Shire of Lake Grace

24 July 2024

Ordinary Council Meeting

LIST OF ATTACHMENTS

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4WDL VROC Shires of Dumbleyung, Lake Grace, Wagin, Williams, Woodanilling and West Arthur

Investment in 33 Key Worker Dwellings in the 4WDL VROC Region of Western Australia

PRELIMINARY BUSINESS CASE

April 2024

VERSION CONTROL

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DraftA	02/02/2024	Econisis	Internal draft for project team review	JE Planning, Chadwick Consulting
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Abbreviations

Abbreviation	Description
4WDL	VROC representing the shires of Wagin, Williams, West Arthur, Woodanilling, Dumbleyung, and Lake Grace
BCR	Benefit Cost Ratio
CBA	Cost Benefit Analysis
EIA	Economic Impact Assessment
IO	Input-Output
GFA	Gross Floor Area
GVA	Gross Value Added
HA	Hectare
KWHA	4WDL Key Worker Housing Analysis 2023 Report (JE Planning)
KWHDC	4WDL Housing Plans and Key Worker Housing Development Concepts 2024 Report (JE Planning)
NPV	Net Present Value
PV	Present Value
SQM	Square Metres
VROC	Voluntary Regional Organisation of Councils

List of Appendices

The appendices are included in a separate volume from the Business Case.

Appendix	Description
Appendix A	4WDL Key Worker Housing Analysis (KWHA) 2023 Report
Appendix B	4WDL Regional Housing Analysis (Econisis) 2023 Report
Appendix C	4WDL Housing Plans and Key Worker Housing Development Concepts (KWHDC) 2023 Report
Appendix D	4WDL Short-Listed Key Worker Housing Investment Cost Benefit Analysis (CBA) 2024 Report

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1 EXECUTIVE SUMMARY

Proposal

Funding for the construction of 33 dwellings across the 4WDL VROC Shires to meet key worker accommodation and housing needs in the regional communities for the benefit of the local economies.

Need

Analysis by JE Planning in the 4WDL Key Worker Housing Analysis 2023 Report confirmed the requirement for between 158 and 254 key worker dwellings across the region over the next decade. This was confirmed through multiple modelling techniques and scenarios drawing on demographic, housing market and survey data and evidence.

Rationale for Investment

Private housing markets in 4WDL communities are experiencing "market failure" conditions due to slowing and declining population growth signals, poor development feasibility attributes (based on traditional development models) and below replacement median house prices. These signals mask significant economic-led demand from public and private sector organisations requiring quality accommodation options for key workers.

This market-failure condition means the region and State are experiencing significant economic opportunity cost due to the lack of suitable housing to accommodate productive and essential workers in the region.

Options

Vacant residential land supplies are constrained by servicing, tenure, ownership, environmental overlays and suitability for investment. The number of lots across the region meeting short-listing criteria limited to 19. Of these 33 potential dwellings were identified for development over 8 sites across each of the LGAs, including 2 sites in Wagin and 2 sites in Lake Grace.

Table 1 4WDL Shortlisted Sites for Housing Investment Concepts

Site #	Local Government	Address	Dwelling yield
1	Shire of Dumbleyung	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	6
2	Shire of Williams	25- 29 (Lots 72,73 and 74) Hynes Court, Williams	4
3	Shire of Wagin	8-10 (Lots 19 and 18) Khedive Street, Wagin	3
4	Shire of Lake Grace	Portion of Lot 500 Wattle Road, Lake Grace	6
5	Shire of West Arthur	Portion of Lot 309 Burrowes (West) Street, Darkan	4
6	Shire of Woodanilling	13 (Lot 129) Cardigan Street, Woodanilling	1 + ancillary
7	Shire of Lake Grace	Portion of Lot 9002 Griffin Road, Lake Grace	2
8	Shire of Wagin	3 (Lot 19) Omdurman, Wagin	6
Total Dwellings			**33 dwellings**

Local Government Development and Ownership was identified as the preferred delivery model due to the scale of feasibility gaps rendering more incremental funding or market-led incentives unsuitable. The exception is the potential for a development financial subsidy (of approximately $350,000 per dwelling) to market, employer and community-led housing projects under a co-investment model. However the depth of market and capacity of private partners to delivery this likely impedes its short-term take up.

Evaluation

Cost estimates from Chadwick Consulting identified an average development cost per dwelling requirement of $525,971. This represents a total cost, excluding land value of ***$17,466,869 for the servicing of sites and the construction of the 33 dwellings***.

Dwelling construction costs include the pad and house, carport (1 carport for 2-bedroom, 2 carports for 3-bedroom) and driveways. Dwellings have also been costed to a 'medium' specification, to reflect quality requirement for long-term habitation. Additionally, dwelling footprints are relatively small to enable modular/flat pack construction methods. Refer to the table below for examples of the dwelling sizes.

This includes escalation to December 2024 and contingencies.

A Cost Benefit Analysis of the preferred option was undertaken by Econisis. This identified a series of economic and social benefits including:

- Construction Supply Chain Benefits
- Direct Economic Contribution of New Key Worker Households
- Household Expenditure Benefit
- Social Benefit of Housing Access
- Housing Market Normalisation
- Residual Asset Value

The below table summarises the results of the cost benefit analysis.

Table 2 Summary of Cost Benefit Analysis Results

Summary	4%	7%	10%
Total Costs	**-$19.3**	**-$18.6**	**-$18.0**
Capital Costs	*-$17.1*	*-$16.9*	*-$16.7*
Maintenance	*-$2.2*	*-$1.7*	*-$1.3*
Benefits	**$49.9**	**$38.1**	**$30.0**
Construction Supply Chain Benefits	*$1.2*	*$1.2*	*$1.2*
Economic Contribution of Key Workers	*$33.0*	*$25.3*	*$19.9*
Household Expenditure-Based Economic Impacts	*$6.9*	*$5.3*	*$4.1*
Social Benefit of Housing Access	*$5.0*	*$3.8*	*$3.0*
Housing Market Normalisation	*$2.2*	*$1.7*	*$1.3*
Residual Asset Value	*$1.6*	*$0.9*	*$0.5*
NPV	**$30.5**	**$19.5**	**$12.0**
BCR	**2.58**	**2.05**	**1.67**

BCRs and NPVs are positive for the 33 dwelling project at all discount rates, with BCRs exceeding 2.0 at 4% and 7% discount rates.

Sensitivity testing confirmed downside resilience of the results from conservative variable adjustments. A sensitivity test involving a financial subsidy approach and co-investment model (Test 3) was also undertaken and showed strong BCRs and value for money, though is contingent on take up and capacity of partners to fund and delivery under the model.

The project has the capacity to delivery $30.3m in economic output to the WA economy over the construction phase (assuming 3 years). This includes $5.1m in direct and indirect economic incomes and $9.5m over 3 years of Gross Value Added to the regional economy. Approximately 16.6 construction job years will be supported during the construction phase.

Table 3 Summary of Economic Impact, Construction Phase, Total Impact

Summary	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output ($m)	$17.5	$8.5	$4.4	$30.3
Income ($m)	$2.4	$1.8	$0.9	$5.1
Employment (FTEs)	8.5	5.0	3.1	16.6
Gross Value Added ($m)	$4.6	$3.1	$1.8	$9.5

Preliminary Implementation Advice

A likelihood and consequences based risk assessment of the project identified no Extreme Risks. Only one Major Risk was identified – that Project-related housing assets have a negative value upon delivery. However, such negative value unlikely to be realized due to own-and-lease model proposed in the delivery model analysis and governance options. Financial contribution by the State Government will also alleviate such impacts.

Governance of the Project, from a procurement, delivery and ongoing operational perspective, can take a number of potential forms. While no recommendation on specific governance model was recommended, options for consideration include:

- Individual Local Government project management and delivery
- Coordinated regional project management and delivery
- Establishment of a regional community housing entity to manage the procurement, delivery and operations
- Engagement of an established Community Housing Organisation as a delivery partner
- Partnership with State Government agencies (Development WA, Department of Communities) in the procurement and delivery of the assets

Each options have positive and negative implementations, though retaining a strong involvement and leadership role of Local Government in the operation of the housing assets was viewed as critical to allowing the specific local key worker housing needs to be responded to in a flexible manner.

The following next steps are recommended for consideration:

- Engage with State Government agencies to secure in principle support for the projects and confirm appropriateness of governance and delivery models.
- Seek an design partner on the market to secure designs and costings for the project
- Provide these details as part of a targeted investment application and funding submission to the State Government (or the relevant identified agencies). This may require minor amendments to financial and CBA elements of this business case.

Upon successfully securing funding, it is recommended that a procurement and project management plan be established to guide further steps in the delivery and implementation of the project.

Recommendations

This preliminary business case and associated analysis and evidence confirms the recommendation that:

State Government investment be provided to enable the delivery of 33 dwellings across the 4WDL Councils for the purposes of providing accommodation and housing for key workers in the region.

Consideration should also be given to the establishment of a ***Key Worker Housing Subsidy Fund*** to provide financial support and capital subsidies to market, employer and community-led key worker housing projects in the region based on a co-investment model.

2 PROJECT PURPOSE

2.1 Introduction

Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia, impacting the ability to attract and retain key workers. The combination of small labour markets, flat and declining populations, comparatively low median housing market prices, and development feasibility issues require coordinated government intervention.

The *4WDL Key Worker Housing Analysis 2023 (KWHA) Report* ***(Appendix A)*** for the 4WDL region presented evidence to confirm the extent of the housing shortage in the Shires of Williams, Wagin, West Arthur, Woodanilling, Lake Grace and Dumbleyung. The KWHA included a Regional Housing Economic Analysis that identifies and tests the key feasibility of local government-led housing delivery, ownership and management models across Australia.

Aggregating data across local government areas in stalled regional markets aims to create sufficient scale for commercially feasible housing development, together with government investment intervention to fund the 'failed market' gap. The KWHA established the scale of demand for purpose- built and appropriate key worker housing, revealing a lack of accommodation to support lone, small and aged households. The expansive land area of the 4WDL region, combined with the comparatively small size of many communities, impacts the viability (and interest) of private housing construction and supply.

The *4WDL Housing Plans and Key Worker Housing Development Concepts (KWHDC) Report (***Appendix C***)* provides a technical analysis and high level housing development concepts to address the KWHA recommendations.

This Preliminary Business Case has been prepared in the WA Government Business Case Template for use by the 4WDL working group in engagement with the State Government to seek funding for land development and construction for key worker housing.

2.2 Proposal Background and Context

2.2.1 4WDL VROC

The Wheatbelt Development Commission (WDC), in partnership with the 4WDL Shires, engaged JE Planning Services and Econisis to analyse key worker housing needs and challenges and highlight opportunities to stimulate housing development and investment in the 4WDL region.

The 4WDL region (See Figure 1) encompasses a land area of approximately 21,135 km2 and comprises the following Local Government Areas (LGAs):

- The Shire of Wagin
- The Shire of Williams
- The Shire of West Arthur
- The Shire of Woodanilling

- The Shire of Dumbleyung
- The Shire of Lake Grace

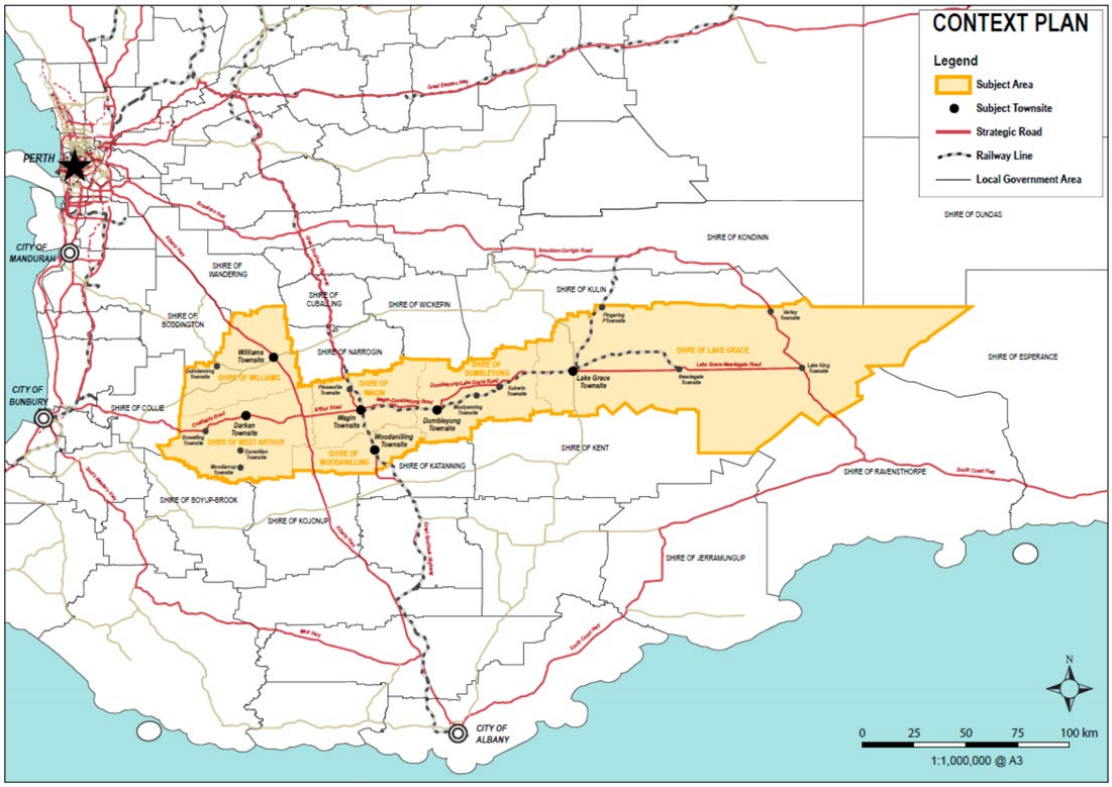


Figure 1 KWHA Study Area

The KWHA Report identified and quantified housing demand in the six local government areas and identifying key development feasibility constraints, land availability, and potential development models to address future regional key worker housing.

While the region continues to experience economic growth, limited capital gains and lending restrictions in recent years have impacted the construction of new houses. The 4WDL Shires have identified a critical shortage of suitable key worker housing, which is impacting the ability of the private and public sectors to attract and retain skilled workers and their families in the region. Subsequently, this has increased reliance on drive-in-drive-out workers and the need for accommodation investment.

2.2.2 Socio-Demographic and Housing Profile

According to the ABS census data, the 4WDL Shires aggregate population in 2021 was 5949 representing a slight decline in population (63 people) over the decade since 2011. This data also indicates a reduction of 166 total dwellings since 2011.

Table 4 Population and Total Dwellings Trends by Local Government Area (LGA) from 2011-2021

LGA	Dumbleyung	Lake Grace	Wagin	West Arthur	Williams	Woodanilling	Total
2011							
Population	605	1360	1846	868	914	419	6012
Dwellings	376	754	949	490	460	205	3234
2016							
Population	671	1268	1852	809	981	409	5990
Dwellings	386	745	943	469	455	204	3202
2021							
Population	681	1265	1761	773	1021	448	5949
Dwellings	339	743	886	376	503	221	3068

Source: ABS Census

The Shire of Dumbleyung, Woodanilling and Williams have experienced a small population increase since 2011, while the Shire of Lake Grace, Wagin and West Arthur is experiencing a slight population decline.

Based on the 2021 ABS census data, housing trends across the 4WDL indicates that 78% of the dwellings are occupied (See Table 3), with 96% of housing stock being single dwellings. Census data indicates that 45% of dwellings are owned outright, with a further 22% owned with a mortgage and 32% rented or leased.

Table 5 Number of Houses supplied for Key workers by Agency and LGA

LGA	Shire Houses	GROH Houses	WACHS Houses	Total
Shire of Wagin	0	13	5	18
Shire of Williams	4	5	0	9
Shire of West Arthur	6	3	0	9
Shire of Woodanilling	3	0	0	3
Shire of Dumbleying	4	7	2	13
Shire of Lake Grace	11	17	2	30
Public Sector Key Worker Accommodation	28	45	9	82

Source: Stakeholder Engagement Outcomes

It is estimated that 34% of public sector housing is provided by local government, GROH provide 55% (owned and leased) and 11 % by WACHS. These figures indicate the number of houses provided to employees of each sector of the public workforce. Local government owns 73 houses within the 4WDL region and currently rent 44 dwellings to other agencies or the private sector, equating to 60% of local government housing stock. While GROH provides the highest housing proportion to its workers, GROH leases 24% of the properties to house key workers.

Table 6 % Public Sector workers with housing

LGA	% Public Sector Workers provided with housing currently (2022)	Desired % Public Sector Workers provided with housing based on survey
Shire of Wagin	21%	33%
Shire of Williams	19%	29%
Shire of West Arthur	25%	42%
Shire of Woodanilling	18.75%	81%
Shire of Dumbleying	27%	54%
Shire of Lake Grace	34%	47%
Average	24%	48%

Source: Stakeholder Engagement Outcomes

According to the table above, 24% of public sector workers are provided with accommodation in the 4WDL area, meaning that currently 76% of public sector workers are not provided with accommodation in the region, and therefore likely drive in drive out, or access existing housing stock or lease accommodation from the Shire. Based on survey outcomes of planned or needed accommodation, the current desired supply level would need to accommodate at least 48% of public sector key workers. These trends indicate a significant lack of public sector housing in the region, with strain on local government owned housing stock to accommodate state and private sector key workers. This statistic implies that at best half of public sector employees need to be accommodated, almost double the current provision of public sector housing. This figure also indicates that even when the desired level based on current survey outcomes are addressed, over 50% of public sector workers will need to find their own accommodation.

2.3 Project/Service Need

While the 4WDL region is experiencing declining population trends, and forecasts predict this trend will continue; the decline rate is slow. Conversely, some of the LGAs within the area recorded slight growth over the past ten years. These trends may indicate that each town has the potential to sustain economic activities over time. However, addressing a shortfall in key workers and worker accommodation is vital to sustaining current activities.

Business Community and Local Government surveys were undertaken as part of the development of the KWHA Report.

Survey outcomes and engagement feedback highlight the need for adequate worker accommodation and houses to support families with a yard. Key priorities from business owners regarding housing needs for workers in order of frequency of response included:

1. More short-term worker housing is needed/as short-stay accommodation for seasonal workers.
2. Lack of availability of any housing.
3. Attractive housing options to suit a family and couples with backyards.
4. More rental availability is needed for smaller housing units/townhouses for single workers
5. Replace or upgrade older accommodation. Modernise houses.
6. Housing people in caravan parks or in dongas is undesirable.

Demand forecasts prepared as part of the Key Worker Housing Assessment applied multiple approaches and scenario analyses. Five scenarios demonstrate both Top-Down and Bottom-Up analysis detailed in the sections below. These include:

- Scenarios A, B and C provide a Top-Down analysis using aggregation methods to establish an estimated range of key worker dwelling demand as it applies to the 4WDL area.
- Scenarios D and E provide a bottom-up approach using compositional analysis based on each LGA and housing sector data.

