865 1985	\$	34.95	
		Depot - 9865 1986	\$	34.95	
		Lake Grace Visitor Centre Fax - 9865 2141	\$	34.95	
		Licensing Office - 9865 2275	\$	34.95	
		Newdegate Medical Centre - 9871 1105	\$	34.95	
		Newdegate Medical Centre - 9871 1341	\$	34.95	
		Newdegate Medical Centre - 9871 1528	\$	66.85	
		Lake King Library - 9874 4147	\$	35.10	
		Lake King Fire Station - 9874 4196	\$	34.95	
		Lake King Fire Station Fax - 9874 4201	\$	34.95	
		Lake King Library Internet - 9874 4234	\$	34.95	
		Fire Ban Hotline - 9487 7191	\$	37.90	
		Administration Office - 9880 2500	\$	84.43	
		Lake Grace Medical Centre Internet - N9502816R	\$	70.00	
		Newdegate Medical Centre Internet - N9502816R	\$	58.33	
		Newdegate Fire Station - 9781 1228	\$	34.95	
		Group Plan Discount	-\$	52.14	
		Rounding	-\$	0.05	
EFT30171	20/08/2026	Travel Trivia		-\$	212.60
	05/08/2026	Stock Purchases - August 2026	\$	212.60	
EFT30172	20/08/2026	WA Contract Ranger Services		-\$	1,097.25
	09/08/2026	Contract Ranger Services - 06/08/2026	\$	1,097.25	
EFT30173	20/08/2026	WURTH AUSTRALIA PTY LTD		-\$	370.41
	17/08/2026	Hazard Warning Tape	\$	252.42	
	18/08/2026	Hazard Warning Tape	\$	117.99	
EFT30174	20/08/2026	Wagin Panel & Paint Pty Ltd		-\$	300.00
	14/08/2026	Excess for Repairs - Mitsubishi Rosa Bus LG1444	\$	300.00	
EFT30175	20/08/2026	Walkers Hill Vineyard		-\$	144.00
	18/08/2026	Catering Morning Tea - MCS Farewell	\$	144.00	
EFT30176	20/08/2026	Water Corporation		-\$	14,134.25
	06/08/2026	Water Usage - Lot Res 20321 - Lake King Hall	\$	207.83	
	06/08/2026	Water Usage - 158I Church Av Lake King Lot 158 RES 36037 - Lake King Public Toilets	\$	42.17	
	06/08/2026	Water Usage - Standpipe #11 Newman Rd	\$	711.69	
	06/08/2026	Water Usage - Hetherington Wy Lot 186-Fountain LK	\$	1,647.56	
	06/08/2026	Water Usage - Lot 7-8 - Varley Public Hall	\$	33.13	
	06/08/2026	Water Usage - Lot 22 Seward Av Vrl (south)-Public Toilets	\$	99.40	
	06/08/2026	Water Usage - LK Lot 214 Res 46461-Fire Station (4 the Crossing)	\$	55.07	
	07/08/2026	Water Usage - Sewer pump station at Mason St Lake Grace Lot 333	\$	6.02	
	07/08/2026	Water Usage - Bishop St LG Lot 75, Sporting Grounds	\$	30.12	
	07/08/2026	Water Usage - RSL Hall Stubbs St LG Lot 4 Res 17442	\$	253.01	
	07/08/2026	Water Usage - Lot 23-24 Res 20856 - LG Hall 33 Bennett St	\$	63.25	
	07/08/2026	Water Usage - Lot 124 Bennett St LG - Lakes Village Hall	\$	9.03	
	07/08/2026	Water Usage - Absolon St LG Lot 252 Res 28516 - Shire Depot	\$	36.14	
	07/08/2026	Water Usage - 23 Absolon St LG Lot 61-Staff Housing	\$	64.13	
	07/08/2026	Water Usage - 6 Banksia Pl Lake Grace Lot 75 - Staff Housing	\$	336.97	
	07/08/2026	Water Usage - Collier St Newdegate Lot 30 RES 40666	\$	78.31	
	07/08/2026	Water Usage - Dillon St Newdegate Lot 149 (29080) - Public Toilets	\$	343.37	
	07/08/2026	Water Usage - 9007734569 Lot 145 Newdegate Rd North - Newdegate Depot	\$	60.24	
	07/08/2026	Water Usage - 5 Banksia Pl LG Lot 80 - Staff Housing	\$	242.63	
	07/08/2026	Water Usage - 8 Wattle Dr LG Lot 30 - Staff Housing	\$	144.12	
	07/08/2026	Water Usage - 10A Gumtree Dr LG Lot 60 - Staff Housing	\$	53.87	
	07/08/2026	Water Usage - 10B Gumtree Drive Lake Grace - Staff Housing	\$	106.50	
	07/08/2026	Water Usage - Standpipe #13 at Boulton St Lake Grace	\$	1,684.56	

	07/08/2026	Water Usage - Hall at 23 May St NGT Lot 195 Res 19136	\$	723.86	
	07/08/2026	Water Usage - Standpipe at Maley St Newdegate Lot 198 Res 17616	\$	1,654.44	
	07/08/2026	Water Usage - Maley St NGT - Newdegate Skate Park	\$	292.16	
	07/08/2026	Water Usage - 6 Blackbutt Dr LG Lot 201-Staff housing	\$	51.82	
	07/08/2026	Water Usage - Park at 15 Maley St NGT	\$	114.46	
	07/08/2026	Water Usage - 65B Bennett St LG Lot 184-Staff Housing	\$	64.13	
	07/08/2026	Water Usage - 65A Bennett St LG Lot 184-Staff Housing	\$	73.02	
	07/08/2026	Water Usage - Unit 1-7/2 Bennett St LG Lot 500-Lakes Village Gardens	\$	1,064.98	
	07/08/2026	Water Usage - 14 Blackbutt Dr LG-Shire Housing	\$	51.82	
	07/08/2026	Water Usage - 54A Bennett St LG Lot 340-Staff Housing	\$	66.18	
	07/08/2026	Water Usage - 54B Bennett St LG Lot 340-Staff Housing	\$	300.57	
	07/08/2026	Staff housing (CEO) 1 Quondong Ct LG Lot 219	\$	106.42	
	07/08/2026	Water Usage - Lot 209 Unit 1/84 Bennett Street, Lake Grace	\$	79.16	
	07/08/2026	Water Usage - Lot 209 Unit 2/84 Bennett Street, Lake Grace	\$	90.10	
	07/08/2026	Water Usage - Lot 56 Vacant land (Res) at 33 Absolon St Lake Grace	\$	66.18	
	07/08/2026	Water Usage - Staff Housing - 33B Absolon Street, Lake Grace	\$	283.98	
	10/08/2026	Water Usage - LG Railway Station 33 Stubbs St (Public Toilets)	\$	72.29	
	10/08/2026	Water Usage - LG Lot 233-234 Res 27864 - Kindergarten 1 Griffiths St	\$	180.72	
	10/08/2026	Water Usage - Admin Office at Stubbs St LG Lot 75	\$	30.12	
	10/08/2026	Water Usage - Bishop St Lot 75 - LG Swimming Pool	\$	1,129.50	
	10/08/2026	Water Usage - 3 Clark Av LG Lot 241 - Staff Housing	\$	119.54	
	10/08/2026	Water Usage - Lot 361 Res 46768 (Station Master)-19 Stubbs St Visitor Centre Toilets	\$	392.84	
	10/08/2026	Water Usage - Boulton St Lake Grace Lot 9000 - Standpipe - Truck Wash-down Bay	\$	491.81	
	10/08/2026	Water Usage - 36 Bennett St LG Lot 42-Staff Housing	\$	51.82	
	10/08/2026	Water Usage - Lot 60 Collier St NGT - Hainsworth Building	\$	79.97	
	10/08/2026	Water Usage - Lot 196 Res 42416 - NGT Fire Station 28 May St	\$	55.53	
	10/08/2026	Water Usage - Lot 338 Res 45958 - LG Medical Centre 11 Memorial Drive	\$	27.11	
	10/08/2026	Water Usage - Collier Street Newdegate Lot 32 RES 23787	\$	55.53	
	11/08/2026	Water Usage - Stubbs Street Lake Grace Lot 352	\$	55.07	
EFT30177	20/08/2026	Wren Oil		-\$	215.05
	07/08/2026	Lake Grace Tip - Collection of Waste Oil - July	\$	215.05	
		TOTAL EFT			-\$907,663.88
DD12038.1	13/08/2026	Anz Smart Choice Super		-\$	358.89
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	358.89	
DD12038.2	13/08/2026	Prime Super		-\$	400.73
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	400.73	
DD12038.3	13/08/2026	Q Super		-\$	346.41
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	346.41	
DD12038.4	13/08/2026	REST Superannuation		-\$	582.03
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	582.03	
DD12038.5	13/08/2026	smartMonday PRIME TEF and smartMonday PENSION		-\$	424.41
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	424.41	
DD12038.6	13/08/2026	The Trustee for DSB Family Retirement Fund		-\$	121.94
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	121.94	
DD12038.7	13/08/2026	The Trustee for TLW Superannuation Fund		-\$	609.57
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	609.57	
DD12038.8	13/08/2026	Australian Super Administration		-\$	3,564.11
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	3,564.11	
DD12038.9	13/08/2026	Aware Super		-\$	9,070.82
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	9,070.82	
DD12038.10	13/08/2026	Brighter Super		-\$	533.34
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	533.34	
DD12038.11	13/08/2026	The Trustee for National Mutual Retirement Fund		-\$	362.27
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	362.27	
DD12038.12	13/08/2026	Hostplus		-\$	699.31
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	699.31	
DD12038.13	13/08/2026	Mercer Super Trust		-\$	362.70
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	362.70	