Details on the assumptions and elements of the scenarios are outlined in KWHA Report in Appendix A

The results for housing demand projections for the region for the next 5 years by Top-Down and Bottom Up Scenarios are summarized in the tables below.

Table 7 4WDL estimated dwellings demand for Workers – Top Down Scenarios

Scenario	4WDL Aggregate Dwelling Demand for Key Workers
A	299
B	180
C	106

Table 8 4WDL estimated dwellings demand for Workers – Bottom Up Scenarios

Demand By LGA assessment	Total Additional dwellings	Total key worker dwelling demand
Scenario D (high estimated demand)	322	254
Scenario E (Conservative Estimated demand)	207	158

Scenarios A and D are comparable as high estimates, Scenarios B and E are comparable as conservative estimates, and Scenario C is the outlier based on current trends which don't necessarily meet the demands addressed in the analysis.

The overall estimated figures reveal that the scale of demand for the 4WDL region sits between 158 (Low) – 254(High) key worker dwellings over the next decade. The high Scenario (D) provides direction for estimated and ongoing land supply requirements to meet dwelling demand over the coming decade, which is at a scale 2.5 times greater than current building activity. The low Scenario (E) guides immediate and short-term key worker housing needs.

The current, short- and longer-term, key workers housing needs by individual LGA/townsite include:

- The Shire of Dumbleyung requires an additional 28-33 key worker dwellings by 2031 with current under provision of 14 key worker dwellings.
- Lake Grace requires an additional 30-45 key worker dwellings by 2031 with current under provision of 12-15 key worker dwellings.
- West Arthur requires an additional 18-31 key worker dwellings by 2031 with a current under provision of 8 key worker dwellings.

- Wagin requires an additional 42-61 key worker dwellings by 2031 with current under provision of 16-22 key worker dwellings.
- Williams requires an additional 26-48 key worker dwellings by 2031 with a current under provision of 13-18 key worker dwellings.

2.4 Rationale for Intervention

While private markets are the preferred method in Australia and most Western countries, for the supply of goods and services to the population, such markets are subject to failure. "Market failure" represents a situation in which, for a diverse range of reasons, the private sector is unable to meet the needs and requirements of a community. Issues of market depth/liquidity, capital intensity and feasibility are common factors in situations where markets fail.

Regional communities such as those in "4WDL" are more susceptible to issues of market failure, due to their comparative remoteness, small size/lack of demand critical mass and labour force constraints. This is particularly the case for housing, where the cost of construction often exceeds the market median price of housing.

Econisis tested the feasibility of development in the region across each of the major towns in the study area using a static residual value approach.

A static residual value is a preliminary approach to feasibility. It compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling. Any value that is residual from this comparison represents the maximum value of the land that would be necessary to facilitate a positive feasibility outcome.

The assessments are preliminary in nature due to the fact it is static and does not consider the impacts of cashflows and cost and value appreciation over time. While this limits the capacity of the feasibility assessment to consider issues such as internal rates of return, peak debt and discounted cash flows, static residual value analysis is highly suitable.

Table 9 Residual Value, Single Detached Dwelling, Major Towns

Town	Total Construction Cost	Sales Price	Residual Value	Notional Value per SQM
Bowelling	$313,131	$150,000	-$163,131	-$363
Darkan		$135,000	-$178,131	-$396
Dumbleyung		$210,000	-$103,131	-$229
Kukerin		$147,500	-$165,631	-$368
Lake Grace		$230,000	-$83,131	-$185
Lake King		$180,000	-$133,131	-$296
Newdegate		$115,000	-$198,131	-$440
Wagin		$226,700	-$86,431	-$192
Williams		$315,000	$1,869	$4
Woodanilling		$259,000	-$54,131	-$120

In order to address the preliminary feasibility issues raised, the dwelling construction would need at least $200,000 of financial subsidy in addition to the land if the dwelling was to be sold

on the market. This subsidy would also be required if the dwelling is retained and leased to address the write-down in the value of the asset that will be incurred by the asset owner.

Refer to Appendix B for further detail.

2.5 Stakeholders

The following stakeholder groups were engaged as part of the KWHA and KWHDC Reports are outlined in the table below.

Table 10 Stakeholder Groups

Groups	Consultation Level - keywords	Communication Methods/Terms of Reference
Project Control Group – Wheatbelt Development Commission officers Shire of Dumbleyung CEO Consultants (Project Management)	Involve Collaborate	Confirm Project Process and Content Confirm Objectives Develop Key messages Emails/Phone calls/Teams calls/Meetings Teams Presentation Confirm Recommendations WDC to engage and seek support for State Government agency feedback on key worker housing demand and gaps for the next ten years (immediate and forecast).
VROC Working Group Shire of Dumbleyung Shire of Wagin Shire of Lake Grace Shire of West Arthur Shire of Williams Shire of Woodanilling (Steering Group)	Inform Involve Consult Collaborate Empower	Provide data, local knowledge and other technical information. Complete the survey/Questionnaire. All LGA's to engage local businesses and other key workers (& community stakeholders) to seek housing gap and expected key worker housing demand information for the next ten years (immediate and forecast) Emails/ and phone calls Teams Meeting/ Presentation
State Agency/ Service Agency Stakeholders WA Country Health Services Department of Community Services - GROH teams (representing WA Police, Education and Community) Western Power Water Corporation Department of Planning Lands and Heritage Development WA (RDAP)	Inform Consult Involve	Building awareness Gather views/information Emails/ and phone calls Feedback
Business Community Stakeholders Industry Farming Commercial Not for Profit List to be developed by each Shire	Inform Consult	Gather views/information Survey Emails/phone calls Feedback

The collection of data informing KWHA was through the following engagement processes:

- Business Community Key Worker and Housing Survey (Business Community Stakeholders)
- Local Government Key Worker and Housing Survey (VROC working group)
- State Agency Stakeholder Questionnaire

3 Strategic Options Identification and Analysis

3.1 Potential Solutions

3.1.1 Vacant Residential Land

The process of preparing the local housing plans and associated data provides contextual and ground-truthing information that underpins the preliminary business case. The analysis further quantifies the KWHA 2023 findings for key worker housing demand and land availability.

The KWHA 2023 included high-level figures indicating how current housing stock is being used and identified areas of under-utilisation. KWHA survey outcomes and Department of Planning Land and Heritage (DPLH) data was analysed an overview of vacant and suitably zoned land that may accommodate key worker housing.

Table 11 DPLH Vacant Residential Lots Data

Local Government Area	Vacant Residential Lots
Dumbleyung	24
Lake Grace	14
Wagin	87
West Arthur	28
Williams	48
Woodanilling	35
Grand Total	236

A detailed desktop review of the vacant land in the 4WDL focussed on the main townsite in each Local Government Area (LGA), and included the townsites of Darkan, Dumbleyung, Woodanilling, Williams, Lake Grace and Wagin.

Table 12 Estimated 4WDL Vacant Residential Zoned Land by Townsite

Townsite	Total Estimated Vacant Residential Zoned Lots	Vacant Lots full services	Vacant Lots Partial Services	Vacant Lots No services	Local Government Tenure	Total State Government Tenure	Vacant State Government owned land Considered for inclusion in Noongar Land Estate	Vacant lots in Bushfire Prone Area	No Lots addressing Short List criteria
Dumbleyung	43	8	32	0	19	8	9	31	4
Woodanilling	60	17	23	20	4	19	18	55	2
Darkan	26	24	2	0	3	7	2	7	2
Wagin	109	49	55	5	15	44	34	67	8
Lake Grace	18	7	11	0	3	12	8	9	1
Williams	35	22	10	3	3	12	1	18	2
Totals	291	127	133	28	47	102	72	187	19
Percentage	100%	44%	46%	10%	16%	35%	25%	64%	7%

The assessment of vacant Residential zoned land based on the results of the table above, indicates the following trends across the 4WDL:

- 44% have access to all available services in the town. This figure includes Woodanilling and Darkan, which do not have access to sewer.
- 46% constrained for development due to partial servicing.

- 10% do not have access to any services.
- 51% owned by local (16%) or state government (35%).
- 49% privately owned.
- 25% of vacant land is State Government land currently considered for inclusion in the Noongar land Estate, not available to be considered for development at this time. Therefore 10% of the State government-owned land may have potential for development at this time.
- 26% owned by local land state government may be available for consideration of development at this time.
- 7% owned by Local Government are identified as 'project ready'. This includes local government-owned land with access to full servicing.
- 64% of sites are in 'Bushfire Prone Areas'.

A high-level assessment undertaken in the to gauge the approximate potential for developing housing within each town is presented in the table below. This table highlights potential dwelling yield of vacant serviced Residential zoned areas of the respective 4WDL towns based on current density.

Table 13 Estimated 4WDL Vacant Residential Zoned Land by Townsite

Townsite	Serviced Residential zoned sites with potential for single houses	Approximate number of serviced Residential sites with development potential for grouped dwellings	Average number of grouped dwellings per site	Sites with potential for multiple lot subdivision/ dwelling yield subject to servicing (Subdivision sites)	Anticipated lot/dwelling yeild on subdivision sites (subject to planning and servicing)
Woodanilling	5	8	2	0	0
Darkan	24	0	0	1	28
Wagin	30	19	3	8	150
Lake Grace	6	1	32	1	38
Williams	18	4	2	8	300
Dumbleyung	1	7	3	9	54
Total	**84**	**39**	**42**	**27**	**570**

A summary of the development potential assessment reveals the following outcomes:

- 30% of vacant serviced zoned lots (all tenure) may have potential for grouped dwelling development.
- Based on trends observed through the assessment process, the likely yield on standard sites will be between two and four grouped dwellings. Larger or combined sites may allow six grouped dwellings or more.
- The current potential across all available vacant and adequately serviced land is estimated to provide 123 dwellings (estimating potential to provide 42 smaller grouped dwellings/modular).
- The fourth and fifth columns indicate residential-zoned parcels at the extent of larger townsites that may require structure planning for subdivision. Development of these sites will be subject to servicing and development and may yield around 500 residential lots/dwellings for the 4WDL.

3.1.2 Housing Delivery Models

The Regional Housing Analysis undertaken by Econisis (Refer to Appendix B) identified a series of alternative housing delivery models and factors for consideration and review in meeting the housing needs of 4WDL. These options extend beyond the traditional construction and ownership of housing by Local Government for key workers in regional Australia (i.e. the core model).

Additional case study research and review of other key worker housing projects nationally has added to this analysis and allowed for the refinement and delineation of 5 potential government-related housing delivery models for the 4WDL area. These include:

- **Local Government Development and Ownership** – the local governments receive capital funding support to development housing for which they retain ownership and enter short- and long-term leases with key worker households.
- **Market/Community Housing Financial Development Subsidy** – the provision of a financial development subsidy to address the net residual value gap in the development of key worker housing by private market, businesses and community and social organisations.
- **Build to Rent Partnership Model** – providing a guarantee of occupancy and tenancy for a build-to-rent housing providers.
- **Local Government Rating Incentives** – providing local government rating incentives that improvement the commercial return on investment of private sector housing development, particularly for build to rent.
- **Headworks and Land Services Contributions** – financial contributions by the State Government to headworks and other infrastructure and servicing costs associated with the development of residential land for key worker housing.

These options all relate specifically to either direct or indirectly facilitating capital investment in key worker housing. They exclude specific models relating to governance and or JVs of the housing once delivered. Advice and recommendations on potential options are included in section 5.0 of the business case.

The delivery options identified have been assessed using a Multi-Criteria Analysis approach in section 3.2.2 of the business case.

3.2 Preferred Project Option

3.2.1 Short-Listed Sites

The table below lists the identified project-ready shortlisted sites selected to provide key worker housing in the 4WDL region. The shortlisted sites provide a maximum of 33 key worker modular dwellings, conservatively addressing approximately 50% of the current key worker housing deficit. The site's location and maximum dwelling yield potential are also listed. Each site is detailed in the discussion by townsite in the relevant sections below.

Table 14 4WDL Shortlisted Sites for Housing Investment Concepts

Site #	Local Government	Address	Dwelling yield
1	Shire of Dumbleyung	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	6
2	Shire of Williams	25- 29 (Lots 72,73 and 74) Hynes Court, Williams	4
3	Shire of Wagin	8-10 (Lots 19 and 18) Khedive Street, Wagin	3
4	Shire of Lake Grace	Portion of Lot 500 Wattle Road, Lake Grace	6
5	Shire of West Arthur	Portion of Lot 309 Burrowes (West) Street, Darkan	4
6	Shire of Woodanilling	13 (Lot 129) Cardigan Street, Woodanilling	1 + ancillary
7	Shire of Lake Grace	Portion of Lot 9002 Griffin Road, Lake Grace	2
8	Shire of Wagin	3 (Lot 19) Omdurman, Wagin	6
Total Dwellings			**33 dwellings**

3.2.2 Preferred Delivery Options

The suitability and preferences of the housing delivery and development options identified in section 3.1.2 have been assessed using a Multi-Criteria Analysis (MCA) approach.

3.2.2.1 MCA Approach

A Multi-Criteria Assessment or MCA is an appraisal and evaluation technique that accounts for the role of economic, social and environmental factors in decision-making. Unlike CBA or SROI it does not require the monetization (monetary valuation) of social and environmental outcomes.

An MCA incorporates a series of measures across a criterion with the results of the measures aggregated up to a single result for the criteria as a whole. The results can be weighted or unweighted, with the latter providing a simpler and cleaner output at the potential risk of individual criteria/measures disproportionately impacting the results.

National MCA guidelines identified the following stages for developing an MCA.

Key stages are outlined below.

- Inputs – defining the inputs for the MCA. Includes identifying the scoring methods, key measures and relevant data sets and information capture.
- Design - identifying the criteria and organising structure of the assessment.
- Scenarios – scoring of the measures and scoring of the criterion based on aggregate measures.
- Results and Graphs – presentation of the results of the MCA.

Scoring measures:

- <5: Not suitable
- 5-9: Low level of suitability
- 10-14: Reasonable level of suitability
- 15-20: High level of suitability

3.2.2.2 Suitability Criteria

The assessment has utilised a qualitative unweighted and weighted approach to assessing the fundamental suitability of different delivery models to addressing key constraints and

barriers to the development of key worker housing in 4WDL and the extent to which the models will facilitate housing delivery.

Key Criteria and their weightings include:

- **Residual Value/Feasibility Gap** – the extent to which residual asset values and feasibility gap are addressed (40%)
- **Housing Delivery Certainty** - extent to which the model delivers housing to the market (20%)
- **Market-Failure Solution** - extent to which non-financial barriers causing regional housing market-failure are addressed. This can include infrastructure and servicing (20%)
- **Non-Government Involvement** - extent to which non-government investment is induced or supported (10%)
- **Control of Delivery and Operational Risks** - extent of government has control or management over risks of delivery and operations of the housing (10%)

The results of the MCA are illustrated below and summarised in the following table.

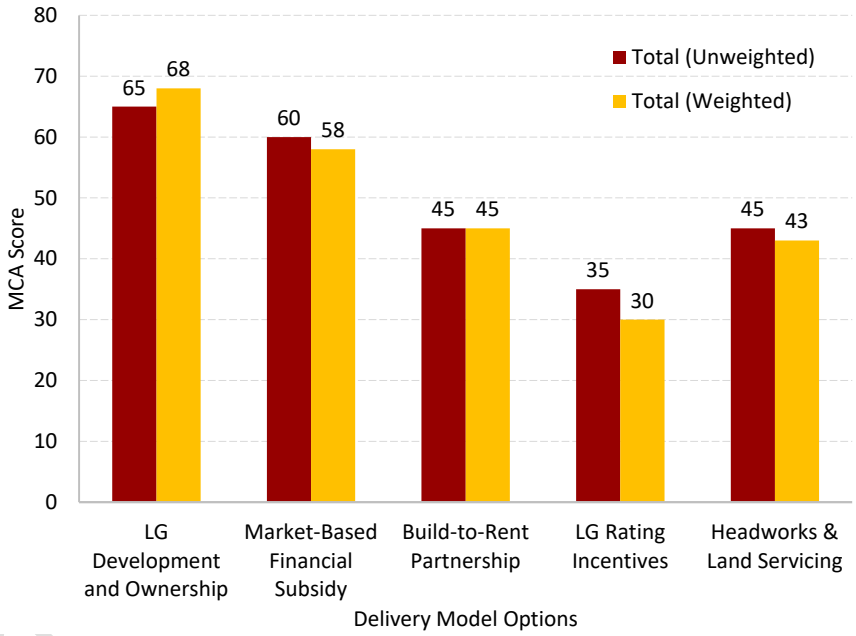


Figure 2 Delivery Option MCA Scores, Weighted and Unweighted

Overall, Local Government Development and Ownership (directly or through a community housing organisation) represents the preferred solution in the 4WDL. Other options struggle in light of the regional and remote nature of the market and the significant gap between market prices and feasibilities. This is particularly the case for options relating to Local Government Rating Incentives, which is unlikely to be sufficient to change fundamental market failure attributes in the area.

While land availability is an issue in some locations, a small number of suitable sites have been identified for development in the short-term, requiring only facilitatory investments in servicing. This reflects the fact that head works, and land servicing costs are only part of the factors that contribute to feasibility challenges in the area.

The provision of a financial subsidy to private sector and community-based key worker housing models does have some potential, particularly based on a co-investment model with market, employer and community housing partners. However, this model heavily dependent on the rate of take up and capacity of organisations within the region to meet the remaining capital requirements of the developments. This model is tested as part of the CBA.

Build-to-Rent models are increasingly attractive where Government and other organisations can provide certainty of long-term leasing and tenancy. This model has potential long-term benefits and there are examples of its implementation in locations in the Pilbara and larger communities where feasibility issues are due to affordability, and not market size and negative residual values. Rental returns are generally positive in the region based on low median house prices according to Regional Economic Analysis research. This is also likely to still require some form of financial or land related contribution to the Project from the public sector to ensure its viability.

Table 15 MCA Options Assessment

Criteria	LG Development and Ownership	Market-Based Financial Subsidy	Build-to-Rent Partnership	LG Rating Incentives	Headworks & Land Servicing
Residual Asset Value/Feasibility Gap	15	10	10	5	5
Housing Delivery Certainty	15	10	5	5	10
Market-Failure Solution	10	15	10	5	15
Non-Government Involvement	5	20	15	15	10
Control of Delivery and Operational Risks	20	5	5	5	5
Total (Unweighted)	65	60	45	35	45
Total (Weighted)	68	58	45	30	43

4 PROJECT EVALUATION

4.1 Evaluation Approach

The preferred option has been evaluated across several domains including:

- Financial Feasibility Analysis of the preferred option.
- WA Treasury and Australian Government Office of Impact Analysis-compliant cost benefit analysis, assessing economic, social and environmental benefits.
- Economic and Employment Impact Assessment, based on WA-specific regional economic multipliers

4.2 Financial Analysis

The maximum potential dwelling yield and estimated service and construction costs for each short listed development site were prepared by Chadwick Consulting and summarized in the KWHDC Report.