DD12038.14	13/08/2026	The Trustee for MLC Super Fund		-\$	358.31
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	358.31	
DD12038.15	13/08/2026	Panorama Super		-\$	204.28
	12/08/2026	Super Contributions for Pay Ending 12/08/2026	\$	204.28	
DD12041.1	03/08/2026	Superloop Limited		-\$	1,225.00
	01/08/2026	Shire Office Wired (Fibre Optic) Internet	\$	1,225.00	
DD12041.2	03/08/2026	WA Treasury Corporation		-\$	13,079.58
	03/08/2026	Loan 204 - CEO Residence	\$	13,079.58	
DD12046.1	11/08/2026	Shire of Lake Grace Credit Card		-\$	6,614.61
	11/08/2026	10/07/26 Satellite Internet Service for 3 Fire Stations: NGT, LK and Vrlly Starlink Australia Receipt #INV-DF-AUS-14136218-20541-50	\$	450.00	
		10/07/26 Monthly Satellite Internet Service - Shire office Starlink Australia Receipt #INV-DF-AUS-14136218-20541-50	\$	150.00	
		10/07/26 Monthly Satellite Internet Service - CESM vehicle Starlink Australia Receipt #INV-DF-AUS-14136218-20541-50	\$	225.00	
		26/06/26 Seat selection refund Qantas Airways Limited Mascot Receipt #N/A	-\$	75.00	
		26/06/26 Rural health alliance accommodation for CEO in Canberra 21-26/06/26 Pro-Invest Canberra 19 Canberra Receipt #INV_97699PYMT	\$	1,861.05	
		26/06/26 Rural health alliance accommodation for CEO of 150 Square 21-22/06/26 Crowne Plaza Hotel Can Canberra Act Receipt #1386533	\$	203.80	
		26/06/26 Group taxi while attending LG Rural Health Funding Alliance Forum Canberra and ALGA National	\$	31.34	
		27/06/26 CEO accommodation in Perth due to late flight from Canberra 26-27/06/26 Country comfort Per Opi Belmont Wa Receipt #558256429	\$	236.31	
		27/06/26 President accommodation in Perth due to late flight from Canberra 26-27/06/26 Country comfort Per Opi Belmont Wa Receipt #559663537	\$	209.00	
		27/06/26 Group taxi while attending LG Rural Health Funding Alliance Forum Canberra and ALGA National	\$	26.78	
		29/06/26 Rural health alliance accommodation for President in Canberra 21-26/06/26 Pro-Invest Canberra 19 Canberra Receipt #INV_97887PYMT	\$	1,861.05	
		01/07/26 Infrastructure Support Officer - Guidelines for Safe Pool Operations (1 Facility) Jul 1, 2026-Jul 1, 2027 Royal Life Saving Broadway Nsw Receipt #R4NYC8CY-0002	\$	130.00	
		07/07/26 Fuel for CEO car Vibe Petroleum Welshpool Wa Receipt #01573236	\$	141.14	
		24/07/26 Interest refund Interest refund Receipt #N/A	-\$	6.81	
		03/07/26 Depot Tools & Misc. items Totaltoolsonlineptyltd Receipt #4000524995	\$	534.00	
		07/07/26 MIS membership payment for the Local Government Works Association Lgwa.Com.Au Receipt #00035	\$	100.00	
		07/07/26 Cutlery for the shire Sp Myhouse Receipt #MYH189507	\$	111.95	
		19/07/26 LG Visitors Centre website subscription - annually Sqsp* Website Receipt #243353142	\$	336.00	
		21/07/26 WA Construction White Card Blue Dog Training Receipt #433032	\$	89.00	
DD12056.1	27/08/2026	Anz Smart Choice Super		-\$	327.97
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	327.97	
DD12056.2	27/08/2026	Prime Super		-\$	355.01
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	355.01	
DD12056.3	27/08/2026	Q Super		-\$	317.11
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	317.11	
DD12056.4	27/08/2026	REST Superannuation		-\$	501.16
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	501.16	
DD12056.5	27/08/2026	smartMonday PRIME TEF and smartMonday PENSION		-\$	327.97
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	327.97	
DD12056.6	27/08/2026	The Trustee for DSB Family Retirement Fund		-\$	121.94
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	121.94	
DD12056.7	27/08/2026	The Trustee for TLW Superannuation Fund		-\$	861.06
	26/08/2026	Super Contributions for Pay Ending 26/08/2026	\$	861.06	

DD12056.8	27/08/2026 Australian Super Administration		-\$	3,420.88
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	3,420.88	
DD12056.9	27/08/2026 Aware Super		-\$	9,116.86
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	9,116.86	
DD12056.10	27/08/2026 Brighter Super		-\$	533.34
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	533.34	
DD12056.11	27/08/2026 The Trustee for National Mutual Retirement Fund		-\$	333.97
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	333.97	
DD12056.12	27/08/2026 Hostplus		-\$	111.47
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	111.47	
DD12056.13	27/08/2026 Mercer Super Trust		-\$	338.34
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	338.34	
DD12056.14	27/08/2026 The Trustee for MLC Super Fund		-\$	333.16
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	333.16	
DD12056.15	27/08/2026 Panorama Super		-\$	93.98
	26/08/2026 Super Contributions for Pay Ending 26/08/2026	\$	93.98	
TOTAL DIRECT DEBITS				-\$56,012.53
TOTAL MUNICIPAL FUND				-\$963,676.41

SHIRE OF LAKE GRACE

MONTHLY FINANCIAL REPORT

**(Containing the required statement of financial activity and statement of financial position)
For the period ended 31 August 2026**

***LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996***

TABLE OF CONTENTS

Statement of financial activity	2
Statement of financial position	3
Note 1 Basis of preparation	4
Note 2 Net current assets information	5
Note 3 Explanation of variances	6

SHIRE OF LAKE GRACE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Note	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	5,306,650	5,375,216	5,374,551	(665)	(0.01%)	
Rates excluding general rates	336,838	260,936	260,938	2	0.00%	
Grants, subsidies and contributions	1,559,260	760,904	719,620	(41,284)	(5.43%)	
Fees and charges	621,009	221,112	216,147	(4,965)	(2.25%)	
Interest revenue	661,941	33,832	36,022	2,190	6.47%	
Other revenue	364,867	90,873	88,620	(2,253)	(2.48%)	
Profit on asset disposals	30,431	0	0	0		
Fair value adjustments to financial assets at fair value through profit or loss	94,448	0	0	0		
	8,975,444	6,742,873	6,695,898	(46,975)	(0.70%)	
Expenditure from operating activities						
Employee costs	(3,433,814)	(587,645)	(584,065)	3,580	0.61%	
Materials and contracts	(5,123,941)	(1,008,156)	(924,611)	83,545	8.29%	
Utility charges	(376,975)	(51,118)	(36,106)	15,012	29.37%	▲
Depreciation	(8,954,409)	(1,491,782)	0	1,491,782	100.00%	▲
Finance costs	(63,868)	(6,492)	(3,765)	2,727	42.01%	
Insurance	(285,022)	(142,486)	(145,115)	(2,629)	(1.85%)	
Other expenditure	(430,161)	(109,444)	(106,425)	3,019	2.76%	
Loss on asset disposals	(46,879)	0	0	0		
	(18,715,069)	(3,397,123)	(1,800,087)	1,597,036	47.01%	
Amounts excluded from operating activities	2(c) 8,876,409	1,491,908	126	(1,491,782)	(99.99%)	▼
Amount attributable to operating activities	(863,216)	4,837,658	4,895,937	58,279	1.20%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	5,388,680	30,000	9,900	(20,100)	(67.00%)	▼
Proceeds from disposal of property, plant and equipment	415,000	0	0	0		
	5,803,680	30,000	9,900	(20,100)	(67.00%)	
Outflows from investing activities						
Acquisition of property, plant and equipment	(5,678,726)	(204,786)	(20,418)	184,368	90.03%	▲
Acquisition of infrastructure	(4,294,810)	(1,000,512)	(393,085)	607,427	60.71%	▲
	(9,973,536)	(1,205,298)	(413,503)	791,795	65.69%	
Amount attributable to investing activities	(4,169,856)	(1,175,298)	(403,603)	771,695	65.66%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	766,103	0	0	0		
	766,103	0	0	0		
Outflows from financing activities						
Repayment of borrowings	(208,984)	(30,348)	(30,348)	0	0.00%	
Transfer to reserves	(559,946)	(2,586)	(2,586)	0	0.00%	
	(768,930)	(32,934)	(32,934)	0	0.00%	
Amount attributable to financing activities	(2,827)	(32,934)	(32,934)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 5,035,899	5,035,899	5,035,899	0	0.00%	
Amount attributable to operating activities	(863,216)	4,837,658	4,895,937	58,279	1.20%	
Amount attributable to investing activities	(4,169,856)	(1,175,298)	(403,603)	771,695	65.66%	▲
Amount attributable to financing activities	(2,827)	(32,934)	(32,934)	0	0.00%	
Surplus or deficit after imposition of general rates	0	8,665,325	9,495,299	829,974	9.58%	

KEY INFORMATION

- ▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
 - ▲ Indicates a variance with a positive impact on the financial position.
 - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF LAKE GRACE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 AUGUST 2026

	Actual 30 June 2026	Actual as at 31 August 2026
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	15,247,340	15,458,078
Trade and other receivables	283,182	4,925,493
Inventories	25,905	31,073
TOTAL CURRENT ASSETS	15,556,427	20,414,644
NON-CURRENT ASSETS		
Trade and other receivables	3,030	3,030
Other financial assets	193,972	193,972
Property, plant and equipment	61,769,241	61,789,659
Infrastructure	245,652,805	246,045,890
TOTAL NON-CURRENT ASSETS	307,619,048	308,032,551
TOTAL ASSETS	323,175,475	328,447,195
CURRENT LIABILITIES		
Trade and other payables	510,018	464,853
Other liabilities	2,009,974	2,452,461
Borrowings	208,984	178,636
Employee related provisions	542,996	542,031
TOTAL CURRENT LIABILITIES	3,271,972	3,637,981
NON-CURRENT LIABILITIES		
Borrowings	1,205,965	1,205,965
Employee related provisions	62,689	62,689
TOTAL NON-CURRENT LIABILITIES	1,268,654	1,268,654
TOTAL LIABILITIES	4,540,626	4,906,635
NET ASSETS	318,634,849	323,540,560
EQUITY		
Retained surplus	154,135,751	159,038,876
Reserve accounts	8,132,381	8,134,967
Revaluation surplus	156,366,717	156,366,717
TOTAL EQUITY	318,634,849	323,540,560

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF LAKE GRACE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 17 September 2026

The local government reporting entity

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Material accounting policies

Material accounting policies utilised in the preparation of these statements are as described within the 2026-27 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits

SHIRE OF LAKE GRACE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

Current assets

Cash and cash equivalents
Trade and other receivables
Inventories

Less: current liabilities

Trade and other payables
Other liabilities
Borrowings
Employee related provisions

Net current assets

Less: Total adjustments to net current assets

Closing funding surplus / (deficit)

Note	Adopted Budget Opening 1 July 2026	Actual as at 30 June 2026	Actual as at 31 August 2026
	\$	\$	\$
	15,247,640	15,247,340	15,458,078
	282,882	283,182	4,925,493
	25,905	25,905	31,073
	15,556,427	15,556,427	20,414,644
	(510,018)	(510,018)	(464,853)
	(2,009,974)	(2,009,974)	(2,452,461)
	(208,984)	(208,984)	(178,636)
	(542,996)	(542,996)	(542,031)
	(3,271,972)	(3,271,972)	(3,637,981)
	12,284,455	12,284,455	16,776,663
2(b)	(7,248,556)	(7,248,556)	(7,281,364)
	5,035,899	5,035,899	9,495,299

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Less: Current assets not expected to be received at end of year
- Municipal - restricted cash, Movement in provisions
Add: Current liabilities not expected to be cleared at the end of the year
- Current portion of borrowings
Add: Current liabilities covered by funds held in reserve account
- Capital grants In-kind contribution
- Current portion of employee benefit provisions

Total adjustments to net current assets

	(8,132,381)	(8,132,381)	(8,134,967)
	(293,207)	(293,207)	(293,207)
	208,984	208,984	178,636
	573,390	573,390	573,390
	394,658	394,658	394,784
2(a)	(7,248,556)	(7,248,556)	(7,281,364)

Adopted Budget Estimates 30 June 2027	YTD Budget Estimates 31 August 2026	YTD Actual 31 August 2026
\$	\$	\$

(c) Amounts excluded from operating activities

Less: Profit on asset disposals
Less: Fair value adjustments to financial assets at fair value through profit or loss
Add: Loss on disposal of assets
Add: Depreciation
Movement in current liabilities associated funds held in reserve account:
- Employee benefit provisions
Total amounts excluded from operating activities