The total cost for the provision of the 33 key worker modular homes is estimated to be approximately $17,500,000, with an average estimated cost for servicing and construction of each dwelling being $525,971. Site and servicing costs range between $40K per dwelling for larger developments and upwards of $50K per dwelling as the development yield reduces. Headworks costs are location specific.

Table 16 Short Listed Sites to accommodate Housing Investment Concepts

Site	Address	Average Development Cost per dwelling	Number of Dwellings	Total Cost
1	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	$ 534,304	6	$ 3,205,825
2	25-29 (Lots 72,73 and 74) Hynes Court, Williams	$ 533,233	4	$ 2,132,933
3	8-10 (Lots 19 and 18) Khedive Street, Wagin	$ 532,512	3	$ 1,597,535
4	Portion of Lot 500 Wattle Road, Lake Grace	$ 533,162	6	$ 3,198,972
5	Portion of Lot 309 Burrowes (West) Street, Darkan	$ 542,762	4	$ 2,171,050
6	13 (Lot 129) Cardigan Street, Woodanilling	$ 474,292	2	$ 948,585
7	Portion of Lot 9002 Griffin Road, Lake Grace	$ 533,258	2	$ 1,066,515
8	3 (Lot 19) Omburman, Wagin	$ 524,242	6	$ 3,145,454
TOTAL		**$ 525,971**	**33**	**$ 17,466,869**

Please note the following descriptions, inclusions, and contingencies relative the high-level cost estimates:

- Dwelling construction costs include the pad and house, carport (1 carport for 2-bedroom, 2 carports for 3-bedroom) and driveways.
- Dwellings have been costed to a 'medium' specification, with ample kitchen cabinetry and fit out specifications, medium specification vinyl planking, air-conditioning to living spaces, one ample verandah, upgrades to the facade and external windows, and carports (not garages).
- Dwelling footprints are relatively small to enable modular/flat pack construction methods. Refer to the table below for examples of the dwelling sizes.

Table 17 Estimated dwelling size

Dwelling footprints (sqm)	1x1x1	2x2x1	3x2x2
Dwelling (enclosed area)	52	101	126
Verandah	12	12	18
Carport	23	23	34
Total (sqm)	**87**	**136**	**178**

- Due to the predominantly level and clear terrain, provision has been made for minor earthworks only. A desktop study only informs this; further investigation is required to confirm earthwork costs.
- A standardised provision is included for onsite drainage. This requirement may differ between sites, but accounting for the relatively small footprints and hard surfaces of the modelled dwellings, it is unlikely these costs will dramatically impact project feasibility.
- Due to these costings' preliminary and indicative nature, a 20% construction contingency is applied.
- An escalation rate of 5.1% to Dec 2024 is included based on Quantity Surveyor advice. While there are signs of market stabilisation in the building sector, any increase in fuel price or disruption to international supply chains could severely impact construction costs and increase this rate, especially in the Wheatbelt. When applying for funding, a generous escalation rate should be applied based on conditions at the time of application and accounting for potential delays in receiving government approvals.
- A 20% Wheatbelt rating is applied to account for the transport costs of labour and materials. Potential cost savings may be achieved if a construction program involving multiple sites is established in collaboration with a builder utilising flat-pack or modular housing products. This method could enable mobilisation and transport costs to be distributed across multiple construction projects and allow for greater certainty of costs due to the ability to purchase a significant portion of the building material up-front.

For further detail refer to ***Appendix A***.

4.3 Cost Benefit Analysis

Refer to ***Appendix D*** *4WDL Short-Listed Key Worker Housing Investment - Cost Benefit Analysis (CBA) Report 2024* for the full CBA analysis.

4.3.1 Benefits

A range of direct economic and social benefits of the Preferred Option have been identified. Those benefits which are capable of being monetised for inclusion in the CBA are outlined in the table below.

Table 18 Benefits Statement

Benefit	Theme/Description	Method of Calculation
Construction Supply Chain Benefits	Benefits to the WA and regional construction industry of the non-residential capital investment.	Applied a first round GVA economic multiplier of 7.1% to the capital expenditure of the program of $17,466,869. Based on WA specific regionalised input/output transaction

Benefit	Theme/Description	Method of Calculation
		table. Assumed a construction phase of 2 years.
Direct Economic Contribution of New Key Worker Households	The key workers moving into the houses will be able to be work in the region. This benefit measures their productivity by working in the local economy.	The relative productivity of an individual-worker was calculated by dividing the GVA of the Education, Health and Public Safety/Admin industries in WA by the number of workers in these industries. This was multiplied by the 33 new households. It was assumed that there will be 1.25 key workers per household. An attribution rate of 50% was applied to account for other factors contributing to a worker's productivity e.g. the company they work for.
Household Expenditure Benefit	The contribution to the local economy of the new households spending at local retail businesses.	An average household's retail related expenditure is $33,000 per year[1]. This was applied to the 33 new households and a GVA to expenditure conversion rate of 50% was applied.
Social Benefit of Housing Access	The social benefits of housing access include enhanced labour market productivity, health cost savings, reduced domestic violence, enhanced human capital, reduced costs of crime, and education benefits.	These social benefits were quantified and collated by SGS Economics in their 2022 'Give Me Shelter' report. The combined total of these benefits per household is $11,914[2]. This was applied to the 33 households.
Housing Market Normalisation	Benefit relating to housing market normalisation due to no functioning housing market currently.	Multiplied the construction cost of the homes by 1% each year.
Residual Asset Value	A static residual value compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling.	Calculated by dividing the construction cost by 25 years and multiplying it by 5. Applied in the final year of the asset lifetime (20 years after construction).

4.3.2 CBA Results

This section provides an overview of the present value and composition of costs and benefits for the project. It includes an outline of the Benefit Cost Ratios and Net Present Value results for each project.

[1] Market Info 2022 (Market Data Systems)
[2] SGS Economics and Planning (2022) Give Me Shelter. Accessed at https://sgsep.com.au/assets/main/SGS-Economics-and-Planning_Give-Me-Shelter.pdf

4.3.2.1 Costs

The evaluation estimates the present value of costs to range from $18m at the 10% discount rate to $19.3m at the 4% discount rate. The majority of this is the capital cost, with the remainder an annual maintenance cost.

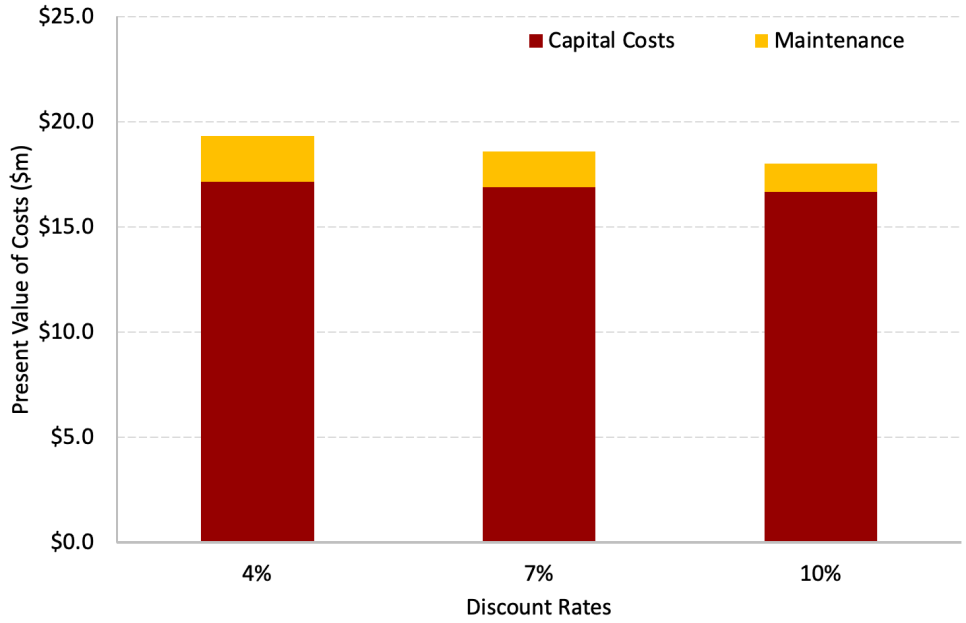


Figure 3 Present Value of Costs

4.3.2.2 Value of Benefits

Overall, the benefits of the project are approximately $38.1m at the 7% discount rate. This ranges from $30m at the 10% discount rate to $49.9m at 4%.

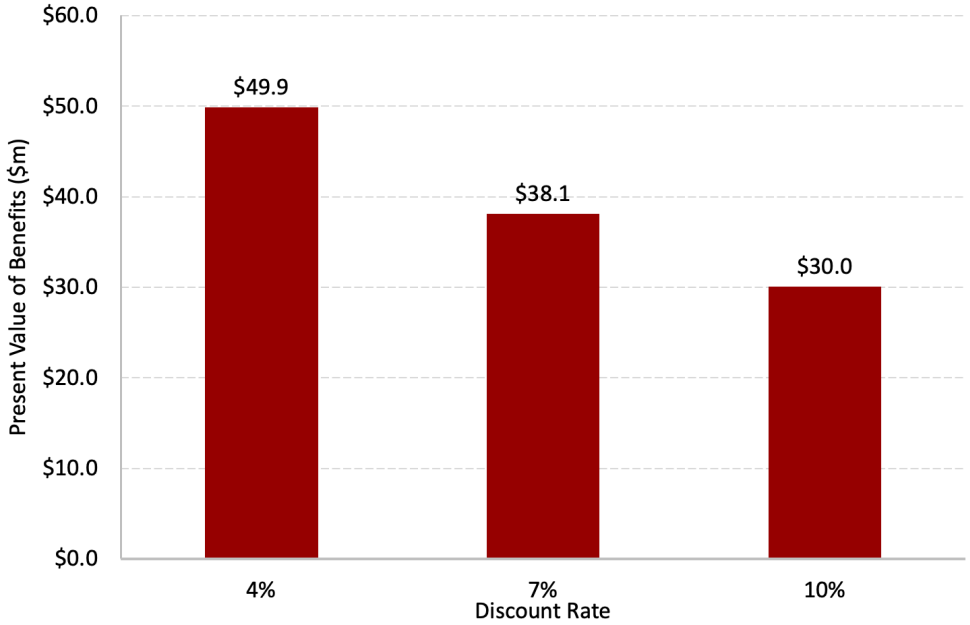


Figure 4 Present Value of Benefits

The largest benefit expected over the 20-year assessment period for the project (at a 7% discount rate) is the economic contribution of key workers, accounting for $25.26m. Following this are household expenditure-based economic impacts, which account for $5.26m of benefits and social benefits of housing access, which account for $3.8m.

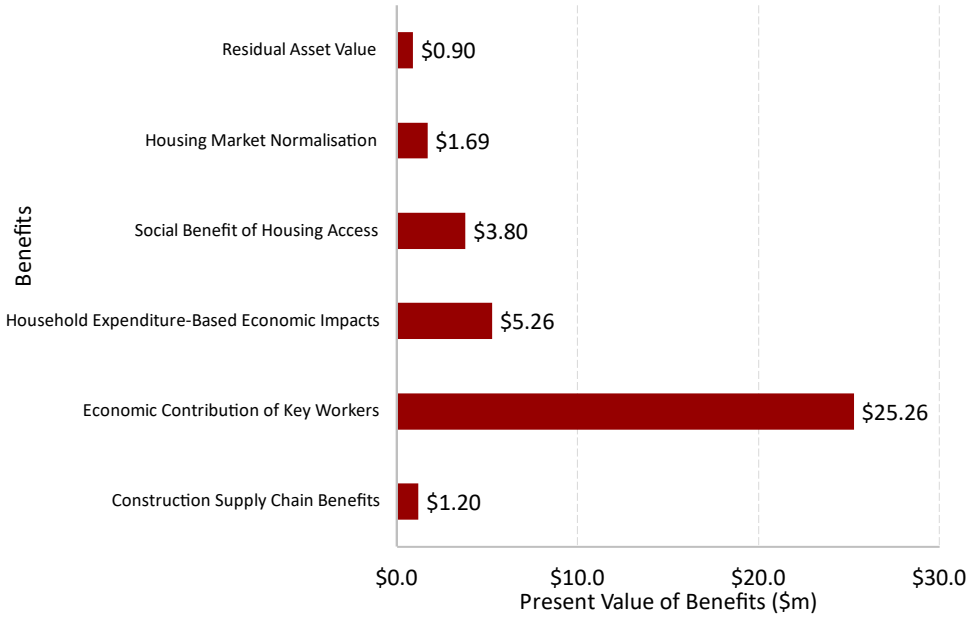


Figure 5 Present Value of Benefits ($m)

Each benefit was categorised as either social or economic. The majority of the benefit of this project is economic, with 14% of benefits being social. This is due to the significant value of worker contribution benefits.

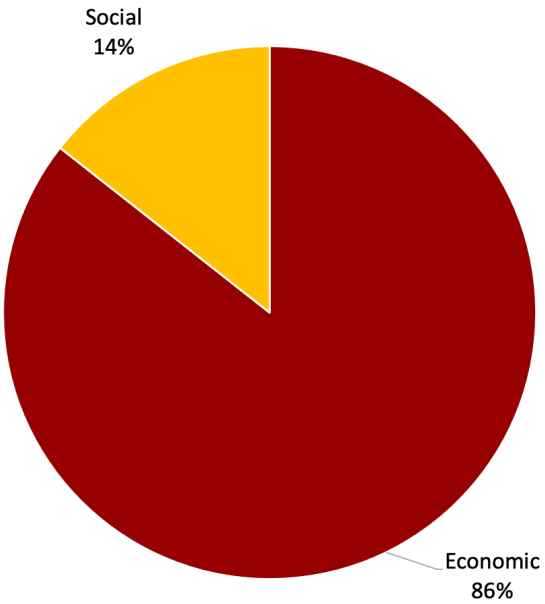


Figure 6 Composition of Benefits, Economic and Social Benefit Categories, at the 7% Discount Rate

4.3.2.3 NPV and BCR

Comparing the present value of benefits to that of costs, Econisis estimates the project will yield a net present value of between $30.5m over 20 years at the 4% discount rate and $12m at the 10% discount rate. All net present value estimates are above $0, meaning that the present value of the benefits is greater than that of the costs across all discount rates.

Figure 7 Net Present Value by Discount Rate

The benefit cost ratios ranged from 2.58 at the 4% discount rate to 1.67 at the 10% discount rate. Any BCR above 1.0 is regarded as positive, with BCRs at or approaching 3.0 particularly positive. This reflects the fact that benefits that accrue in the future have a higher degree of uncertainty, and while this is addressed to an extent by the discount rates, a higher BCR provides the project a greater "buffer" that it will indeed yield benefits greater than the costs. In this instance, the predominantly economic nature of the assets means that the 7% discount rate is most relevant.

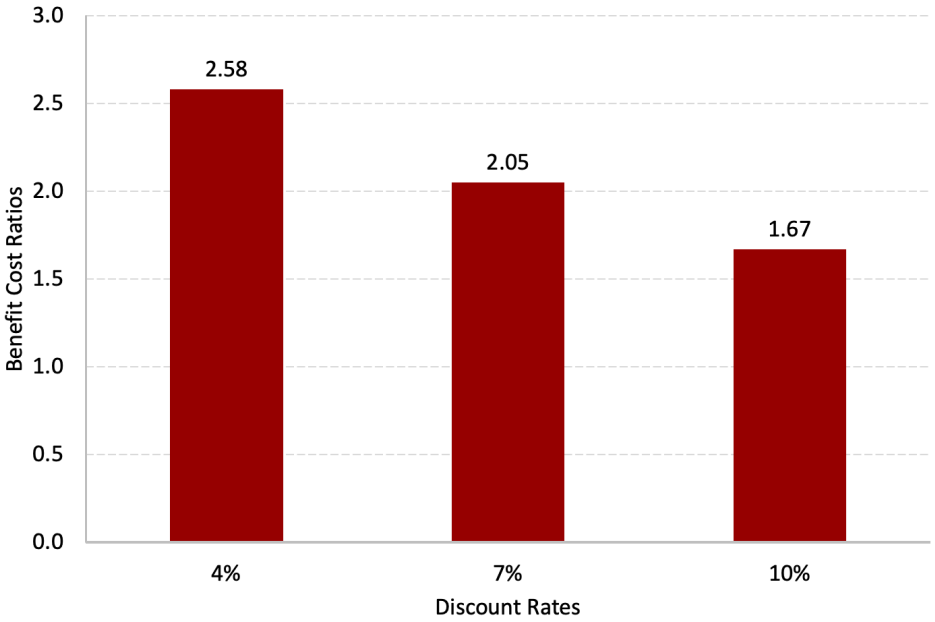


Figure 8 Benefit Cost Ratio by Discount Rate

The below table summarises the results of the cost benefit analysis.

Table 19 Summary of Cost Benefit Analysis Results

Summary	4%	7%	10%
Total Costs	**-$19.3**	**-$18.6**	**-$18.0**
Capital Costs	*-$17.1*	*-$16.9*	*-$16.7*
Maintenance	*-$2.2*	*-$1.7*	*-$1.3*
Benefits	**$49.9**	**$38.1**	**$30.0**
Construction Supply Chain Benefits	*$1.2*	*$1.2*	*$1.2*
Economic Contribution of Key Workers	*$33.0*	*$25.3*	*$19.9*
Household Expenditure-Based Economic Impacts	*$6.9*	*$5.3*	*$4.1*
Social Benefit of Housing Access	*$5.0*	*$3.8*	*$3.0*
Housing Market Normalisation	*$2.2*	*$1.7*	*$1.3*
Residual Asset Value	*$1.6*	*$0.9*	*$0.5*
NPV	**$30.5**	**$19.5**	**$12.0**
BCR	**2.58**	**2.05**	**1.67**

4.3.2.4 Sensitivity Tests

Three sensitivity tests of the Program were undertaken which examined:

- **Test 1** - Increase Maintenance Costs to 2% per annum
- **Test 2** – Reduced the Number of Key Workers per Household from 1.25 to 1.0.
- **Test 3** – Alternative delivery model (i.e. ***Key Worker Housing Subsidy Fund***) in which a financial subsidy of $350,000 is provided to private and/or community sector housing operators seeking to construct key worker housing to compensate for the

negative residual value. Assumes a slower delivery over 5 years instead of 2 years with a commensurate delay in benefits.

The results of the BCRs at the 7% discount rate for the main scenario and the three Sensitivity Tests are outlined below.