(30,431)	0	0
(94,448)	0	0
46,879	0	0
8,954,409	1,491,782	0
0	126	126
8,876,409	1,491,908	126

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF LAKE GRACE

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2026-27 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Expenditure from operating activities			
Utility charges	15,012	29.37%	▲
Utility charges are below budget, reflecting reduced consumption			
Depreciation	1,491,782	100.00%	▲
Will be posted upon completion of the 2025/26 Annual Financial Statement audit			
Amounts excluded from operating activities	(1,491,782)	(99.99%)	▼
See note 2c - mostly due to the depreciation which will be posted upon completion of the 2025/26 Annual Financial Statement audit			
Outflows from investing activities			
Acquisition of property, plant and equipment	184,368	90.03%	▲
Majority of Capital projects have not been initiated as yet (87.23%) or in early stage of completion			
Acquisition of infrastructure	607,427	60.71%	▲
Majority of Capital projects have not been initiated as yet (87.23%) or in early stage of completion			

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION

TABLE OF CONTENTS

1	Tabs to exclude	1
2	Key information	5
3	Key information - graphical	6
4	Cash and financial assets	7
5	Reserve accounts	8
6	Capital acquisitions	9
7	Disposal of assets	11
8	Receivables	12
9	Other current assets	13
10	Payables	14
11	Borrowings	15
12	Other current liabilities	16
13	Grants and contributions	17
14	Capital grants and contributions	18
15	Trust fund	19
16	Budget amendments	20

BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$5.04 M	\$5.04 M	\$5.04 M	\$0.00 M
Closing	\$0.00 M	\$8.67 M	\$9.50 M	\$0.83 M
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$15.46 M	% of total
Unrestricted Cash	\$7.32 M	47.4%
Restricted Cash	\$8.13 M	52.6%
Refer to 3 - Cash and Financial Assets		

Payables	
	\$0.46 M
Trade Payables	\$0.37 M
0 to 30 Days	98.3%
Over 30 Days	1.7%
Over 90 Days	0.0%
Refer to 9 - Payables	

Receivables	
	\$0.13 M
Rates Receivable	\$4.80 M
Trade Receivable	\$0.13 M
Over 30 Days	85.5%
Over 90 Days	84.6%
Refer to 7 - Receivables	

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.86 M)	\$4.84 M	\$4.90 M	\$0.06 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$5.37 M	% Variance
YTD Budget	\$5.38 M	(0.0%)

Grants and Contributions		
YTD Actual	\$0.72 M	% Variance
YTD Budget	\$0.76 M	(5.4%)
Refer to 12 - Grants and Contributions		

Fees and Charges		
YTD Actual	\$0.22 M	% Variance
YTD Budget	\$0.22 M	(2.2%)
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$4.17 M)	(\$1.18 M)	(\$0.40 M)	\$0.77 M
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.00 M	%
Adopted Budget	\$0.42 M	(100.0%)
Refer to 6 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$0.39 M	% Spent
Adopted Budget	\$4.29 M	(90.8%)
Refer to 5 - Capital Acquisitions		

Capital Grants		
YTD Actual	\$0.01 M	% Received
Adopted Budget	\$5.39 M	(99.8%)
Refer to 5 - Capital Acquisitions		

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.00 M)	(\$0.03 M)	(\$0.03 M)	\$0.00 M
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	(\$0.03 M)
Interest expense	(\$0.00 M)
Principal due	\$1.38 M
Refer to 10 - Borrowings	

Reserves	
Reserves balance	\$8.13 M
Net Movement	\$0.00 M
Refer to 4 - Cash Reserves	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

2 KEY INFORMATION - GRAPHICAL



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

3 CASH AND CASH EQUIVALENTS

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate
		\$	\$	\$	\$		
Municipal Bank account - CBA	Cash and cash equivalents	455,655	0.0	455,655	0	Commonwealth	3.75%
Term deposit 1 - Municipal Bank	Cash and cash equivalents	3,000,000	0.0	3,000,000	0	Commonwealth	4.84%
WATC Overnight Deposit Municipal	Cash and cash equivalents	3,816,884	0.0	3,816,884	0	WATC	4.30%
Petty Cash and Floats	Cash and cash equivalents	500	0.0	500	0	Cash on Hand	N/A
Reserve Bank Account - CBA	Cash and cash equivalents	0	833.0	833	0	Commonwealth	3.75%
WATC Overnight Deposit Reserve	Cash and cash equivalents	0	18,353.0	18,353	0	WATC	4.30%
Term deposit - Reserve Bank	Cash and cash equivalents	0	8,115,781.0	8,115,781	0	Commonwealth	5.09%
Restricted LOGCHOP Housing	Cash and cash equivalents	44,669	0.0	44,669	0	Commonwealth	N/A
Rural Town Salinity Program	Cash and cash equivalents	5,403	0.0	5,403	0	Commonwealth	N/A
		0	0.0	0	13,699	Commonwealth	N/A
Total		7,323,111	8,134,967	15,458,078	13,699		
Comprising							
Cash and cash equivalents		7,323,111	8,134,967	15,458,078	13,699		
		7,323,111	8,134,967	15,458,078	13,699		

KEY INFORMATION

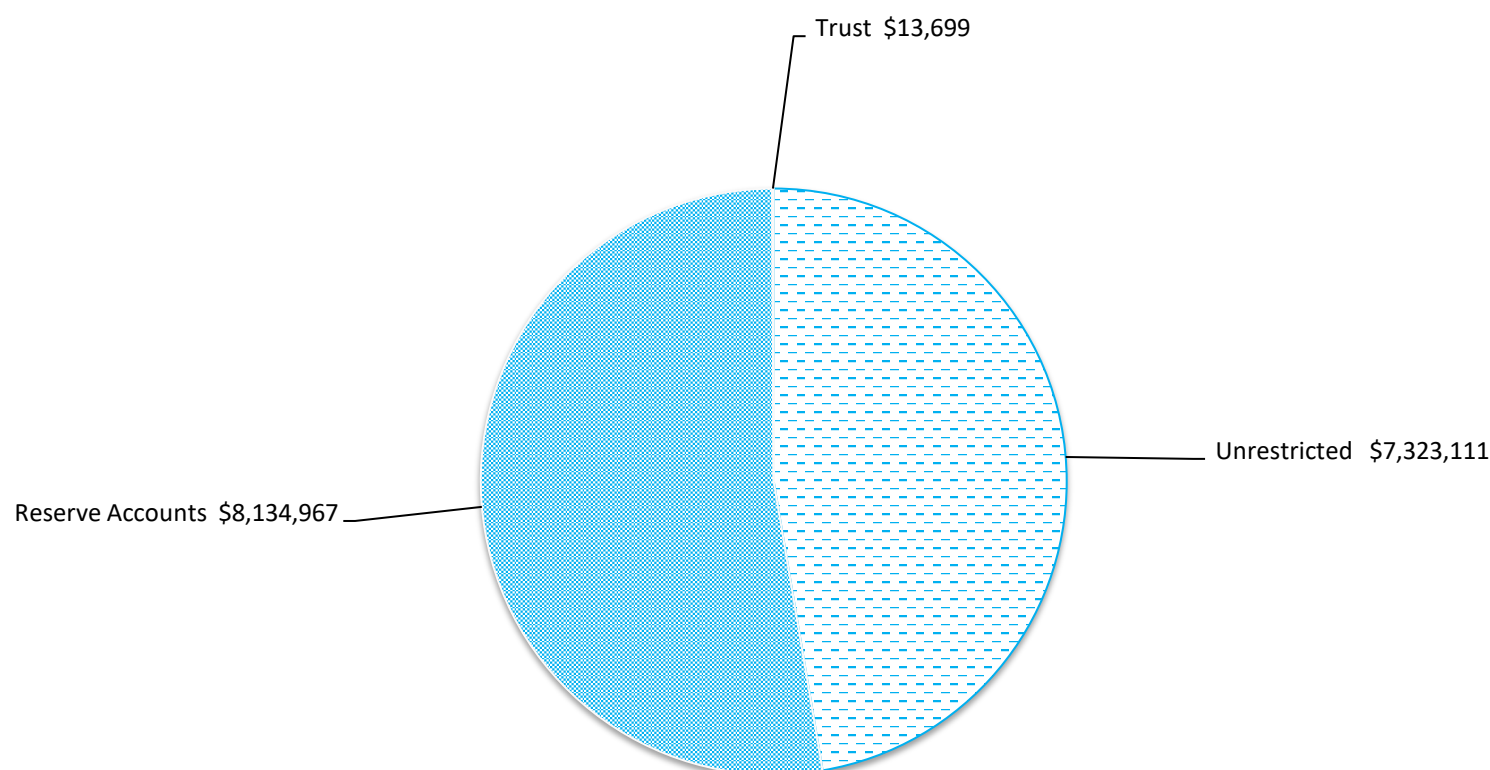
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by legislation								
Lake Grace Sewerage Reserve	1,862,858	64,890	(51,103)	1,876,645	1,862,858	591	0	1,863,449
Reserve accounts restricted by Council								
Leave Reserve	394,658	13,747	0	408,405	394,658	126	0	394,784
Emergency Services Reserve	32,258	1,124	0	33,382	32,258	10	0	32,268
Housing Reserve	919,067	32,014	0	951,081	919,067	293	0	919,360
Swimming Pool Reserve	1,160,056	40,409	0	1,200,465	1,160,056	369	0	1,160,425
Land Development Reserve	293,486	10,223	(200,000)	103,709	293,486	94	0	293,580
Plant Reserve	1,159,886	40,403	(415,000)	785,289	1,159,886	369	0	1,160,255
Recreation Reserve	859,720	236,914	0	1,096,634	859,720	273	0	859,993
Works & Services Reserve	465,889	16,228	0	482,117	465,889	148	0	466,037
Radio Reserve	35,777	1,246	0	37,023	35,777	12	0	35,789
Newdegate Stadium Floor Reserve	346,776	12,079	0	358,855	346,776	111	0	346,887
Office Furniture & Equipment Reserve	26,254	49,920	0	76,174	26,254	8	0	26,262
Centenary Reserve	51,322	22,484	0	73,806	51,322	16	0	51,338
Essential Medical Reserve	452,827	15,773	(100,000)	368,600	452,827	144	0	452,971
History Book Reserve	12,429	433	0	12,862	12,429	4	0	12,433
AIM Hospital Museum Reserve	59,118	2,059	0	61,177	59,118	18	0	59,136
	8,132,381	559,946	(766,103)	7,926,224	8,132,381	2,586	0	8,134,967

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

5 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land - freehold land	3,213,294	33,320	9,900	(23,420)
Land - vested in and under the control of Council	223,143	37,166	0	(37,166)
Buildings - non-specialised	783,289	130,470	10,518	(119,952)
Buildings - specialised	23,000	3,830	0	(3,830)
Furniture and equipment	1,436,000	0	0	0
Acquisition of property, plant and equipment	5,678,726	204,786	20,418	(184,368)
Infrastructure - roads	3,647,490	892,676	375,075	(517,601)
Infrastructure - parks, gardens, recreation facilities	597,820	99,592	18,010	(81,582)
Infrastructure - sewerage	49,500	8,244	0	(8,244)
Acquisition of infrastructure	4,294,810	1,000,512	393,085	(607,427)
Total capital acquisitions	9,973,536	1,205,298	413,503	(791,795)
Capital Acquisitions Funded By:				
Capital grants and contributions	5,388,680	30,000	9,900	(20,100)
Other (disposals & C/Fwd)	415,000	0	0	0
Reserve accounts				
Land Development Reserve	200,000	0	0	0
Plant Reserve	415,000	0	0	0
Essential Medical Reserve	100,000	0	0	0
Contribution - operations	3,454,856	1,175,298	403,603	(771,695)
Capital funding total	9,973,536	1,205,298	413,503	(791,795)

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

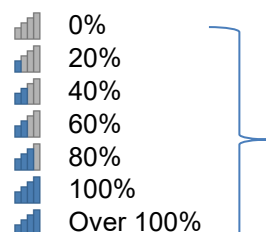
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

		Adopted			Variance
Account Description		Budget	YTD Budget	YTD Actual	(Under)/Over
		\$	\$	\$	\$
Land					
E137260	Lake Grace Residential Land	3,013,294	0	9,900	(9,900)
E137350	Lake Grace Industrial Land	200,000	33,320	0	33,320
Buildings - Non Specialised					
E091960 (9196014)	23 Absolon St Cap Exp	34,000	5,662	0	5,662
E091960 (9196034)	5 Banksia Pl - Cap Exp	20,000	3,332	0	3,332
E091960 (9196054)	36 Bennett St - Cap Exp	23,600	3,930	0	3,930
E091960 (9196074)	54A Bennett St - Cap Exp	7,000	1,164	0	1,164
E091960 (9196087)	8 Wattle Dr - Cap Exp	54,043	9,002	0	9,002
E091960 (9196114)	3 Clark Ave - Cap Exp	84,500	14,076	0	14,076
Buildings - Specialised					
E077503 (B25CAP)	LG Medical Centre - Cap Exp	66,556	11,084	4,940	6,144
E107715 (1071044)	LG Bus Shed - Cap Exp	62,500	10,412	0	10,412
E107715 (1071045)	NGT Community Bus Shed Cap Exp	64,500	10,744	0	10,744
E111007 (LGPHCAP)	LG Public Hall - Cap Exp	45,000	7,496	0	7,496
E111007 (LGVHCAP)	Lakes Village Hall - Cap Exp	45,000	7,496	0	7,496
E111007 (LKPHCAP)	LK Hall Cap Exp	20,000	3,332	0	3,332
E111007 (NGPHCAP)	NGT Public Hall - Cap Exp	32,075	5,340	0	5,340
E111007 (VLPHCAP)	VLV Public Hall - Cap Exp	131,000	21,822	0	21,822
E113152 (113006)	LG Sports Pavilion - Cap Exp	22,305	3,712	5,578	(1,866)
E113152 (113018)	LG Sporting Precinct - Final Stage Cap Exp	50,353	8,382	0	8,382
E113152 (B63CAP)	NGT Sports Pavilion - Cap Exp	14,000	2,332	0	2,332
E116106	Lot 352 Stubbs St (Pink Building) Cap Exp	50,000	8,330	0	8,330
E132502 (1322052)	Hainsworth Museum - Cap Exp	180,000	29,988	0	29,988
Furniture & Equipment					
E112521 (1125211)	LG Pool Cap Exp	23,000	3,830	0	3,830
Plant & Equipment					
E042550 (LG74CAP)	MCS Vehicle	68,000	0	0	0
E042550 (LG75CAP)	MIS Vehicle	80,000	0	0	0
E042550 (LG139CA)	DCEO Vehicle	68,000	0	0	0
E123059 (P02CAP)	New Grader 26/27 FY	530,000	0	0	0
E123059 (P03CAP)	New Ute (Bldg Mtc) 26/27 FY	56,000	0	0	0
E123059 (P04CAP)	New Ute (Mtc Grader) 26/27 FY	54,000	0	0	0
E123059 (P05CAP)	New Float 26/27 FY	145,000	0	0	0
E123059 (P07CAP)	New Forklift 26/27 FY	20,000	0	0	0
E123059 (PL04CAP)	6 Wheel Tip Truck 26/27 FY	415,000	0	0	0
Infrastructure - Roads					
E121300	Roadworks Capital Renewal	3,647,490	892,676	375,075	517,601
Parks, Gardens, Recreation Facilities					
E101207 (LGTICAP)	Lake Grace Tip Cap Exp	50,000	8,330	0	8,330
E101207 (LKTICAP)	Lake King Tip Cap Exp	59,000	9,828	0	9,828
E113175 (113076)	Jam Patch - New Walk Way Cap Exp	200,000	33,320	0	33,320
E113175 (113017)	Newdegate Skate Park Cap Exp	0	0	763	(763)
E113188	LG Oval Cap Exp	36,720	6,116	0	6,116
E113293 (113201)	Lg All-Abilities Playground - Cap Exp	90,000	14,994	0	14,994
E132503 (1325031)	LG Lookout Upgrade	140,000	23,324	0	23,324
E136118 (1361181)	Regional Drought Resilience - 2 Water Tanks	22,100	3,680	17,247	(13,567)
Urban Infrastructure					
E101043 (1010431)	LG / NGT New Recycling Stations	4,500	748	0	748
E136501 (136008)	Dempster Rock Dam Revitalisation (CWSP)	45,000	7,496	0	7,496