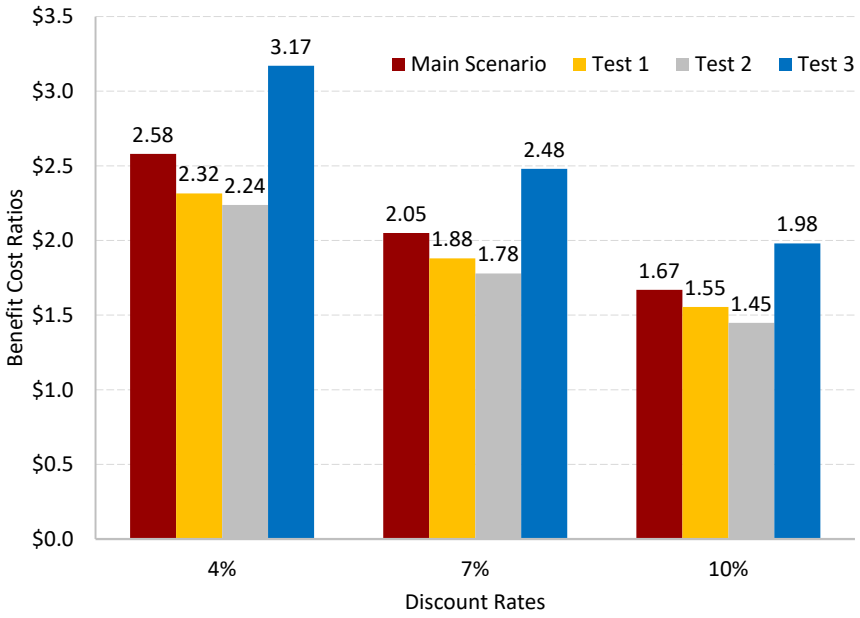


Figure 9 BCRs at 7% Discount Rate by Scenario/Sensitivity Test

Test 1 resulted in the BCR decreasing to between 2.32 at the 4% discount rate and 1.55 at 10%. This is not a significant change and shows that even if maintenance of the dwellings costs twice as much as expected, the project will have a positive return, with every dollar of cost producing at least $1.55 of benefits.

Test 2 had a slightly bigger effect, reducing the BCR to between 2.24 at the 4% discount rate and 1.45 at 10%. This explains that even if each new household only has one key worker, the project will still deliver a high return, with a BCR well above 1 for all discount rates.

Test 3 saw an increase in the BCRs across all discount rates, reaching 2.48 at 7%. This model is however higher risk, as it is dependent on third parties (i.e. community housing organisations or private sector key worker housing developers) to take on the remainder of the capital costs of the development as well as develop the housing in a reasonable time. If non-financial factors impact feasibility, then this take up may be slower or not occur at all. Nevertheless, this supports consideration of ***Key Worker Housing Subsidy Fund***, subsidising the construction of key housing by market, employer and community groups in the region.

4.3.3 Benefits Realisation and Management

The following table outlines the framework for the realisation and management of benefits identified in the CBA.

Table 20 Benefits Realisation Plan

Benefit	Theme/Description	Responsible Stakeholder	Requirement
Construction Supply Chain Benefits	Benefits to the WA and regional construction industry of the non-residential capital investment.	Proponent	Ensure that procured housing and construction products and solutions are sourced from WA companies.
Direct Economic Contribution of New Key Worker Households	The key workers moving into the houses will be able to be work in the region. This benefit measures their productivity by working in the local economy.	Proponents, Housing Managers	Ensure that tenants of housing are actively engaged in sectors requiring key workers in the regional economy.
Household Expenditure Benefit	The contribution to the local economy of the new households spending at local retail businesses.	Proponents Local Governments Local Business	Ensure that tenants of housing are able to access key goods and services to support their household's daily functioning.
Social Benefit of Housing Access	The social benefits of housing access include enhanced labour market productivity, health cost savings, reduced domestic violence, enhanced human capital, reduced costs of crime, and education benefits.	Proponents GROH Community Housing Providers	Ensure that tenants of housing are unable to access private market housing and that the key worker housing represents the only accommodation option available.
Housing Market Normalisation	Benefit relating to housing market normalisation due to no functioning housing market currently.	NA	Incidental benefit linked to new housing supply.
Residual Asset Value	A static residual value compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling.	Proponent	Ensure ongoing maintenance is undertaken to preserve asset value over the long-term.

4.4 Employment and Economic Impact

At the core of an Economic Impact Assessment is Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries.

IO tables are converted, through statistical analysis, into a series of Economic Multipliers. These Multipliers represent the relationship between the direct activity (expenditure or production) associated with a Project and the wider economy.

The results of an EIA are generally presented as both direct effects, that is effects from the direct activity of the Project or event, and indirect effects, which are additional effects from further rounds of spending in the supply chain. A third or consumption effect, resulting from rounds of consumer spending generated by the additional income in the region can also be calculated.

Econisis has undertaken an Impact Assessment for the WA state economy, focused solely on Simple Multipliers. For the WA economic impacts, this entailed the following tasks:

1. Transaction tables were developed from National IO tables for the WA State economy. For the WA economy, the Regional Transaction Table was calculated by applying employment-based location quotients for the Region, based on the results of the 2016/2021 Census of Population and Housing. This has the effect of excluding spending on imports to the Region since they generate no local economic activity.
2. Economic Multipliers were then generated for WA economy across 119 industry categories defined by the ABS.
3. Construction and operational expenditure and production associated with the development were allocated across 119 industry categories.
4. Economic impacts associated with the Project are calculated.

Econisis has allocated the construction costs for the housing development across the following sectors of the WA economy:

- Heavy and Civil Engineering Construction (10%)
- Residential Building Construction (80%)
- Professional, Scientific and Technical Services
- Public Administration and Regulatory Services.

For the purpose of this assessment, Econisis has assumed a 3 year construction phase.

Based on these industries, Econisis estimates that project will generate a total of $30.3m in direct and indirect economic outputs, along with $5.1m in incomes and contribute $9.5m to the local economy, during the construction phase.

Table 21 Summary of Economic Impact, Construction Phase, Total Impact

Summary	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output ($m)	$17.5	$8.5	$4.4	$30.3
Income ($m)	$2.4	$1.8	$0.9	$5.1
Employment (FTEs)	8.5	5.0	3.1	16.6
Gross Value Added ($m)	$4.6	$3.1	$1.8	$9.5

Table 22 Summary of Economic Impact, Construction Phase, Average Annual Impact

Summary	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output ($m)	$5.8	$2.8	$1.5	$10.1
Income ($m)	$0.8	$0.6	$0.3	$1.7
Employment (FTEs)	2.8	1.7	1.0	5.5
Gross Value Added ($m)	$1.5	$1.0	$0.6	$3.2

The project will support a total of 16.6 direct and indirect FTE construction jobs over the three years.

5 PRELIMINARY IMPLEMENTATION ADVICE

5.1 Risk Evaluation and Management

The following represents a preliminary risk assessment of the Project. This employs a likelihood and consequences based weighted risk assessment methodology to allocate a risk score (1-5 based on the level of certainty of occurring and the severity of the consequences) to each risk assessed. Risks deemed as High or Extreme can then be subject to Project specific mitigation mechanisms to ameliorate the potential impact of those risks.

An overview of the of the risk matrix is outlined below.

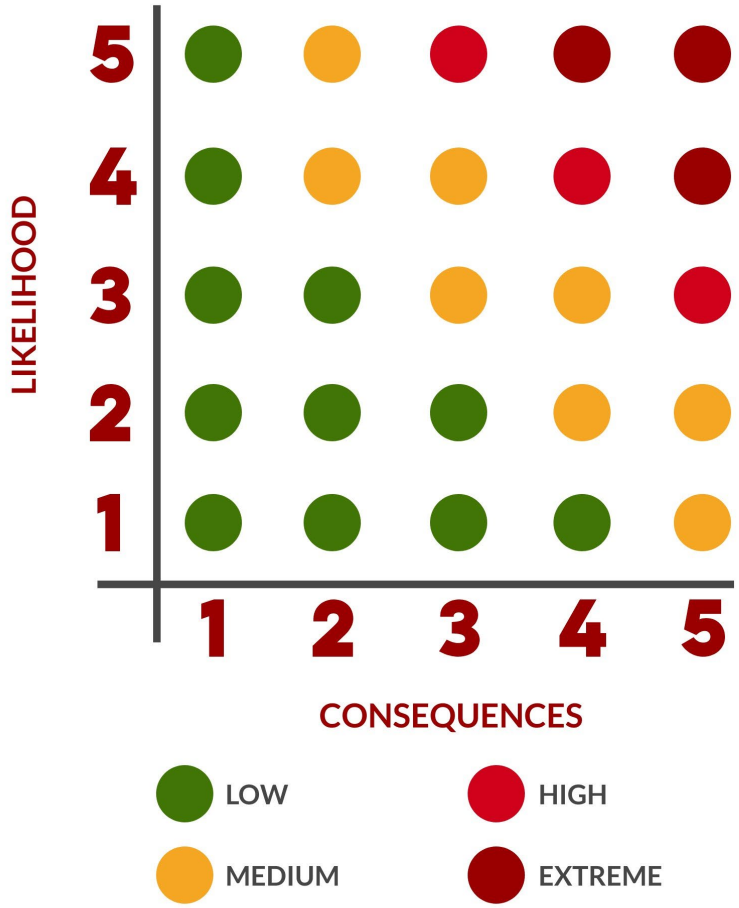


Figure 10 Risk Assessment Matrix

The results of the risk assessment for the Project are summarised in the table below.

Table 23 Preliminary Risk Assessment

Risk	Description	Likelihood	Consequences	Score	Explanation
Project-related housing assets have a negative value upon delivery.	The construction value of housing exceeds that of the market value of the product, resulting in negative values and write downs on the assets.	5	3	15	Mitigated by the intention for the Local Governments to retain ownership of the houses and lease them to key workers. Negative residual value will not be realised as not intention for asset to be sold. Portion of negative value write down offset by financial contribution from State Government
Demand for housing by key workers is less than expected	The demand for housing by key workers in the region is less than expected.	1	3	3	Demand analysis provides strong evidence of demand that exceeds proposed supply 10 fold. Expected that demand and need will outstrip project capacity in the short-term.
Housing construction costs escalate above expected values	Site specific concept designs or market forces may result in housing construction costs escalating above current estimates.	3	3	9	Construction cost escalation rates are expected to continue to moderate in the short-to-medium terms from recent historical highs, decreasing market-related risks. Modular and prefabricated construction methods analysed as part of the financial analysis provide further opportunity for cost management. Financial cost estimates also include regional and project contingencies.
Housing assets devalue over time	Housing assets devalue over time due to use and wear.	2	4	8	Expected that housing will be subject to annualised maintenance. Real 1% maintenance value on assets included as part of whole of lifecycle costings in CBA. Residual asset values based on replacement cost in CBA but included in 20th year.
Economic contribution of workers lower than expected	Economic contribution of key workers accommodated in the housing is lower than expected, reducing economic return on investment	3	3	9	GVA per worker applied in CBA excludes distorting impacts of mining sectors and focuses principally on average worker productivity in sectors linked to key and critical workers. Sensitivity testing confirmed lower key worker yield per dwelling does not undermine value for money of investment.

Risk	Description	Likelihood	Consequences	Score	Explanation
Local Government capacity to manage housing assets limited	The local government's lack the financial and operational capacity to manage housing tenancies and assets into the long-term.	2	2	4	All local government involved have experience in assets and lease management including maintenance. Strong occupancy rates expected to generate partial revenue streams from housing assets which will enable a degree of self-funding of financial imposts on Councils.
Procurement efficiency and scale risks from individual Local Government procurement	Governance options below identify opportunity for each individual Local Government to drive their own procurement process for the dwellings, reducing capacity to capture efficiencies and scale economies from a single collective procurement process.	2	4	8	Managed through the governance of the project in partnership with the State Government. Market-based EOI process covering all Council's as a single project recommended.

No Extreme Risks were identified in the project. One Major Risk was identified due to prevailing negative value conditions in the region's housing market. However, such negative value unlikely to be realized due to own-and-lease model proposed in the delivery model analysis and governance options. Financial contribution by the State Government will also alleviate such impacts.

5.2 Governance Options

Governance of the Project, from a procurement, delivery and ongoing operational perspective, can take a number of potential forms.

The most direct is that each Local Government that is a party to this project and has specific housing opportunities within the project, is afforded individual and discrete governance responsibility to procure, delivery and operate the dwellings as the owners. This model recognises the spatial distribution of the investments within the project region, as well as provides each Council with the opportunity to manage the risks associated with accommodation solutions in their towns.

This decentralised approach however does result in opportunity costs being incurred relative to more centralised governance models. For example, there is a potential for efficiencies to be gained through the collective procurement of housing construction services from the market, through a single Expression of Interest and design and build process. This would likely

require a single entity (either one of the Council's or a new entity) to be response for the engagement and procurement of the housing construction (with proportional financial contributions from each of the Local Governments) with ownership and management then decentralising to the Local Government for tenanting, operations and maintenance.

An further alternative is for a bespoke community housing entity to be established with shareholding by each of the Local Government's to act as a single overarching entity to provide procurement, project management and ongoing operational responsibilities. This would vest the ownership of the dwellings with this regional community housing entity that would then act under instructions and guidance from the Local Government's with the respective product in terms of tenanting and maintenance. This approach provides advantages in centralising administration, procurement and asset management, but would require vesting of land and other Council contributing assets to this entity.

An extension of this model is to partner in the delivery of the housing, namely with an existing Community Housing Organisation. This would represent more of an external management approach, where the assets would vest with the Organisation which would be responsible for management, maintenance and tenanting. This approach would shift some risk from the Local Government's to the CHO but would also reduce the Council's input and influence on matters such as tenanting.

Finally, a potential governance model is for the State Government, through Department of Communities, Development WA or other entities, to build and own the key worker housing in the 4WDL communities. This approach would align the proposed funding contributions of the State with management and governance responsibilities, as well as leverage existing expertise in community housing management. However, it would significantly disconnect key worker housing supply from Local Government influence and need, creating a situation in which the housing is tenanted based on State Government priorities (such as health, justice and education) to the exclusion of other key worker housing needs identified by the Councils. While the priorities of both Local and State Government key worker housing is likely to be highly aligned, particularly relating to public sector housing, it is viewed as critical in the governance model that a strong nexus is maintained with that of the Local Governments involved.

5.3 Next Steps

The following next steps are recommended for consideration:

- Engage with key State Government Ministers and lead agencies to secure in principle support for the projects and confirm appropriateness of governance and delivery models.
- Seek an design partner on the market to secure designs and costings for the project
- Provide these details as part of a targeted investment application and funding submission to the State Government (or the relevant identified agencies). This may require minor amendments to financial and CBA elements of this business case.

Upon successfully securing funding, it is recommended that a procurement and project management plan be established to guide further steps in the delivery and implementation of the project.

6 RECOMMENDATION STATEMENT

This preliminary business case and associated analysis and evidence confirms the recommendation that:

State Government investment be provided to enable the delivery of 33 dwellings across the 4WDL Councils for the purposes of providing accommodation and housing for key workers in the region.

Consideration should also be given to the establishment of a Key Worker Housing Subsidy Fund to provide financial support and subsidies to market, employer and community led key worker housing projects in the region based on a co-investment model.

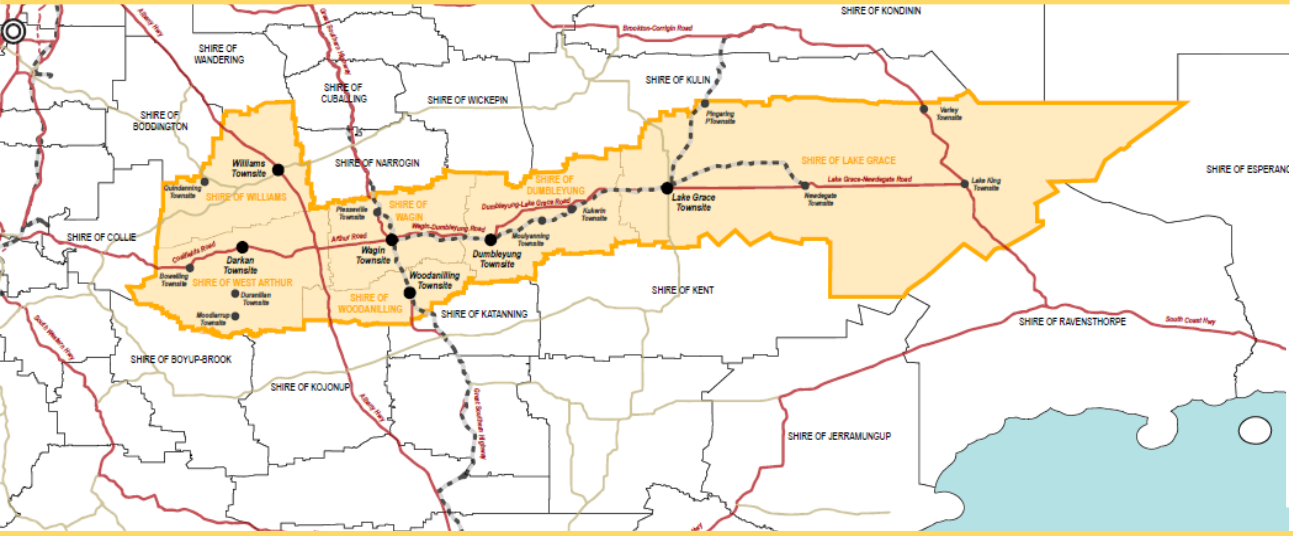
7 APPENDICES

Attached

4WDL LOCAL HOUSING PLANS AND KEY WORKER HOUSING INVESTMENT CONCEPTS

Technical Appendix to 4WDL Preliminary Business Case

– Key Worker Housing 2023/2024



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Acknowledgement of Country

JE Planning Services is located on Gnaala Karla Booja. We acknowledge the Traditional Custodians of the lands on which we live and work throughout Western Australia and pay our respects to Elders past, present and emerging.

Table of Contents

Executive Summary of Facts and Findings

Vacant Land Assessment

There are approximately 291 Vacant 'Residential' zoned lots across the 4WDL townsites of Darkan, Dumbleyung, Lake Grace, Woodanilling, Wagin and Williams (2023). The assessment revealed the following trends relevant to the vacant sites:

- 44% have access to all available services in the town.
- 46% constrained for development due to partial servicing.
- 10% do not have access to any services.
- 51% owned by local (16%) or state government (35%).
- 49% privately owned.
- 25% of vacant land is State Government land currently considered for inclusion in the Noongar Land Estate and not available to be considered for development at this time.
- 26% owned by local and state governments are currently available for development.
- 7% owned by Local Government have access to all available services and are 'project ready'.

Development Potential of Vacant Residential zoned land

- 30% of vacant serviced zoned lots (all tenure) may have potential for grouped dwelling development. Yield on standard sites will be between 2 and 6 grouped dwellings.
- The current development potential across all available vacant and adequately serviced land is estimated to provide 123 dwellings (estimating potential to provide 42 grouped dwellings).
- The KWHA 2023 states an under provision of 70 (conservatively) and 91 (high) key worker dwellings exists (2023) and will need to provide an average between 15 and 25 key worker dwellings per annum over the coming decade.
- The capacity of serviced sites to provide grouped dwellings may cater for the current under provision and short term demand for key worker housing. The potential exists for increasing densities and improved servicing to facilitate short and medium-term demand in existing zoned areas.
- Development of larger residential zoned parcels on the periphery of townsites may yield around 500 residential lots/dwellings for the 4WDL, subject to planning processes, extension of services and improved townsite servicing capacity.