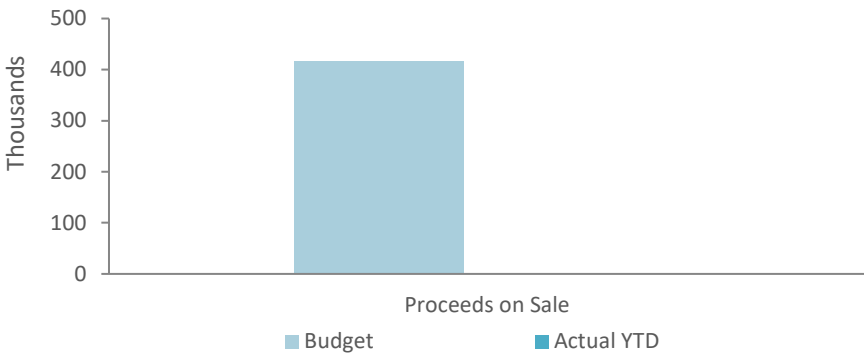
SHIRE OF LAKE GRACE

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 AUGUST 2026

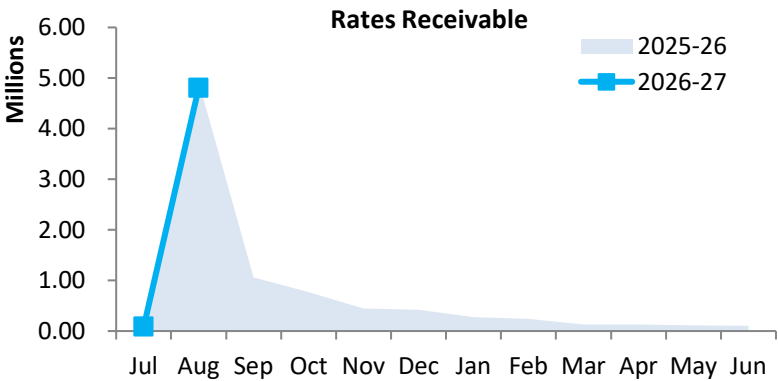
6 DISPOSAL OF ASSETS

Asset		Budget				YTD Actual			
		Net Book	Proceeds	Profit	(Loss)	Net Book	Proceeds	Profit	(Loss)
Ref.	Asset description	Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
268	PLVU63 2024 Isuzu MUX	49,676	45,000	0	(4,676)	0	0	0	0
264	PLVU60 2024 Ford Everest Sport	58,130	60,000	1,870	0	0	0	0	0
265	PLVU61 2024 Isuzu MUX	46,276	45,000	0	(1,276)	0	0	0	0
1372	PGRA08 2020 Cat 140 Grader	224,434	190,000	0	(34,434)	0	0	0	0
1355	PLVU10 2010 Ford Ranger Single Cab	2,248	4,000	1,752	0	0	0	0	0
172	PLVU48 2020 Ford Ranger Single Cab	22,231	18,000	0	(4,231)	0	0	0	0
1242	PTRA18 2007 Earnshaw Tri-axle Drop Deck f	13,791	35,000	21,209	0	0	0	0	0
1445	PFKL02 2008 Hyster Forklift	2,400	8,000	5,600	0	0	0	0	0
1284	PCB02 carried over from 25/26 FY	12,262	10,000	0	(2,262)	0	0	0	0
		431,448	415,000	30,431	(46,879)	0	0	0	0



7 RECEIVABLES

Rates receivable	30 Jun 2026	31 Aug 2026
	\$	\$
Opening arrears previous year	46,707	104,043
Levied this year	5,462,949	5,635,489
Less - collections to date	(5,405,613)	(939,393)
Net rates collectable	104,043	4,800,139
% Collected	98.1%	16.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(206)	17,558	35	1,143	101,784	120,314
Percentage	(0.2%)	14.6%	0.0%	0.9%	84.6%	
Balance per trial balance						
Trade receivables	(206)	17,558	35	1,143	2,741	21,270
Other receivables	0	99,044	0	0	0	99,044
GST receivable	0	5,040	0	0	0	5,040
Total receivables general outstanding						125,354

Amounts shown above include GST (where applicable)