Development Investment Concepts

- The eight shortlisted sites provide a maximum of 33 key worker modular dwellings, conservatively addressing approximately 50% of the current key worker housing under provision.
- The total cost for the provision of the 33 key worker modular homes is estimated at $17,466,869, with an average estimated cost for servicing and constructing each dwelling being $525,971.
- The site and servicing costs range between $40K per dwelling for larger developments and upwards of $50K per dwelling as the development yield reduces.

- Headworks costs vary and are location specific.

Table 5: 4WDL Short Listed Sites for Housing Investment Concepts

Site	Address	Average Development Cost per dwelling	Number of Dwellings	Total Cost
1	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	$ 534,304	6	$ 3,205,825
2	25-29 (Lots 72,73 and 74) Hynes Court, Williams	$ 533,233	4	$ 2,132,933
3	8-10 (Lots 19 and 18) Khedive Street, Wagin	$ 532,512	3	$ 1,597,535
4	Portion of Lot 500 Wattle Road, Lake Grace	$ 533,162	6	$ 3,198,972
5	Portion of Lot 309 Burrowes (West) Street, Darkan	$ 542,762	4	$ 2,171,050
6	13 (Lot 129) Cardigan Street, Woodanilling	$ 474,292	2	$ 948,585
7	Portion of Lot 9002 Griffin Road, Lake Grace	$ 533,258	2	$ 1,066,515
8	3 (Lot 19) Omdurman Street, Wagin	$ 524,242	6	$ 3,145,454
TOTAL		**$ 525,971**	**33**	**$ 17,466,869**

4WDL Townsite Capacity for Housing Development

Housing Plans for each town detail the extent of vacant land and associated services. The Housing Plans indicate that each town has the capacity for development, including the eight sites listed above and other zoned properties with current and potential access to services. While the commentary below outlines some current servicing constraints impacting townsite development, these limitations will not impede the development of the 33 key worker dwellings as referenced in Table 4 above, nor the development of other zoned and serviced sites identified in each town.

- Dumbleyung Townsite can cater for immediate and short-term key worker housing needs on vacant serviced residential zoned sites subject to the town's wastewater recycling system's planned upgrade (currently being upgraded).
- Williams Townsite can cater for limited development; however, can achieve up to R30 in some areas of town subject to connection to services. Addressing the demand for all immediate and short-term key worker housing needs may require upgrades to the wastewater system. Upgrade and extension of all services are needed to develop existing R12.5 zoned areas on the periphery of the townsite and support any proposals for increasing densities within the townsite to address medium and long-term key worker housing demand.
- The Shire of Wagin could cater to the immediate key worker housing needs on local government-owned land within the Wagin Townsite. The review reveals that Wagin has a mix of vacant residential properties in local government, state government, and private ownership available to support key worker housing needs in the immediate and short term, subject to extension of services in areas and addressing site constraints.
- The Shire of Lake Grace owns limited project ready land. The Shire has capacity to cater to the under provision and short term key worker housing needs on local government owned land, however these sites are subject to planning processes. Lake Grace townsite has limited vacant land available to support key worker housing needs in the medium and longer term.

- The Shire of West Arthur has a large brownfield site with the potential to cater to the immediate, short and medium-term key worker housing needs within the Darkan Townsites subject to servicing.
- The Shire of Woodanilling cannot provide the extent of immediate and short-term key worker housing required in a grouped dwelling format. The development of single dwellings with ancillary accommodation may be the best option to cater to key worker accommodation under the current densities and will rely on private landowners seeking to develop. Upcoding the R5 areas, characterised by largely cleared land and close to services, may increase the potential for providing key worker housing.

1 Introduction

Many Western Australia Wheatbelt towns are impacted by a failed housing construction and development market. The challenges of the housing market stem from various factors, such as limited infrastructure, inadequately serviced land, high construction costs, poor feasibility, absence of government intervention, funding, and investor confidence. In contrast, the Wheatbelt significantly contributes to the state's robust economy. It serves as a hub for mining, agriculture, and renewable energy, contributing over $7 billion to the States economy. The Wheatbelt's thriving economy surpassed the state's average growth rate, with an 18% increase in small businesses over the past five years. Investment and funding are required to seek to normalise housing and construction markets in these towns to support and foster the industries and accommodate key workers that contribute to a successful Western Australian economy and sustainable and prosperous regions.

It is essential to recognise the role of providing key worker housing in stimulating and driving new population growth within regional towns. The provision of adequate housing for key workers, not only attracts skilled workers but also their families, enhancing townsite communities. Despite historical and current population trends indicating low to negative growth, strategic investments in key worker housing have the potential to reverse these trends. This proactive approach meets immediate demands and fosters long-term growth and resilience.

Evaluating a town's capacity for the development of key worker housing illustrates the context necessary to attract and secure funding and investment. This process involves assessing land and servicing capabilities, addressing development constraints, and identifying opportunities. The collaborative efforts of the 4WDL Shires involved leveraging the insights from the *4WDL Key Worker Housing Analysis 2023*, alongside information from 'Local Housing Plans and 'Housing Investment Concepts,' as outlined in the report below to provide context. This collective information serves as the foundation for establishing a Preliminary Business Case with the primary objective to seek support for the servicing and development of key worker housing.

4WDL Key Worker Housing Needs Analysis 2023

The Wheatbelt Development Commission (WDC), in collaboration with the 4WDL Shires (Shires of Williams, Wagin, West Arthur, Woodanilling, Lake Grace and Dumbleyung), commissioned the preparation of the '4WDL Key Worker Housing Analysis 2023 (KWHA 2023) ' which analysed key worker housing needs and challenges and highlights opportunities to stimulate housing development and investment in the 4WDL Region. The KWHA 2023 presents quantitative and qualitative evidence (including stakeholder engagement) to confirm the extent of the housing shortage impacting the region's ability to attract and retain key workers.

The KWHA 2023 established the scale of demand for purpose-built and appropriate key worker housing. The analysis revealed a lack of accommodation to support lone, small, and aged households, with demand to be approximately 2.5 times greater than current building trends. The study resolved that the provision of housing stock suitable for key workers and ageing households and a cost-effective model of dwelling delivery is through the construction of infill grouped dwellings and ancillary accommodation (small housing product). The feasibility analysis of small housing products indicates an opportunity to value manage key worker accommodation construction costs.

The KWHA 2023 indicates that existing vacant residential land may have the capacity to accommodate the majority of key worker housing demand subject to further site analysis. The KWHA 2023 outlined the following next steps to address the delivery of regional housing solutions by Local government in the 4WDL and formed the basis of this study:

(A) Local Housing Plans and Preliminary Business Case

- **Local Housing Plans incorporating specific development sites** – 4WDL Councils should seek to identify specific sites for consideration of accommodating key worker development in the six key townsites. These sites should ideally be Council owned (or available to purchase), already serviced and be of a size and scale to accommodate one or more smaller dwellings.
- **Development of housing investment concepts** – small housing concepts for the shortlisted sites should then be developed. These should ensure construction costs are managed and dwelling numbers and product mix are as efficient as possible. The investment concepts to include consideration of the size and number of dwellings, the construction format, land/site servicing costs and estimated construction costs.
- **Prepare a Preliminary Business Case** - define the potential housing investment opportunities to include:
    - Cost Benefit Analysis of shortlisted housing investment options.
    - High level financial analysis examining the housing costs (and associated assumptions) and ongoing operational and financial cost impacts on the Councils (and private investors).
    - State Government preliminary business case to be established in support of proposed housing development program reflecting the need for grant funding intervention to support final development.

The KWHA 2023 recommended that pending State government consideration of the program funding request, the following final steps will enable the delivery of key worker housing:

- **Formal costings** – the approved concepts should be the subject of formal costings by a Quantity Surveyor.
- **EOI for development/delivery partners** – development of a brief Expression of Interest document for use in promoting the housing opportunity and seeking interest from potential development and delivery partners. No formal commitment is required at this stage though a preferred partner may be selected.
- **Finalise concept and costing with partner inputs** – there is also the option at this stage for concepts to be refined based on partner inputs.

- **Establishment of delivery model and approach** – establish the preferred approach for delivery. This may entail establishment of a special purpose vehicle or engagement with the CHO partner. At this time the relevant site(s) should be secured (if not already) for the construction process.
- **Construction of housing** – engagement of the construction partner to construct the houses.
- **Retention/Vesting of House Tenure** – vesting of the dwelling and site with the SPV or CHO or retention of the product by the relevant Local Government.

Purpose and Methodology

The '4WDL Local Housing Plans and Housing Investment Concepts' project provides a technical appendix for the preparation of the '4WDL Key Worker Housing Preliminary Business Case (Econosis,2024)' to address the KWHA 2023 Part (A) recommendations. The Preliminary Business Case will be used by the 4WDL working group in engagement with the State and/or Federal Government to seek funding for land development and construction for key worker housing.
The 4WDL Local Housing Plans and Housing Investment Concepts component of the project aims to:

- Verify the extent of vacant and available residential land as assessed under 4WDL Key Worker Housing Strategy 2023.
- Identify potential development sites and townsite development potential (dwelling yield).
- Identify near-term key worker housing sites, and associated development cost for investment and funding (Housing Investment Concepts).

The extent of vacant and available residential zoned land in the 4WDL towns of Wagin, Woodanilling, Williams, Darkan, Dumbleyung, and Lake Grace is verified to identify each town's capacity and suitability for developing key worker housing. The investigation provided a desktop analysis to 'ground truth' the opportunities and constraints for development. The desktop analysis references the following information:

- Imagery and Cadastre Data provided by Landgate 2023
- Water corporation data of Water and Sewer Services 2023
- Western Power infrastructure information provided by WDC from MNG mapping data
- Tenure maps (PDF form) provided by DPLH 2023
- Bushfire Prone Land from Map of Bush Fire Prone Areas (slip.wa.gov.au)
- Local Planning Scheme information provided by PlanWA (dplh.wa.gov.au)
- Landgate Map Viewer Landgate Map Viewer Plus

The methodology for the creation of the 'Housing Plans', included the following steps:

- Preparation of Aerial Base Plans with layers of infrastructure provision.
- Review of Residential Vacant Land outlining residential density, tenure, lot size, servicing (water, power and sewer), bushfire prone, land under consideration for inclusion in the Noongar Land Estate, and a high-level analysis of development potential.

- The site selection process provided a shortlist of sites for each town with the potential for near-term development of key worker housing. The shortlist of sites was selected by the 4WDL working group based on being considered as 'project ready' and meeting the following criteria:
  - Government tenure (Local or State)
  - Residential zoned land
  - Access to Sewer (except Darkan and Woodanilling)
  - Access to Power
  - Access to Water
  - Development potential for grouped dwellings or ancillary dwellings.
  - Constructed Road
  - Low constraint (eg. Bushfire/Vegetation/topography)
- Eight sites were selected from the shortlist to apply a 'Housing Investment Concept'.
- A Local Housing Plan for each townsite illustrating the above information.
- The vacant land analysis provides valuable insight into 'true' land availability and issues constraining development. The assessment provides valuable context for considering specific land parcels that are 'project ready' and highlights areas where servicing is inadequate to facilitate development.

The vacant land analysis presented as 'Local Housing Plans' may also provide context and justification for utilising other sites under local government reservations that may be sitting idle (per the recommendation for the 'lazy land audit' under '*Addressing Wheatbelt Development Constraints'* by Edge Planning, 2023). The context presents the justification for funding application requests to progress key worker housing, highlighting the immediacy of the need for support in servicing vacant residential land to construct key worker housing. The Local Housing Plan process facilitated the identification of the eight 'Housing Investment Concepts' sites.

Chadwick Consulting (Chadwick) analysed eight Housing Investment Concepts, each specific to the selected site. The Housing Investment Concepts describe a preliminary development concept including dwelling yield, size, typology, site servicing, and estimated construction costs. The cost estimates have been provided at a high level to inform further analysis and are not based on quantity surveyor input.

As stated previously, the housing demand analysis and the regional economic analysis revealed that the provision of housing stock suitable for key worker and ageing households, and a cost-effective model of dwelling delivery is through smaller, footprint-efficient standalone and semi-detached dwellings. Thus, the development concepts present construction cost estimates for small floor area prefabricated transportable, flat pack and modular dwellings. Chapter 3 details the Local Housing Plans for each townsite and describes the inclusions and exclusions in presenting the cost estimates for each shortlisted site 'Housing Investment Concept'.

2 4WDL Local Housing Assessment

Vacant Residential Land Assessment

The process of preparing the local housing plans and associated data provides contextual and ground-truthing information that underpins the preliminary business case. The analysis further quantifies the KWHA 2023 findings for key worker housing demand and land availability.

The KWHA 2023 included a chapter on 'Land Supply and Development Potential' which presented high-level figures to indicate how current housing stock is being used and identify areas of under-utilisation. The KWHA survey outcomes and Department of Planning Land and Heritage (DPLH) data presents an overview of vacant and suitably zoned land that may accommodate key worker housing (See Table 1: KWHA 2023- Vacant and Underutilised Land).

Table 1: DPLH Vacant Residential Lots Data (Extract from KWHA 2023)

Local Government Area	Vacant Residential Lots
Dumbleyung	24
Lake Grace	14
Wagin	87
West Arthur	28
Williams	48
Woodanilling	35
Grand Total	236

Source: KWHA 2023 LGA Survey

A detailed desktop review of the vacant land in the 4WDL focussed on the main townsite in each Local Government Area (LGA), and included the townsites of Darkan, Dumbleyung, Woodanilling, Williams, Lake Grace and Wagin. The cumulative result of the detailed analysis is in *Table 2: Estimated 4WDL Vacant Residential Land by Townsite* below. The data collected is based on desk top analysis and clarifies the status of the vacant land within each townsite.

Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite

Townsite	Total Estimated Vacant Residential Zoned Lots	Vacant Lots full services	Vacant Lots Partial Services	Vacant Lots No services	Local Government Tenure	Total State Government Tenure	Vacant State Government owned land Considered for inclusion in Noongar Land Estate	Vacant lots in Bushfire Prone Area	No Lots addressing Short List criteria
Dumbleyung	43	8	32	0	19	12	9	31	4
Woodanilling	60	17	23	20	4	19	18	55	2
Darkan	26	24	2	0	3	7	2	7	2
Wagin	109	49	55	5	15	44	34	67	8
Lake Grace	18	7	11	0	3	12	8	9	1
Williams	35	22	10	3	3	12	1	18	2
Totals	291	127	133	28	47	106	72	187	19
Percentage	100%	44%	46%	10%	16%	36%	25%	64%	7%

Please note: The assessment was undertaken manually from aerial photographs. Sites that may appear vacant have been included. Details of current use or intended use (eg. sites utilised for gravel carparks, or recently cleared for development) were not investigated. Also, sites that indicated some use (i.e. sheds, or storage) were not included.

A review indicates a higher number of vacant lots than represented in the previous KWHA 2023 data. Table 2 estimates that there is a total of 291 Vacant Residential zoned lots within the 4WDL townsites in comparison to 236 vacant lots as set out in Table 1 (KWHA 2023) based on the Department of Planning, Land and Heritage (DPLH) data. The KWHA 2023 statistics were based on an aggregate summary of Landgate's vacant land data. Table 2 data is a review based on a manual desktop ground truthing exercise as described in the section 'Development Potential Matters' below. The assessment of vacant Residential zoned land based on the Table 2 findings, indicates the following trends across the 4WDL:

- 44% have access to all available services in the town. This figure includes Woodanilling and Darkan, which do not have access to sewer.
- 46% constrained for development due to partial servicing.
- 10% do not have access to any services.
- 51% owned by local (16%) or state government (35%).
- 49% privately owned.
- 25% of vacant land is State Government land currently considered for inclusion in the Noongar land Estate, not available to be considered for development at this time. Therefore 10% of the State government-owned land may have potential for development at this time.
- 26% owned by local and state government may be available for consideration for development at this time.
- 7% owned by Local Government is identified as 'project ready'. This includes local government-owned land with access to full servicing.
- 64% of sites are in 'Bushfire Prone Areas'.

The review reveals that 51% of vacant land holdings are owned by local or state governments. Additionally, a high percentage of state government land holdings are currently not eligible for development until the resolution of the Noongar Land Estate. This means that overall, 36% of vacant government land holdings currently have the ability to be developed, subject to adequate servicing. Only 49% of developable (currently vacant and appropriately zoned) land for housing in the region is owned by the private market. As such, direct government intervention (through the funding and delivery of housing) in the region is likely to have less negative "crowding out" impacts in the market compared to the Perth Metropolitan Region. This mitigates much of the perceived risks to the Government of intervening in the regional market.

Key Worker Housing - Development Potential Assessment

A high-level cursory assessment undertaken to gauge the approximate potential for developing housing within each town is presented in Table 3 below. Table 3 indicates potential dwelling yield of vacant serviced Residential zoned areas of the respective 4WDL towns based on current density. Consideration of potential for additional dwellings sites with existing development, was not included, and therefore the capacity of townsite for development may be greater than indicated in Table 3 below. Please note that bushfire and vegetation assessment, onsite servicing needs, and other site-specific matters may reduce yield, which is discussed in the section titled 'Development Potential Matters'.

Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites

Townsite	Serviced Residential zoned sites with potential for single houses	Approximate number of serviced Residential sites with development potential for grouped dwellings	Average number of grouped dwellings per site	Sites with potential for multiple lot subdivision/ dwelling yield subject to servicing (Subdivision sites)	Anticipated lot/dwelling yield on subdivision sites (subject to planning and servicing)
Woodanilling	5	8	2	0	0
Darkan	24	0	0	1	28
Wagin	30	19	3	8	150
Lake Grace	6	1	32	1	38
Williams	18	4	2	8	300
Dumbleyung	1	7	3	9	54
Total	**84**	**39**	**42**	**27**	**570**

A summary of the development potential assessment reveals the following outcomes:

- 30% of vacant serviced zoned lots (all tenure) may have potential for grouped dwelling development.
- Based on trends observed through the assessment process, the likely yield on standard sites (<1000/1200m^2) will be between two and four grouped dwellings. Larger or combined sites may allow six grouped dwellings or more.
- The current potential across all available vacant and adequately serviced land is estimated to provide 123 dwellings (including potential to provide 42 smaller grouped/modular dwellings).
- The fourth and fifth columns indicate residential-zoned parcels at the extent of larger townsites that may require structure planning for subdivision. Development of these sites will be subject to servicing and development and may yield around 500 residential lots/dwellings for the 4WDL subject to investment.

Short List Sites Response to Key Worker Housing Demand

The KWHA 2023 analysis across the six 4WDL LGAs estimates that key worker housing demand is 2.5 times greater than current building activity. The 4WDL KWHA 2023 estimated that dwelling demand for key workers between 2023- 2031 to be between 160 dwellings (conservative) to a 256 (high estimate), and the total additional dwellings (including aged person accommodation) ranges from 207 – 322 over the same period. On average, this requires between 20 and 30 additional dwellings per annum across the 4WDL region to cater to additional housing demand over the coming decade.

The KWHA 2023 identifies that the development of key worker housing currently needs to address the under provision of 70 (conservatively) and 91 (high) key worker dwellings. It is estimated that 26 dwellings are needed to accommodate gaps in the public sector workers' housing market. Each Local Government Area (LGA) has current, short- and longer-term housing needs identified in the 4WDL KWHA 2023 summarised below and further detailed in each Townsite's Local Housing Plan section:

- Shire of Dumbleyung requires an additional 28-33 key worker dwellings by 2031 with current under provision of 14 key worker dwellings.
- Lake Grace requires an additional 30-45 key worker dwellings by 2031 with current under provision of 12-15 key worker dwellings.
- West Arthur requires an additional 18-31 key worker dwellings by 2031 with a current under provision of 8 key worker dwellings.
- Wagin requires an additional 42-61 key worker dwellings by 2031 with current under provision of 16-22 key worker dwellings.
- Williams requires an additional 26-48 key worker dwellings by 2031 with a current under provision of 13-18 key worker dwellings.
- Woodanilling requires an additional 16-30 key worker dwellings by 2031 with a current under provision of 7-14 key worker dwellings.

Table 4 below lists eight identified project-ready shortlisted sites selected to provide key worker housing in the 4WDL region. The shortlisted sites provide a maximum of 33 key worker modular dwellings, conservatively addressing approximately 50% of the current key worker housing deficit. The site's location and maximum dwelling yield potential are listed in Table 4 below. Each site is detailed in the discussion by townsite in the relevant sections below.

Table 4: 4WDL Shortlisted Sites for Housing Investment Concepts

Site #	Local Government	Address	Dwelling yield
1	Shire of Dumbleyung	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	6
2	Shire of Williams	25- 29 (Lots 72,73 and 74) Hynes Court, Williams	4
3	Shire of Wagin	8-10 (Lots 19 and 18) Khedive Street, Wagin	3
4	Shire of Lake Grace	Portion of Lot 500 Wattle Road, Lake Grace	6
5	Shire of West Arthur	Portion of Lot 309 Burrowes (West) Street, Darkan	4
6	Shire of Woodanilling	13 (Lot 129) Cardigan Street, Woodanilling	1 + ancillary
7	Shire of Lake Grace	Portion of Lot 9002 Griffin Road, Lake Grace	2
8	Shire of Wagin	3 (Lot 19) Omdurman Street, Wagin	6
Total Dwellings			**33 dwellings**

Development Matters

The vacant residential land assessment is based on the development potential possible under the current density, and high level consideration of potential opportunities and constraints. Each town may also have additional development potential when considering other infill (eg. provision of additional dwelling(s) on a site with an existing dwelling) and potential review of underutilised reserved land. These matters should be explored in detail when addressing opportunities for townsite expansion and increasing development capacity under Local Planning Strategies and Local Planning Schemes. 'Addressing Wheatbelt Development Constraints' by Edge Planning, 2023, explores these concepts further.

The following matters are mentioned throughout this report. The matters discussed are manageable in the usual planning and development process and do not represent major constraints for the shortlisted sites. A brief description of each matter below has been included for information purposes and context.

Public Works Exemptions for local governments

A brief outline of the development approval or building licence approval process is set out for each of the eight sites in the 'Housing Investment Concept' Chapter. The statement also includes '(unless defined as a public works)'. This refers to an exemption for development approval afforded by section 6 of the *Planning and Development Act 2005* as it applies to public works by government agencies.

Local governments do not need to obtain approval under planning schemes when undertaking public works, subject to compliance with the local planning scheme, and orderly and proper planning. Public works are listed to include 'public housing and residences or hostels for teachers, students, medical staff'. This is further defined in Schedule 1 of the Public Works Act 1902 – Classes of Public Works as:

'2. (1) Public or community housing and community facilities and amenities, as defined in the Housing Act 1980 section 61(2), that are related or incidental to public or community housing. (2) Housing provided under the Government Employees' Housing Act 1964'

Key worker housing proposals that comply with the Scheme, and definitions set out in *the Planning and Development Act 2005* and *Public Works Act 1902* will not require formal development approval, however will be subject to building licence approvals and associated technical information (ie septic tanks proposals where applicable, BAL assessments etc).

Government Sewerage Policy 2019

The Government sewerage policy establishes the State of Western Australian Government's position on the provision of sewerage services in planning and developing land. It requires reticulated sewerage to be provided for the subdivision and development of land. Where reticulated sewerage cannot be provided, it adopts a best-practice approach to providing on-site sewage treatment and disposal.

Section 5.2.1 of the 'Government Sewerage Policy' stipulates a minimum lot size of 1000m^2 for unsewered areas. The Government Sewerage Policy mandates the preparation of a 'Site and Soil Evaluation' (SSE) (to assess suitability for onsite effluent disposal) for residential development in areas at a density greater than R10 without sewer services. Clause 5.2.1 may impact the development potential in the unsewered towns of Darkan and Woodanilling where conducting SSE's is encouraged to consider potential for increased densities.

***Bushfire Prone Land - State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas*.**

Bushfire prone land is designated by the Fire and Emergency Services (FES) Commissioner as highlighted on the Map of Bush Fire Prone Areas. State Planning Policy 3.7 applies to all land designated as bushfire prone and designates how land use should address bushfire risk management in Western Australia. It acts as a mechanism for initiating further assessment in the planning and building processes. Where a site has been assessed as bushfire prone, the Local government or decision-making authority will apply policy provisions under section 6 of SPP 3.7. It is suggested to contract a Bushfire Planning Practitioner to provide advice and prepare the necessary accompanying information to planning and development application.

The high level desktop assessment of 4WDL vacant land, and subsequent review of the shortlisted sites, identifies sites located in a bushfire prone area. It is important to note that a bushfire designation doesn't prohibit development. A number of sites identified are located on the fringes of the towns and simply reflect vacant residential zoned land with some level of residual uncleared scrub or bush overgrowth.

An assessment of the bushfire attack level (BAL) and associated setbacks to development that may apply have not been detailed at this stage. Further investigation when progressing the development

design and proposal may influence the design, dwelling size and in some cases, the development potential of the sites. The shortlisted site requiring BAL assessments are noted in the report.

Threatened Ecological Communities and Riparian Vegetation

Several vacant residential lots throughout the 4WDL include vegetation. Sites with significant vegetation coverage, and those contiguous with adjacent vegetated lots were not considered for the short listed sites.

The clearing of native vegetation in Western Australia is principally regulated under the *Environmental Protection Act 1986* (EP Act) and its subsidiary legislation. In accordance with the *Environmental Protection Act 1986* (EP Act), a clearing permit is required to authorise any clearing of native vegetation unless an exemption applies. There are two types of exemptions outlined in Schedule 6 of the EP Act (Schedule 6 exemptions) that can be found under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

Regulation 5 Item 1 of the exemptions allows the owner of a property to clear native vegetation for a building or structure, to the extent necessary for the building or structure, subject to obtaining necessary approvals prior to any clearing occurring. Additionally, the clearing can only be done to the extent necessary for the building or structure itself, and any additional clearing would require a clearing permit or referral unless it meets the requirements of a different exemption. Local governments can refer to the *Department of Water and Environmental Regulation* native vegetation helpline 6364 7098 if requiring information on clearing.

While not applicable to the shortlisted sites, high level assessment revealed the presence of Threatened Ecological Communities (TEC's) in some other locations within the townsites, which are also protected in environmental legislation as 'Environmentally Sensitive Areas' (ESA's).

The exemptions under the Clearing Regulations do not apply in environmentally sensitive areas (ESAs), or Threatened Ecological Communities (TEC's) on any property tenure. Environmentally sensitive areas (ESAs) are classes or areas of native vegetation where the exemptions for clearing vegetation under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Clearing Regulations)* do not apply. The locations of mapped ESAs may be viewed through clearing permit system (and Map Viewer) www.cps.der.wa.gov.au. Threatened ecological communities (TECs) are also protected under Western Australian legislation through *the Environmental Protection Act 1986* and may be considered within an ESA. The *Biodiversity Conservation Act 2016 (BC Act)* provides for the statutory listing of TECs by the Minister under the categories critically endangered, endangered or vulnerable. To confirm if the native vegetation is part of a TEC, please search the Protected Matters Search Tool: Interactive Map (awe.gov.au).

This advice is provided for future proposals, where development on sites with the presence of ESA's or TEC's should be referred to DWER, EPBC and/or seek an Environmental specialist's advice.

South West Native Title Settlement

The Noongar Land Estate (NLE), a part of the South West Native Title Settlement, and is land that is potentially eligible for inclusion into the Noongar Land Estate. The NLE will be held by the Noongar Boodja Trust (NBT) and is intended to provide significant opportunities for the Noongar community to achieve sustainable economic, social and cultural outcomes. Lands to be allocated include Unallocated Crown Land and some freehold land owned by WA Government agencies (State Government). The process commenced on 12 March 2021 with offers to the Noongar Boodja Trust.

No proposal can proceed on land under consideration for possible inclusion in the Noongar land estate until the allocation has been accepted. State Government owned land under consideration for inclusion in the Noongar Land Estate are included in the overall vacant land assessment and highlighted on the housing plans.

3 Local Housing Plans and Housing Investment Concepts

Local Housing Plans prepared for the Dumbleyung, Williams, Wagin, Lake Grace, Darkan and Woodanilling Townsites are based on the methodology outlined in the 'Purpose and Methodology' section. Each Local Housing Plan indicates the following:

- The extent of developed residential zoned land and vacant residential zoned land (October 2023).
- Power, Water and Sewer infrastructure fronts identified to illustrate available vacant serviced land.
- Vacant state government-owned land under consideration for possible inclusion in the Noongar Land Estate (and therefore, while vacant, is not 'available' for development at this time).
- The location of shortlisted site(s).

The individual' Local Housing Plans' are described by townsite in the relevant sections below. The descriptions include vacant land statistics and the town's capacity to address each Shire's key worker housing demand.

The shortlisted sites are highlighted on each townsite plan and detailed in Table 5 below. Table 5 summarises the maximum potential dwelling yield and provides high-level service and construction costs for each development site (Chadwick Consulting). The total cost for the provision of the 33 key worker modular homes is estimated to be approximately $17,500,000, with an average estimated cost for servicing and construction of each dwelling being $525,971. Site and servicing costs range between $40K per dwelling for larger developments and upwards of $50K per dwelling as the development yield reduces. Headworks costs are location specific.

Table 5: Shortlisted Sites to accommodate Housing Investment Concepts

Site	Address	Average Development Cost per dwelling	Number of Dwellings	Total Cost
1	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	$ 534,304	6	$ 3,205,825
2	25-29 (Lots 72,73 and 74) Hynes Court, Williams	$ 533,233	4	$ 2,132,933
3	8-10 (Lots 19 and 18) Khedive Street, Wagin	$ 532,512	3	$ 1,597,535
4	Portion of Lot 500 Wattle Road, Lake Grace	$ 533,162	6	$ 3,198,972
5	Portion of Lot 309 Burrowes (West) Street, Darkan	$ 542,762	4	$ 2,171,050
6	13 (Lot 129) Cardigan Street, Woodanilling	$ 474,292	2	$ 948,585
7	Portion of Lot 9002 Griffin Road, Lake Grace	$ 533,258	2	$ 1,066,515
8	3 (Lot 19) Omdurman Street Wagin	$ 524,242	6	$ 3,145,454
TOTAL		**$ 525,971**	**33**	**$ 17,466,869**

Please note the following descriptions, inclusions, and contingencies relative the high-level cost estimates:

- Dwelling construction costs include the pad and house, carport (1 carport for 2-bedroom, 2 carports for 3-bedroom) and driveways.
- Dwellings have been costed to a 'medium' specification, with ample kitchen cabinetry and fit out specifications, medium specification vinyl planking, air-conditioning to living spaces, one ample verandah, upgrades to the facade and external windows, and carports (not garages).
- Dwelling footprints are relatively small to enable modular/flat pack construction methods. See Table 6 below for examples of the dwelling sizes.
- Due to the predominantly level and clear terrain, provision has been made for minor earthworks only. A desktop study only informs this; further investigation is required to confirm earthwork costs. If additional earthwork costs are identified, then Shire works resourcing could be utilised to offset any increased cost.
- A standardised provision is included for onsite drainage. This requirement may differ between sites, but accounting for the relatively small footprints and hard surfaces of the modelled dwellings, it is unlikely these costs will dramatically impact project feasibility.
- Due to these costings' preliminary and indicative nature, a 20% construction contingency is applied.
- An escalation rate of 5.1% to Dec 2024 is included based on Quantity Surveyor advice. While there are signs of market stabilisation in the building sector, any increase in fuel price or disruption to international supply chains could severely impact construction costs and increase this rate, especially in the Wheatbelt. When applying for funding, a generous escalation rate should be applied based on conditions at the time of application and accounting for potential delays in receiving government approvals.
- A 20% Wheatbelt rating is applied to account for the transport costs of labour and materials. Potential cost savings may be achieved if a construction program involving multiple sites is established in collaboration with a builder utilising flat-pack or modular housing products. This method could enable mobilisation and transport costs to be distributed across multiple construction projects and allow for greater certainty of costs due to the ability to purchase a significant portion of the building material up-front.

Table 6: Estimated dwelling size.

Dwelling footprints (sqm)	**1x1x1**	**2x2x1**	**3x2x2**
Dwelling (enclosed area)	52	101	126
Verandah	12	12	18
Carport	23	23	34
Total (sqm)	**87**	**136**	**178**

Shire of Dumbleyung: Dumbleyung Townsite

Planning and Servicing Context

The Townsite of Dumbleyung is zoned Residential R10/30 under the *Shire of Dumbleyung Local Planning Scheme No.1*, providing a range of housing density options subject to wastewater and water capacity being available. The townsite of Dumbleyung has access to a reticulated sewerage system under the Shire's control and operation. The Shire confirms that the sewer system will have the capacity to service additional development in town subject to the purchase and installation of a wastewater recycling system confirmed for delivery in 2024.

The Water Corporation operates the water scheme in Dumbleyung and provides 188 water services/customers. Dumbleyung is part of the Great Southern Towns Water Supply Scheme (GSTWSS). Dumbleyung townsite receives water from the Wickepin Tank. East Dumbleyung's elevated tank provides the town's water storage. The water reticulation mains serving customers in the townsite area are 100mm in diameter. Mains of this size are typically adequate to provide normal services to low-density residential developments. Any significant development in the town will require further investigation to determine the impact on the scheme.

Dumbleyung Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of Dumbleyung population has seen a small increase in population (76 people) in the last ten years and is forecast (WA Tomorrow) to remain relatively stable with a slight decline of around 58 people over the next decade. The KWHA 2023 analysis also reports that key worker housing demand for the Shire of Dumbleyung ranges from 28 (low estimate) to 33 (high estimate) additional dwellings by 2031. The lack of available key worker housing is seen as a significant constraint to the growth of the town and surrounding areas.

The KWHA demand analysis indicates a current key worker housing supply shortage of 14-15 dwellings, with an additional 9-13 dwellings required in the next five years to address the short-term key worker accommodation needs in the Shire Dumbleyung.

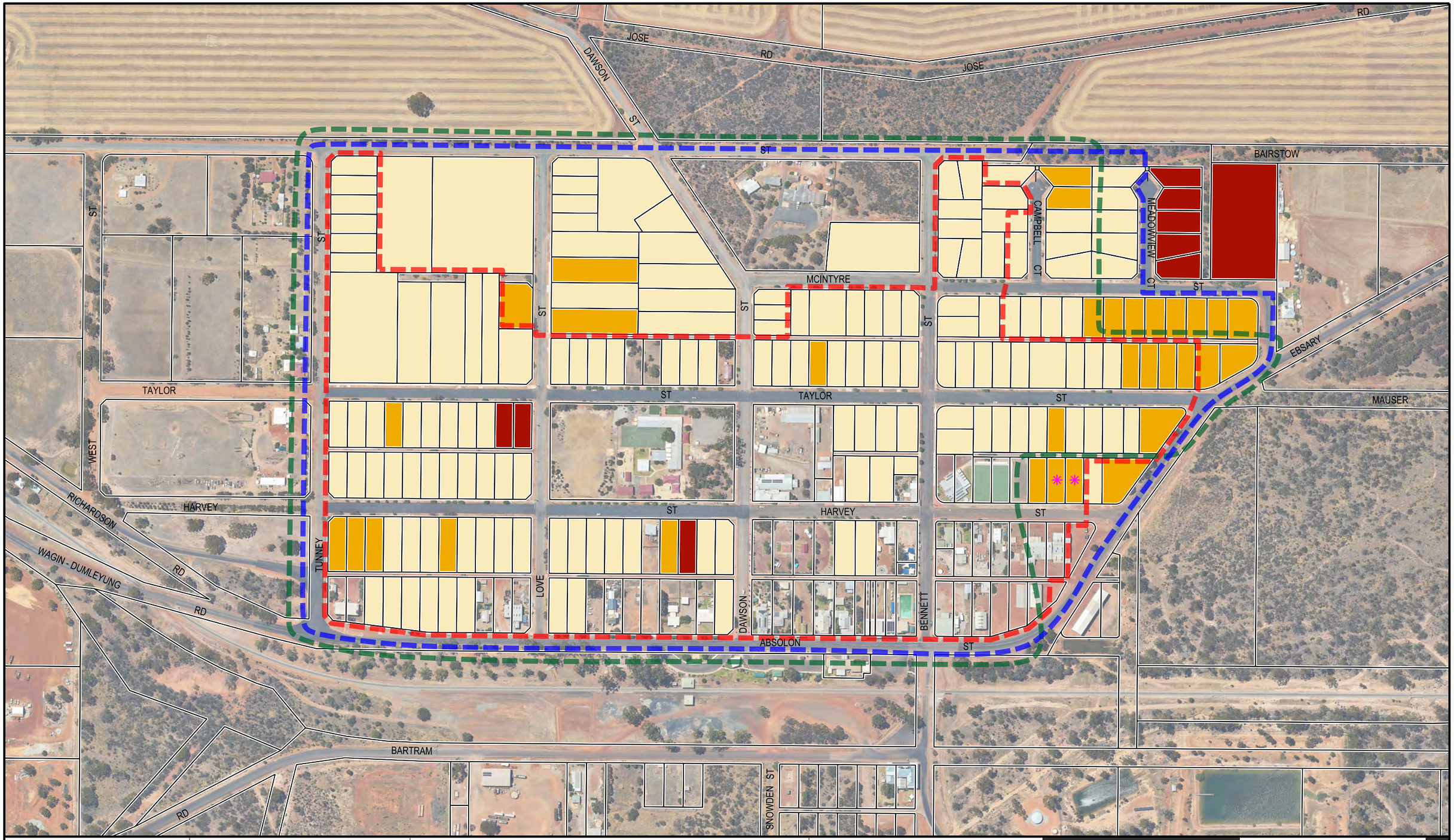
A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite,* and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A Local Housing Plan titled "Dumbleyung Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land.