KEY INFORMATION

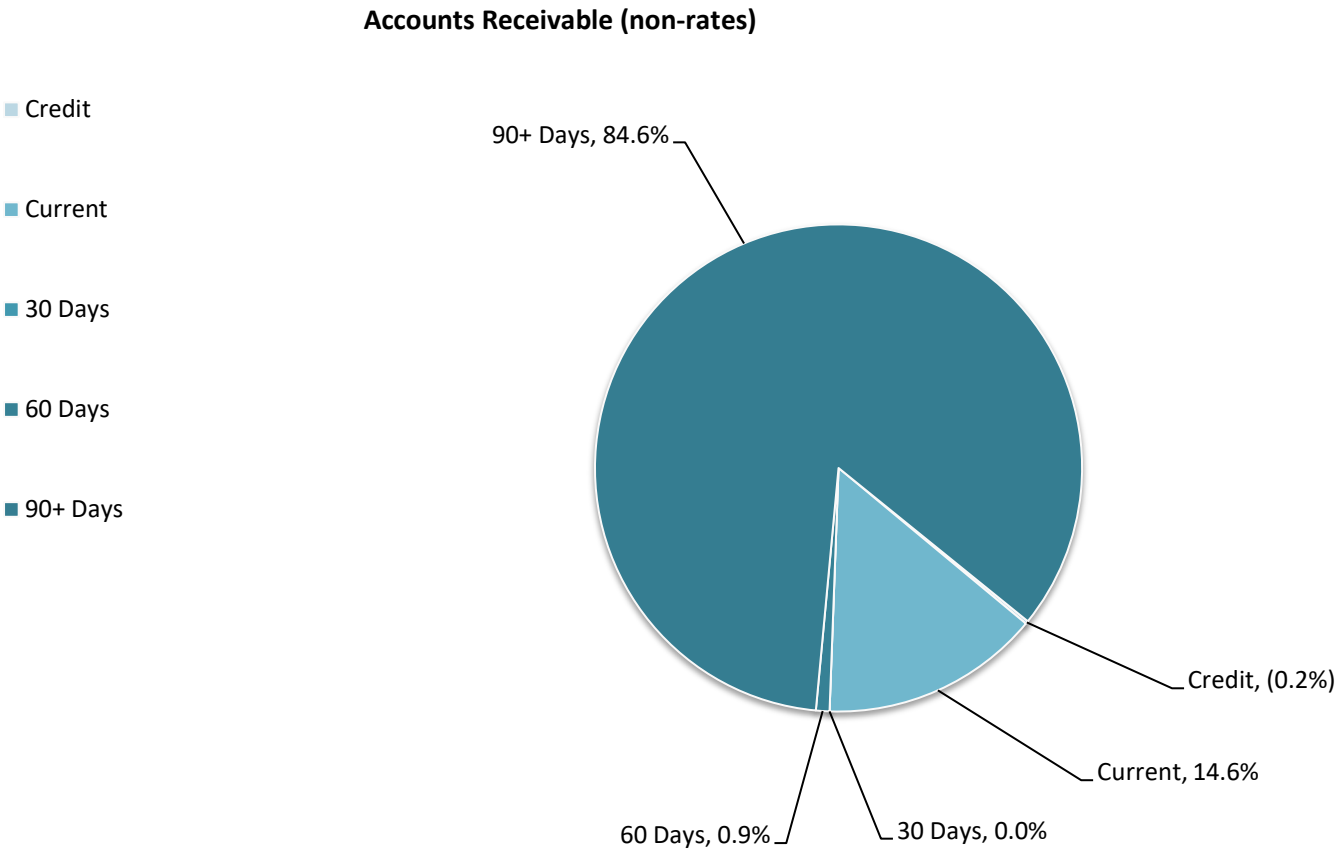
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026**

8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2026	Asset Increase	Asset Reduction	Closing Balance 31 August 2026
Other current assets	\$	\$	\$	\$
Inventory				
Fuel	25,905	37,195	(32,027)	31,073
Total other current assets	25,905	37,195	(32,027)	31,073

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

SHIRE OF LAKE GRACE

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 AUGUST 2026

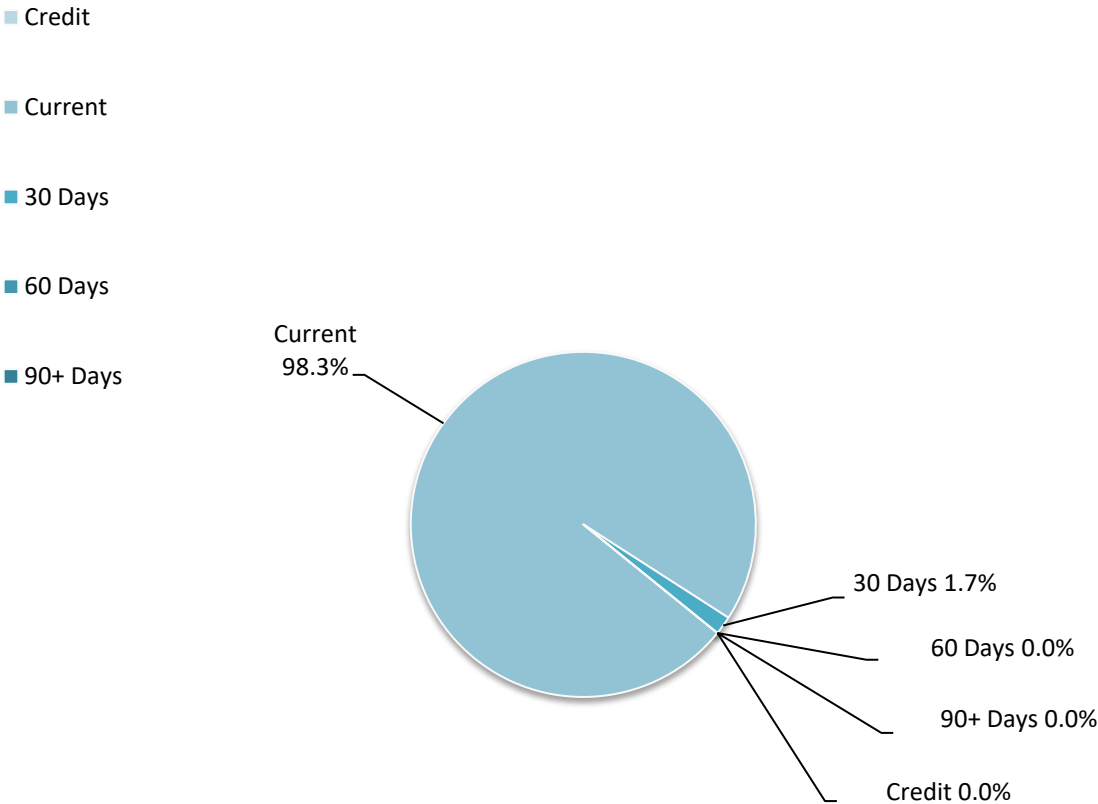
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	404,823	7,162	0	0	411,985
Percentage	0.0%	98.3%	1.7%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors	0	404,823	7,162	0	0	365,580
ESL Levied & Prepaid rates		91,954				91,954
Liabilities held for Others - Prepaid Rates		7,319				7,319
Total payables general outstanding						464,853
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods or services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Aged Payables



SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

10 BORROWINGS

Repayments - borrowings

Information on borrowings		New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Office Refurbishment	L181	133,852	0	0	0	(23,810)	133,852	110,042	2,028	(8,444)
Staff Housing & CEO's Residence	L204	230,519	0	0	(12,566)	(50,431)	217,953	180,088	(1,016)	(3,487)
LG Sports Pavillion	L182	23,658	0	0	0	(23,657)	23,658	1	330	(1,430)
LG Residential Land	L189	60,281	0	0	0	(13,753)	60,281	46,528	(248)	(3,936)
Purchase & Develop Industrial Land	L203	250,880	0	0	0	(61,312)	250,880	189,568	(134)	(5,329)
WACHS Housing	L205	715,759	0	0	(17,782)	(36,021)	697,977	679,738	(4,724)	(41,242)
Total		1,414,949	0	0	(30,348)	(208,984)	1,384,601	1,205,965	(3,765)	(63,868)
Current borrowings		208,984					178,636			
Non-current borrowings		1,205,965					1,205,965			
		1,414,949					1,384,601			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

11 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2026 \$	Liability transferred from/(to) non current \$	Liability Increase \$	Liability Reduction \$	Closing Balance 31 August 2026 \$
Other current liabilities						
Other liabilities						
Capital grant/contributions liabilities		2,009,974	0	452,387	(9,900)	2,452,461
Total other liabilities		2,009,974	0	452,387	(9,900)	2,452,461
Employee Related Provisions						
Provision for annual leave		247,063	0	0	(965)	246,098
Provision for long service leave		295,933	0	0	0	295,933
Total Provisions		542,996	0	0	(965)	542,031
Total other current liabilities		2,552,970	0	452,387	(10,865)	2,994,492