Recommendation

The townsite of Dumbleyung needs to provide available land for up to 23-28 key worker dwellings to cater to immediate and short-term demand for key worker housing. In summary of the vacant land

assessment, the Dumbleyung townsite has approximately 43 vacant residential lots, of which eight have access to all services. Seven serviced sites have development potential for an average of four grouped dwellings. The Shire of Dumbleyung owns five serviced residential zoned lots, potentially yielding a maximum of 20 grouped dwellings.

Based on these figures, it is possible to cater for the Shire of Dumbleyung immediate and short-term key worker housing needs on serviced sites within the Dumbleyung Townsite. Achieving development potential will require support by the planned upgrade of the town's wastewater recycling system which will be delivered during 2024. In addition, nine partially and unserviced 'Residential sites' can potentially cater to long-term key worker housing demand. *The Shire of Dumbleyung Local Planning Scheme No.1* provides scope within its current zoning to achieve higher densities subject to increasing servicing capacity.



DISCLAIMER -

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0 40 80 120 160
metres

Base data supplied by Landgate (Aerial Photo - 1/1/2023)

LEIGHTON land development DRAFTING & visuals
bleighton@westnet.com.au
0408 820 001

LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
- SEWER INFRASTRUCTURE SERVICE FRONT (LAND WITH ACCESS TO SEWER)
- EXTENT OF POWER SERVICES (RESIDENTIAL ZONE)
- EXTENT OF WATER SERVICES (RESIDENTIAL ZONE)
- VACANT RESIDENTIAL LAND
- UNDER CONSIDERATION FOR POSSIBLE INCLUSION IN THE NOONGAR LAND ESTATE
- SHORT LISTED SITE

CLIENT	:	***SHIRE OF DUMBLEYUNG***
SCALE	:	*1:4,000 @ A3 / 1:2,000 @ A1*
DATE	:	*27 November 2023*
PLAN No	:	*DUM-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

DUMBLEYUNG TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

SHIRE OF DUMBLEYUNG
JE PLANNING
Mobile 0408 901 192 Email: janine@jeps.com.au

FIGURE 1

Housing Investment Concept Site #1 (8-10 (Lot 6 and 7) Harvey Street, Dumbleyung)

The Shire of Dumbleyung preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment Concept is local government-owned land located at 8-10 (Lot 6 and 7) Harvey Street, Dumbleyung (see Figure 1: Location Plan). The site is zoned Residential R10/30 under the Shire of Dumbleyung Local Planning Scheme (See Figure 2: Shire of Dumbleyung Local Planning Scheme No.1 Extract) with a combined lot area of 2024m^2 (See Table 7: Site#1 Details) and has the potential to yield six grouped dwellings.

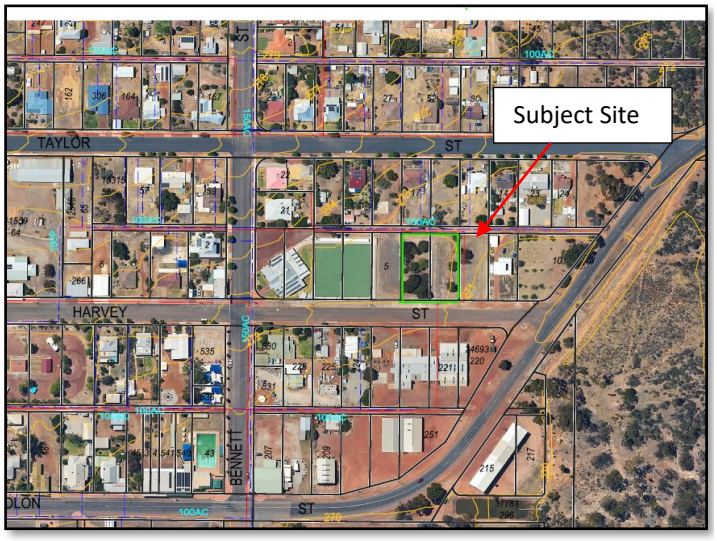


Figure 1: Location Plan

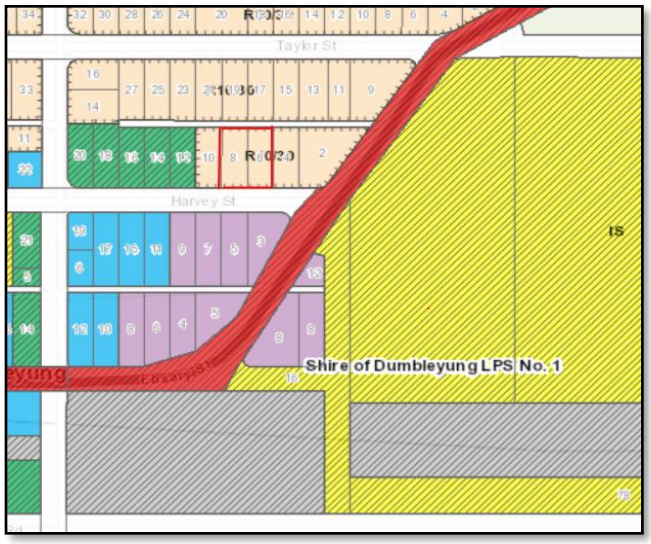


Figure 2: LPS Extract

Table 7: Site #1 Details

Street #	Lot #	Road	Tenure	Zoning	Area m²	Water	Sewer	Power	Planning Considerations (Opps and Cons)	Bushfire Prone	Dwelling Yield
10	6	Harvey Street	LG	R10/30	1012	✓	✓	low voltage power lines over the road	Party vegetated; clearing required. Western power extension and capacity to be addressed. Potential grouped site combined with Lot 6 and 7. Lot 8 is not available to form part of the grouped dwelling site.	Yes (south west corner)	3
8	7	Harvey Street	LG	R10/30	1012	✓	✓	low voltage power lines over the road	Cleared land, sparse vegetation. Western power capacity, extension and capacity to be addressed. Potential grouped dwellings site combined with Lot 6. Lot 8 is not available to form part of the grouped dwelling site.	Yes (south west corner of lot)	3

*LG= local government

The desktop site assessment reveals the following about Site #1:

- Sewer is available. The Shire confirms that it will have the capacity to service increased density in town, subject to the purchase and installation of a wastewater recycling system (which is the subject of a current project scoping and delivery plan confirmed for delivery during the 2024/2025 Financial year).
- Reticulated water supply runs along the northern boundary of the subject site within the adjacent right-of-way.
- The site is included in a Bushfire Prone Area.
- A small extension to the power line is required to service the development (~40 m).

The housing investment concept dwelling yield and costings are based on a preliminary desktop analysis. Confirmation of development will be subject to the preparation and approval of an amalgamation application to DPLH, a development application and site plan (unless defined as public works), and a building licence which will include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- Vegetation clearing
- BAL assessment

The estimated servicing and development costs in Table 8 below relate to the development of six modular grouped dwellings comprising two three-bedroom, two-bathroom, and four two-bedroom/two-bathroom dwellings at Site #1.

Table 8: Estimated Servicing and Development Costs

8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	**Costs**
Headworks	$ 68,985
Site works and servicing	$ 240,000
Construction	$ 1,836,000
Four 2-bed, 2-bath	*$291,000 per dwelling*
Two 3-bed, 2-bath	*$336,000 per dwelling*
Wheatbelt weighting	20%
Escalation to Dec 2024	5.1%
Construction contingency	20%
Design and professional fees contingency	5%
TOTAL	**$ 3,205,825**
Per dwelling	*$ 534,304*

Shire of Williams: Williams Townsite

Planning and Servicing Context

The desktop assessment reveals residential densities ranging from R2.5 and R5 up to R30 in the Townsite of Williams under the *Shire of Williams Local Planning Scheme No.2*. The most common density in town is R20, with large tracts of undeveloped R12.5 land on the periphery of the townsite. The developed R20 area within the townsite indicates a trend of battle-axe subdivisions occurring to maximise infill development.

The Water Corporation operates both water and wastewater schemes in Williams. Williams Townsite currently has around 206 properties connected to the sewerage network and 307 properties connected to the water network. While there may be some capacity to accept additional sewerage connections onto the existing network, Williams's primary and most significant limiting factor is the treated wastewater storage and reuse capacity of the Wastewater Treatment Plant (WWTP). In wet years/events and when the Shire's reuse Public Open Space irrigation system is not operating (in winter), the storage capacity at the WWTP is inadequate, leading to WWTP overflows. Any significant addition to service numbers (sewer connections and hence flow) in Williams will require the Water Corporation to undertake detailed engineering investigations and to construct additional Treated Waste Water (TWW) storage. These capital works are currently not funded.

Customers in Williams are supplied with drinking water off the Water Corporation's Great Southern Towns Water Supply Scheme (GSTWSS). The main source of water is Harris Dam near Collie. Bulk water is pumped via the GSTWSS trunk main that heads eastwards from Collie and runs through Williams and other towns. Several balancing storage tanks and additional pump stations are along the trunk main. Various branch mains supply towns to the north and south.

Most towns on the GSTWSS have water storage tanks to provide reserve storage and further chlorination at the tank outlet into the towns' water network. Williams does not have a local tank. Supply is directly via an offtake valve on the trunk main directly into the town's mains network.

The water reticulation mains serving customers in the townsite area are 100mm in diameter. Mains of this size are typically adequate to provide normal services to low-density residential developments.

Williams Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of Williams population has seen a small increase in population (107 people) in the last ten years and is forecasted (WA Tomorrow) to remain relatively stable, with a slight decline of around 83 people over the next decade. The KWHA 2023 analysis reports that key worker housing demand for the Shire of Williams ranges from 26 (low estimate) to 48 (high estimate) additional dwellings by 2031.

The KWHA demand analysis indicates a current key worker housing supply shortage of 13-18 dwellings, with an additional 5-17 dwellings required in the next five years to address the short-term

key worker accommodation needs in the Shire Williams. On this basis, it is noted that the townsite of Williams needs to provide between 18-35 key worker dwellings to cater for immediate and short-term demand.

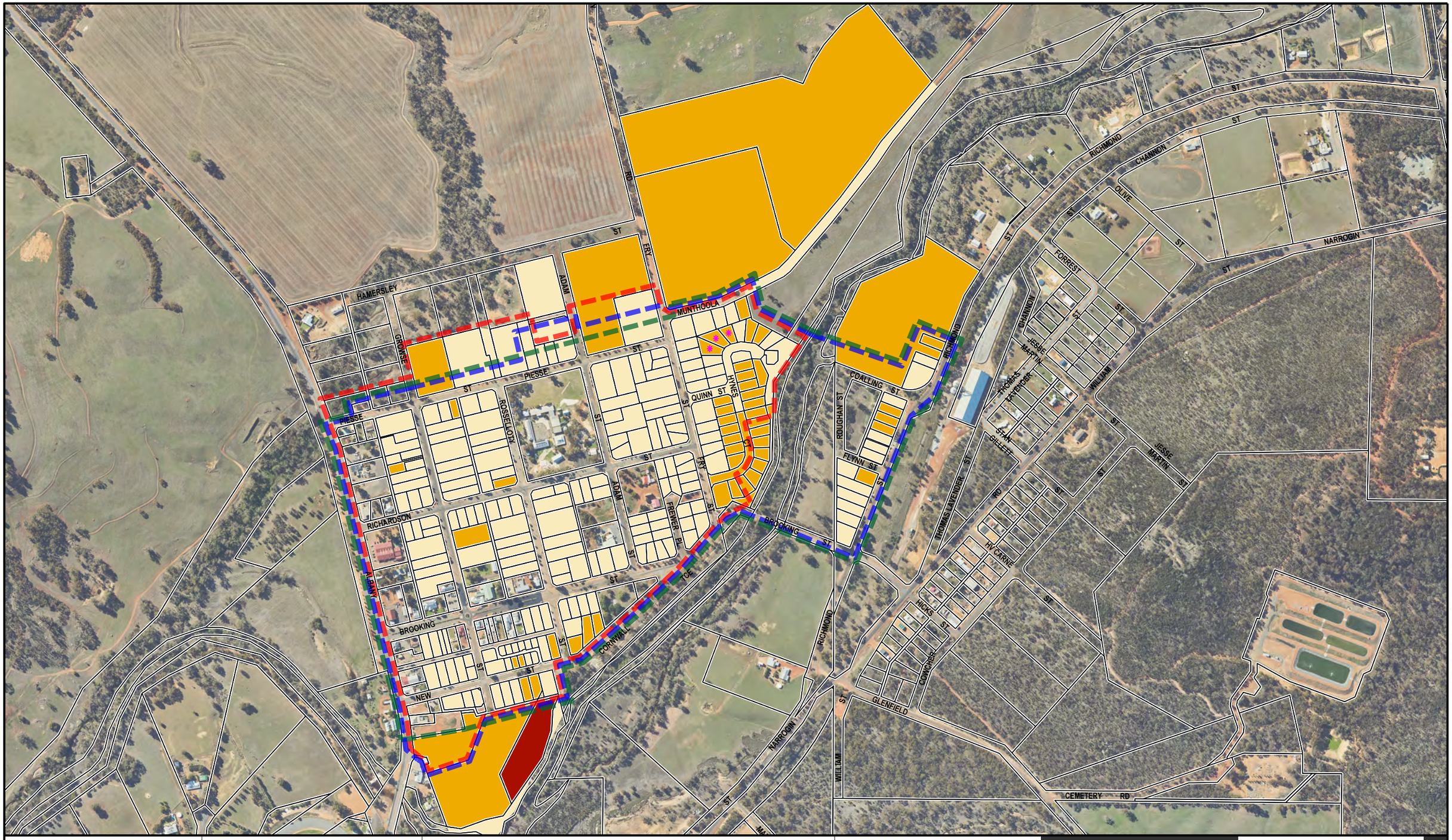
A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite,* and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A Local Housing Plan titled "Williams Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land.

In summary of this information, the Williams townsite has approximately 35 vacant residential lots, of which 22 have access to all services. One vacant site is considered for inclusion in the Noongar Land Estate. Therefore, 21 serviced sites have development potential for an average of two grouped dwellings. The Shire of Williams owns three serviced residential lots, potentially yielding a maximum of six grouped dwellings. These figures reveal that the Williams townsite does not currently have the capacity to cater to the Shire's immediate and short-term key worker housing needs.

Recommendation

It is recommended that the Shire of Williams earmark sites to accommodate 18 key worker dwellings immediately to address the under provision of key worker housing. Additional sites to accommodate up to 17 key worker dwellings in the short term (2026) will also need to be identified. The following suggestions may support the release of land and increase the capacity for the provision of key worker housing in the Williams townsite:

- Seek access to state government-owned land (11 sites) that may yield approximately 22 grouped dwellings to address the immediate key worker housing need.
- There are approximately 18 vacant sites in town which may accommodate single houses. The possibility of recoding areas in town should be investigated to increase the density and development potential for grouped dwellings.
- While there are limited existing residential sites in the townsite of Williams for the development of grouped dwellings, larger residential zoned sites on the periphery provide an opportunity to address key worker housing needs and have the capacity to service the town's housing needs in the long term. These sites will require significant extension of services and planning processes (structure planning and subdivision) to achieve additional land release.
- Significant upgrades to the townsite wastewater system will be necessary to cater for the extension of servicing to support increased development in existing R12.5 zoned areas on the periphery of the townsite and support any proposals for increasing densities within the town.



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0 75 150 225 300
metres

Base data supplied by Landgate (Aerial Photo - 21/4/2021)

LEIGHTON land development DRAFTING & visuals
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0408 820 001

LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
- SEWER INFRASTRUCTURE SERVICE FRONT (LAND WITH ACCESS TO SEWER)
- EXTENT OF POWER SERVICES (RESIDENTIAL ZONE)
- EXTENT OF WATER SERVICES (RESIDENTIAL ZONE)
- VACANT RESIDENTIAL LAND
- UNDER CONSIDERATION FOR POSSIBLE INCLUSION IN THE NOONGAR LAND ESTATE
- SHORT LISTED SITE

CLIENT	:	***SHIRE OF WILLIAMS***
SCALE	:	*1:7,500 @ A3 / 1:3,750@ A1*
DATE	:	*28 November 2023*
PLAN No	:	*WIL-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

WILLIAMS TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

GATEWAY TO THE GREAT SOUTHERN WILLIAMS

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FIGURE 1

Housing Investment Concept Site #2 (5- 29 (Lots 72,73 and 74) Hynes Court, Williams)

The Shire of Williams preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment concept is state government owned land located 25- 29 (Lots 72,73 and 74) Hynes Court, Williams (see Figure 3: Location Plan). The site is zoned Residential R12.5 under the Shire of Williams Local Planning Scheme No.2 (See Figure 4: Shire of Williams Local Planning Scheme (LPS) Extract) with a combined lot area of 3447m^2 (See Table 9: Site#2 Details) and has the potential to yield four grouped dwellings.

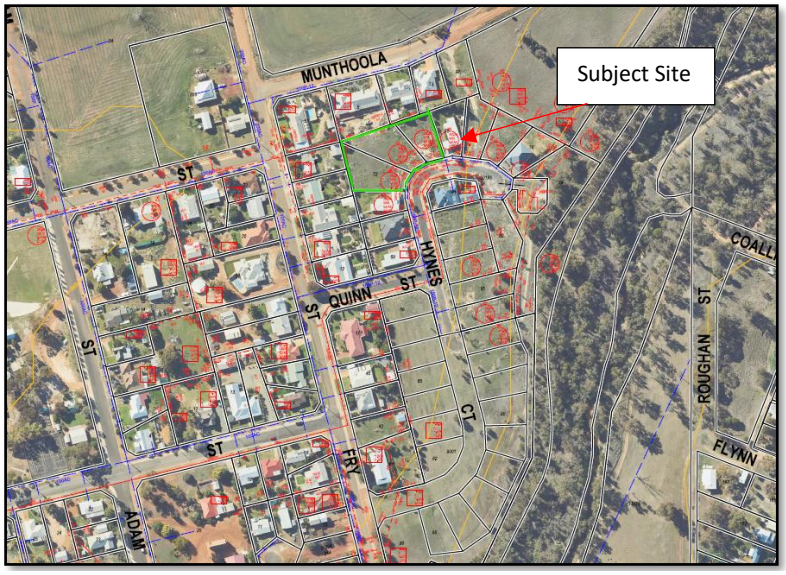


Figure 3: Location Plan

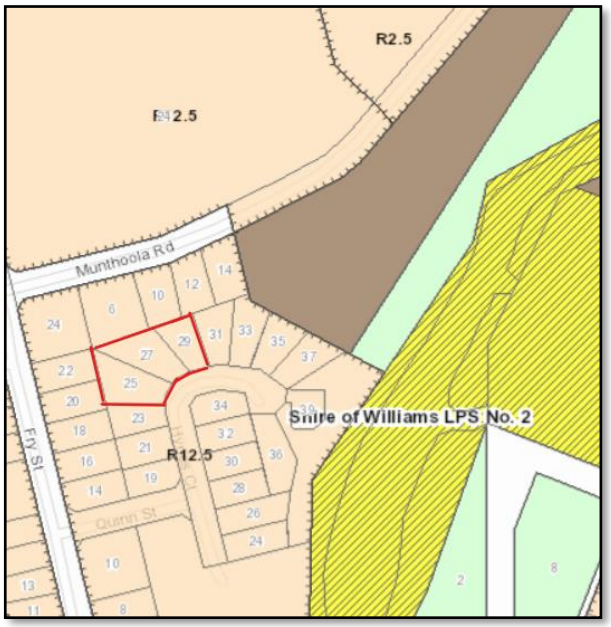


Figure 4: LPS Extract

Table 9: Site #2 Details

Street #	Lot #	Road Name	Tenure	Zoning	Area m²	Water	Sewer	Power	Planning Considerations	Bushfire Prone	Dwelling Yield
25	72	Hynes Court	SG	R12.5	1303	✓	✓	✓	New Subdivision. Requires amalgamation with adjacent lots to achieve greater yield. Advantage that land is prepared and serviced.	no	1
27	73	Hynes Court	SG	R12.5	1275	✓	✓	✓		no	1
29	74	Hynes Court	SG	R12.5	869	✓	✓	✓		yes	1

*SG= state government

The desktop site assessment reveals the following about Site #2:

- Sewer is available, and the development can be serviced. Water Corporation advises that the town's wastewater system is near capacity. However, the subdivision is approved and assumes capacity exists for the proposal.
- Water and Power services are available.
- Limited headworks are required.