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF LAKE GRACE

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 AUGUST 2026

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Adopted Budget Revenue	YTD Budget	YTD Revenue
	1 July 2026		(As revenue)	31 Aug 2026	31 Aug 2026			Revenue
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
Grants Commission - General	0	0	0	0	0	456,593	114,148	109,226
Grants Commission - Roads	0	0	0	0	0	408,458	102,114	66,773
Grant - DFES LGGS Operating	0	0	0	0	0	122,000	30,500	30,500
Grants - Senior Activities	0	0	0	0	0	1,000	166	0
Grants - Youth Activities	0	0	0	0	0	3,000	498	0
State Library of WA Grant	0	0	0	0	0	500	82	0
Grant - WSFN	0	0	0	0	0	36,727	0	0
Direct Grant - MRWA	0	0	0	0	0	512,982	512,982	512,982
	0	0	0	0	0	1,541,260	760,490	719,481
Contributions								
ESL Administration Fee	0	0	0	0	0	4,000	0	0
Lake King Pavilion / Oval - Hire Fees	0	0	0	0	0	500	82	0
Contributions - Other Culture	0	0	0	0	0	1,000	166	0
Contributions - Street Lighting	0	0	0	0	0	11,500	0	0
AIM Contributions	0	0	0	0	0	1,000	166	139
	0	0	0	0	0	18,000	414	139
TOTALS	0	0	0	0	0	1,559,260	760,904	719,620

SHIRE OF LAKE GRACE

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 AUGUST 2026

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Adopted Budget	YTD	YTD Revenue
	1 July 2026		(As revenue)	31 Aug 2026	31 Aug 2026	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
Roads to Recovery	0	295,000	0	295,000	295,000	1,903,631	0	0
Regional Road Group	5,450	157,387	0	162,837	162,837	393,467	0	0
DWER Contribution toward new NGT Dam	0	0	0	0	0	78,288	0	0
Housing Support Program Stream 2 Community Enabling Infrastructure - Wattle Drive Extension	2,004,524	0	(9,900)	1,994,624	1,994,624	3,013,294	30,000	9,900
	2,009,974	452,387	(9,900)	2,452,461	2,452,461	5,388,680	30,000	9,900

SHIRE OF LAKE GRACE
 SUPPLEMENTARY INFORMATION
 FOR THE PERIOD ENDED 31 AUGUST 2026

14 TRUST FUND

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2026	Amount Received	Amount Paid	Closing Balance 31 August 2026
	\$	\$	\$	\$
Standpipe bonds	13,549	255	(105)	13,699
	13,549	255	(105)	13,699

SHIRE OF LAKE GRACE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 AUGUST 2026

15 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
Budget adoption						0
1121766 - Grant - Roads To Recovery	Res 14247	Capital revenue		342,000		342,000
1213046 - Biddy Camm Rd SLK 127.2-133.71	Res 14247	Capital expenses			(342,000)	0
				342,000	(342,000)	0

Municipal Bank Statement

Summary:

G/L Account (as at Month End)

1A0011010 Municipal Bank Account MUN

Statement No 93

Statement Date 31/08/2026

Page 8 of 8

Opening Balance	6,548,651.21
Deposits	\$1,901,194.00
Payments	-963,676.41
Fees	-35,866.95
Adjustments	-177,763.22
Closing Balance	7,272,538.63

Opening Balance	6,561,662.16
<u>Reconciled Items</u>	
Deposits	1,900,790.10
Payments	-976,752.86
Fees	-35,866.95
Adjustments	-177,763.22
Closing Balance	7,272,525.23

Unreconciled Items

Deposits	13.40
Payments	0.00
Fees	0.00
Adjustments	0.00
Unreconciled Closing Balance	13.40
Total - To agree with GL	7,272,538.63

The Bank Statement balances to the General Ledger

Municipal Account - Reconciliation to 31/08/2026

G/L Account (as at Month End):

Fees:

Dept of Transport	-\$49,892.10
Bank Fees	-\$595.41
Interest Received	\$14,620.56
	-\$35,866.95

Adjustments

Payroll	-\$177,307.22
Payroll Rent Deduction	-\$456.00
	-\$177,763.22

Unreconciled Items:

\$13.40

Outstanding Deposits

Cash/Chq 31/08/2026	\$13.40
	\$13.40

Outstanding Payments

\$0.00

ENTERED

By Victoria Fasano - SFO Offsite at 4:17 pm, Sep 03, 2026

APPROVED

By Alan George - CEO at 8:35 am, Sep 04, 2026

Trust Bank Statement

Summary:

Page 2 of 2

G/L Account (as at Month End)

Statement No 93

1A0013050 Trust Fund Cash At Bank MUN

Statement Date 31/08/2026

Opening Balance	13,545.90
Deposits	\$153.00
Payments	0.00
Fees	0.00
Adjustments	0.00
Closing Balance	13,698.90

Opening Balance	13,545.90
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Reconciled Items

Deposits	102.00
Payments	0.00
Fees	0.00
Adjustments	0.00
Closing Balance	13,647.90

Unreconciled Items

Deposits	51.00
Payments	0.00
Fees	0.00
Adjustments	0.00
Unreconciled Closing Balance	51.00
Total - To agree with GL	13,698.90

The Bank Statement balances to the General Ledger

Unreconciled deposit

Trust payment 31/08/2026 51.00

ENTERED

By Victoria Fasano - SFO Offsite at 4:42 pm, Sep 03, 2026

APPROVED

By Alan George - CEO at 8:35 am, Sep 04, 2026

Shire of Lake Grace



Reserve Bank Statement

Reserve No	Reserve Account Name	Balance
11	Emergency Services Reserve Bank	\$ 32,267.83
12	Housing Reserve Bank	\$ 919,359.60
13	Swimming Pool (Lake Grace) Reserve Bank	\$ 1,160,425.12
14	Land Development Reserve Bank	\$ 293,579.77
15	Leave Reserve Bank	\$ 394,783.96
16	Plant Replacement Reserve Bank	\$ 1,160,254.63
17	Recreation Reserve Bank	\$ 859,993.17
18	Works & Services Reserve Bank	\$ 466,037.54
20	Radio Reserve Bank	\$ 35,788.86
31	Lake Grace Sewerage Scheme Reserve Bank	\$ 1,863,449.62
36	Newdegate Stadium Floor Reserve Bank	\$ 346,886.73
40	Office Furniture & Equipment Reserve Bank	\$ 26,262.27
41	Centenary Reserve	\$ 51,337.90
42	History Book Reserve Bank	\$ 12,432.83
43	Essential Medical Services Reserve Bank	\$ 452,971.05
44	AIM Hospital Museum Reserve	\$ 59,136.36
		\$ 8,134,967.24

ENTERED

By Victoria Fasano - SFO Offsite at 10:19 am, Sep 04, 2026

Bank Balance

31/08/2026

CBA Reserve Acc	\$833.81
WATC Reserve Acc	\$18,352.83
CBA Reserve Term Deposit 1	\$0.00
CBA Reserve Term Deposit	\$8,115,780.60
	\$8,134,967.24

APPROVED

By Alan George - CEO at 11:01 am, Sep 04, 2026

Variance \$0.00

Reserves Fund Statement



Shire of Lake Grace

23 SEPTEMBER 2026

Ordinary Council Meeting

INFORMATION BULLETIN

ITEM 16.0 - ATTACHMENTS

TABLE OF CONTENTS

REPORTS:

Title of Report	No of Pages
Infrastructure Services Report	2 – 10

EXTERNAL ORGANISATIONS

Roe Tourism 10 August 2026 Minutes	11 – 13
WALGA CCZ Minutes 14 August 2026	14 – 52

CIRCULARS, MEDIA RELEASES & NEWSLETTERS:

Community Newsletters as circulated via email	0
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