The housing investment concept costings are based on preliminary desktop analysis. Confirmation of development will be subject to the preparation and approval of an amalgamation of the three lots via application to DPLH, a development application and site plan (unless defined as public works), and a building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- BAL assessment for Lot 74 Hynes Road. Although part of this site sits in a bushfire-prone area, it is assumed that this could be mitigated without major expense due to the large lot size and low expected yield.

The estimated servicing and development costs provided in Table 10 below relate to the development of four modular grouped dwellings comprising of one, two-bedroom two-bathroom dwelling, and two, two-bedroom/two-bathroom dwellings at Site #2.

Table 10: Estimated Servicing and Development Costs

25-29 (Lots 72,73 and 74) Hynes Court, Williams	**Costs**
Headworks	$ 60,003
Site works and servicing	$ 160,000
Construction	$ 1,209,000
Three 2-bed, 2-bath	*$291,000 per dwelling*
One 3-bed, 2-bath	*$336,000 per dwelling*
Wheatbelt weighting	20%
Escalation to Dec 2024	5.1%
Construction contingency	20%
Design and professional fees contingency	5%
TOTAL	**$ 2,132,933**
Per dwelling	*$ 533,233*

Shire of Wagin: Wagin Townsite

Planning and Servicing Context

The desktop site assessment revealed that Wagin Townsite is characterised by Residential R17.5 density with pockets of R30 in the established area of town under the *Shire of Wagin Local Planning Scheme No.2*. The range of densities has resulted in various lot sizes and forms of development through town. Large undeveloped landholdings zoned Residential with an allocated density of R17.5 are located on the northeast of the townsite.

The Water Corporation operates both water and wastewater schemes in Wagin. Wagin townsite currently has around 600 properties connected to the sewerage network, and around 880 properties connected to the water network. While there may be some capacity to accept additional sewerage connections onto the existing network, the primary and most significant limiting factor in Wagin is the capacity of the WWTP, more specifically disposal of excess treated wastewater back into the environment. The treatment plant operates within but is close to its maximum hydraulic capacity.

Any significant addition to service numbers (sewer connections and hence flow) in Wagin may require the Water Corporation to undertake further engineering investigations and capital expenditure to resolve the WWTP capacity constraints.

Customers in Wagin are supplied with drinking water from the Water Corporation's Great Southern Towns Water Supply Scheme (GSTWSS). Wagin supplies bulk water via the 'NK' (Narrogin to Katanning) farmlands extension distribution main. Wagin is served from the Wardelocking Reservoir, about 5km northwest of the townsite. The water reticulation mains serving customers in the townsite area are 100mm in diameter. Mains of this size are typically adequate to provide normal services to low-density residential developments.

Wagin Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of Wagin's population has seen a small decline in population (85 people) in the last ten years and is forecast (WA Tomorrow) to remain relatively stable with a slight decline of around 83 people over the next decade. The KWHA 2023 analysis reports that key worker housing demand for the Shire of Wagin ranges from 42 (low estimate) to 61 (high estimate) additional dwellings by 2031.

The KWHA demand analysis indicates a current key worker housing supply shortage of 16-22 dwellings, with an additional 16-29 dwellings required to address the short-term (2026) key worker accommodation needs in the Shire Wagin. On this basis, it is noted that the townsite of Wagin needs to provide between 32 and 51 key worker dwellings to cater to immediate and short-term demand.

A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite,* and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A

Local Housing Plan titled 'Wagin Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land is included below.

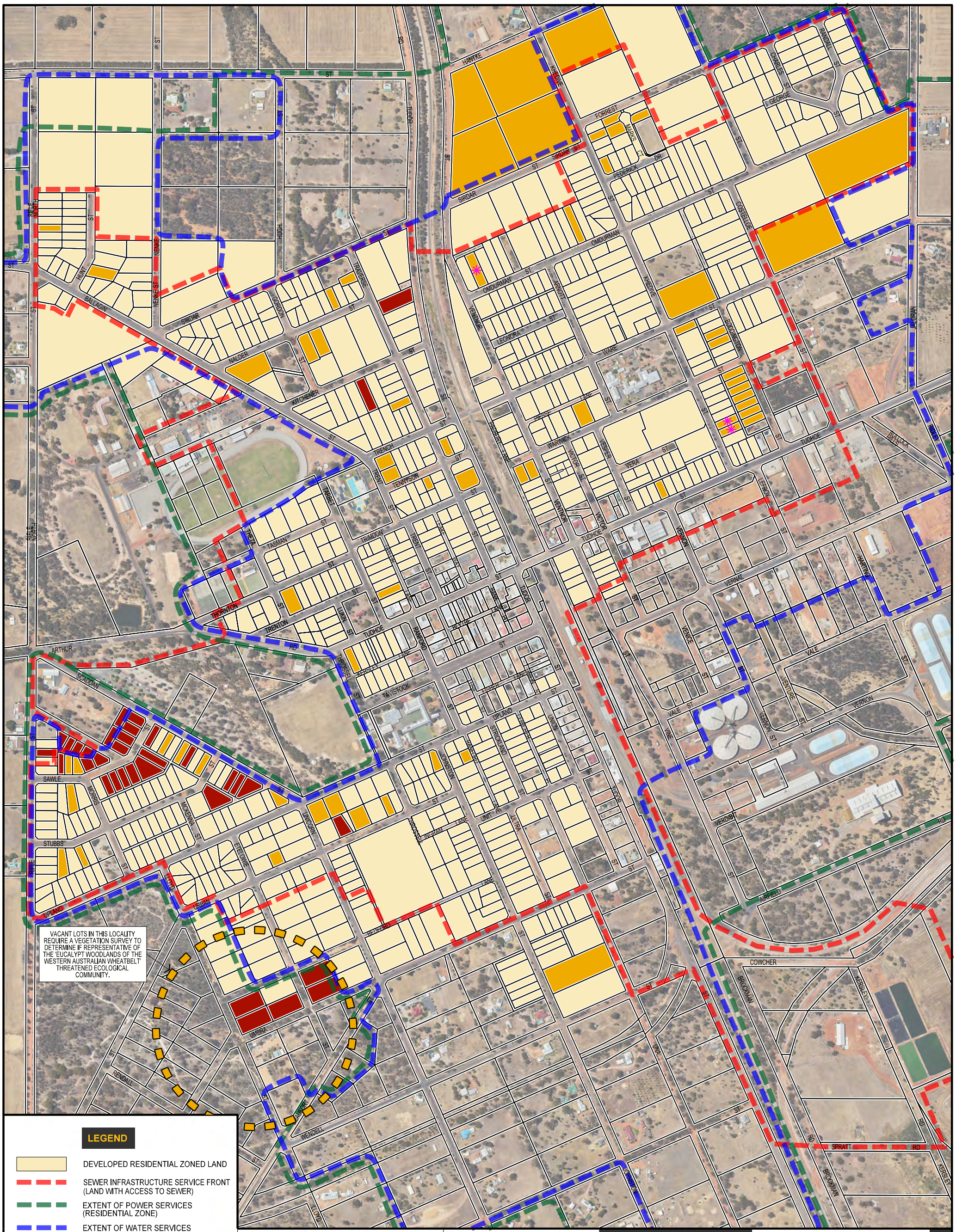
In summary of this information, the Wagin townsite has approximately 109 vacant residential lots, of which 49 lots have access to all services. Approximately 34 vacant sites are considered for inclusion in the Noongar Land Estate, and 22 of these sites are located within serviced areas of town reducing the currently available serviced land to 27 lots. The Shire of Wagin owns 15 residential lots across various densities in town, and further investigation is required to understand cumulative dwelling potential (subject to servicing), which will range from single dwelling potential to three or more grouped dwellings.

These figures indicate that the Shire of Wagin could potentially cater to the immediate key worker housing needs (22 dwellings) on local government-owned land within the Wagin Townsite. The review reveals that Wagin has a mix of vacant residential land in local government, state government and private ownership available to support key worker housing needs in the immediate and short term subject to extension of services and addressing site constraints. Based on the extent of available land, and measurable demand for key worker housing the Wagin townsite was selected to provide two short listed sites for preparation of Housing Investment Concept.

Recommendation

It is recommended that the Shire of Wagin earmark sites to accommodate 22 key worker dwellings immediately to address the under provision of key worker housing. Additional sites to accommodate up to 29 key worker dwellings in the short term (2026) will also need to be identified. The following suggestions may support the release of land and increase the capacity for the provision of key worker housing in the Wagin townsite:

- Accessing State government-owned land may yield additional grouped dwellings to address short-term key worker housing demand, however many sites are currently under consideration for the Noongar land estate. The state government owned land located southeast of town is constrained by the presence of vegetation which may require assessment to determine if land is representative of the ‘Threatened Ecological Community of Eucalypt Woodlands of the Western Australian Wheatbelt’ and are also nominated in a bushfire prone area.
- Investigate the possibility of recoding areas in town from R17.5 to R30 to increase development potential.
- Larger residential zoned sites coded R17.5 located in the northeast of town provide an opportunity to address key worker housing needs and have capacity to service the towns housing needs in the long term. The availability of these sites requires servicing and planning processes of structure planning and subdivision. If servicing can be addressed, the Shire may potentially look to increasing densities in these areas.
- Upgrades to the wastewater system will be necessary to cater for the extension of servicing to support increased development in existing R17.5 and R30 zoned areas town, and support proposals for increasing densities.



VACANT LOTS IN THIS LOCALITY REQUIRE A VEGETATION SURVEY TO DETERMINE IF REPRESENTATIVE OF THE 'EUCALYPT WOODLANDS OF THE WESTERN AUSTRALIAN WHEATBELT' THREATENED ECOLOGICAL COMMUNITY.

LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
- SEWER INFRASTRUCTURE SERVICE FRONT (LAND WITH ACCESS TO SEWER)
- EXTENT OF POWER SERVICES (RESIDENTIAL ZONE)
- EXTENT OF WATER SERVICES (RESIDENTIAL ZONE)
- VACANT RESIDENTIAL LAND
- UNDER CONSIDERATION FOR POSSIBLE INCLUSION IN THE NOONGAR LAND ESTATE
- SHORT LISTED SITE

DISCLAIMER -

The information contained on this map is based on a manual desktop assessment using publicly available data sources and created for illustration purposes only and is to be used as a guide for initial planning purposes only. JE Planning cannot guarantee the information's accuracy and should not be relied upon for commercial or investment decision -making.

0 80 160 240 320

metres

Base data supplied by Landgate (Aerial Photo - 1/1/2023)

LEIGHTON land development DRAFTING & visuals
bleighton@westnet.com.au
0408 820 001

CLIENT	:	*SHIRE OF WAGIN*
SCALE	:	*1:8,000 @ A3 / 1:4,000 @ A1*
DATE	:	*28 November 2023*
PLAN No	:	*WAG-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

WAGIN TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

SHIRE OF WAGIN
HEART OF THE GREAT SOUTHERN
JE PLANNING
Mobile 0408 901 192 Email: janine@jeps.com.au

FIGURE 1

Housing Investment Concept Site #3 (10 (Lots 19 and 18) Khedive Street, Wagin)

The Shire of Wagin first preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment Concept is state government-owned land located at 10 (Lots 19 and 18) Khedive Street, Wagin (see Figure 5: Location Plan). The site is zoned Residential R17.5 under the Shire of Wagin Local Planning Scheme No.2 (See Figure 6: Shire of Wagin Local Planning Scheme (LPS) Extract) with a combined lot area of 2024m^2 (See Table 11: Site#3 Details) and has the potential to yield three grouped dwellings.

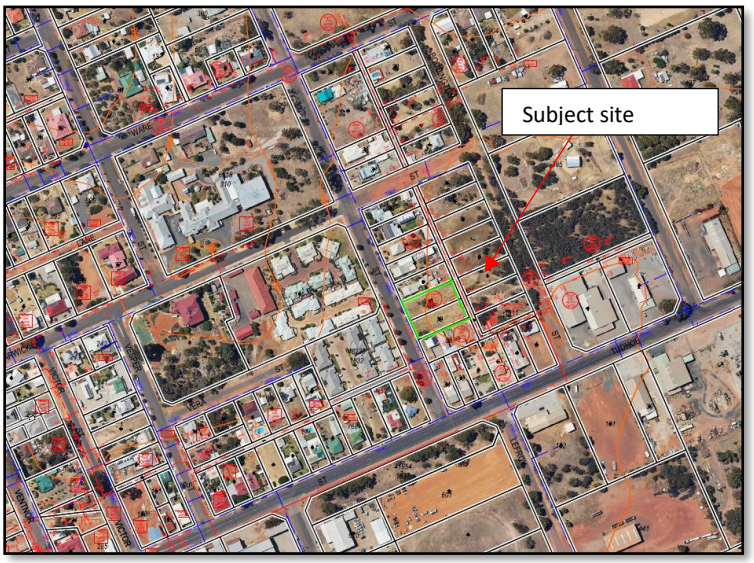


Figure 5: Location Plan

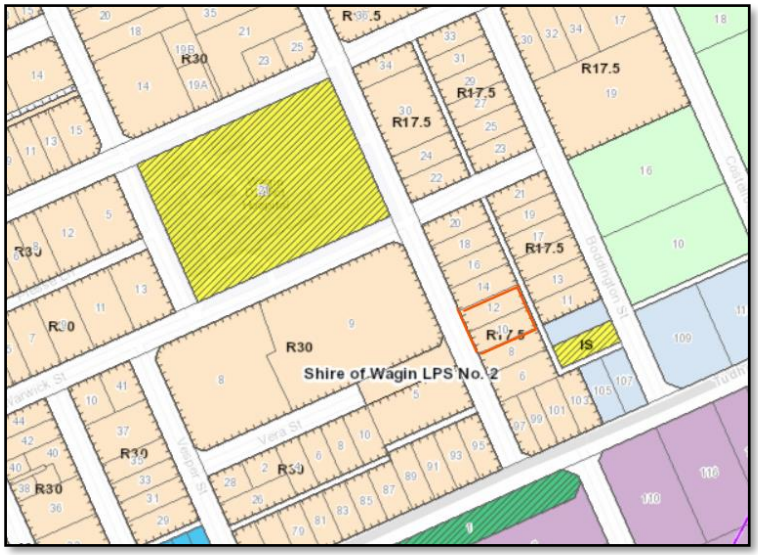


Figure 6: LPS Extract

Table 11: Site#3 Details

Street #	Lot #	Road Name	Tenure	Zoning	Area m²	Water	Sewer	Power	Planning Considerations	Bushfire Prone	Dwelling Yield
10	Lot 18 Plan 2807	Khedive Street	LG	R17.5	1012	✓	✓	✓	Cleared land. Combined with adjacent Lot 19 Khedive, provides the opportunity for 3 grouped dwelling site. Potential constraints with vegetation	yes	1
8	Lot 19 Plan 2807	Khedive Street	LG	R17.5	1012	✓	✓	✓	Low side of road, requires some fill. Fully serviced. Potential for 3 grouped dwellings if amalgamated with Lot 18.	yes	1

**LG=local government

The desktop site assessment reveals the following about Site #3:

- Sewer, Water and Power services are available.
- Vegetation clearing will be required.
- Lot 19 may require earthworks to provide fill.
- Identified as bushfire prone which affects projected development costs.
- Limited headworks required.

The housing investment concept costings are based on preliminary desktop analysis. Confirmation of development will be subject to the preparation and approval of an amalgamation application to DPLH, a development application and site plan (unless defined as public works), and building licences which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- BAL assessment

The estimated servicing and development costs provided in Table 12 below relate to the development of three modular grouped dwellings comprising two-bedroom/two-bathroom dwellings at Site #3.

Table 12: Estimated Servicing and Development Costs

8-10 (Lots 19 and 18) Khedive Street, Wagin	**Costs**	
Headworks	$	34,002
Site works and servicing	$	140,000
Construction	$	873,000
Three 2-bed, 2-bath	*$291,000 per dwelling*	
Wheatbelt weighting	20%	
Escalation to Dec 2024	5.1%	
Construction contingency	20%	
Design and professional fees contingency	5%	
TOTAL	**$**	**1,597,535**
Per dwelling	*$*	*532,512*

Housing Investment Concept Site #8 (3 (Lot 19) Omdurman Street, Wagin)

The Shire of Wagin second preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment Concept local government-owned land located at 3 (Lot 19) Omdurman Street, Wagin (see Figure 7: Location Plan). The site is zoned Residential R30 under the Shire of Wagin Local Planning Scheme No.2 (See Figure 7: Shire of Wagin Local Planning Scheme No.2 (LPS) Extract) with a lot area of 1968m^2 (See Table 13: Site #8 Details) and has the potential to yield six grouped dwellings.

Figure 7: Location Plan

Figure 8: LPS Extract

Table 13: Site #8 Details

Street #	Lot #	Road Name	Tenure	Zoning	Area m²	Water	Sewer	Power	Planning Considerations	Bushfire Prone	Dwelling Yield
3	19	Omdurman Street	Local Government	R30	1968	✓	✓	✓	The site is partially cleared. The northern boundary is adjacent to an unconstructed road. The site has access to all services.	yes	6

The desktop site assessment reveals the following about Site #8 :

- Sewer, Water and Power services are available.
- Vegetation clearing will be required.
- Identified as bushfire prone.

The housing investment concept costings are based on preliminary desktop analysis. Confirmation of development will be subject to the preparation and approval of a development application and site plan (unless defined as public works), and a building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- Vegetation clearing
- BAL assessment

The estimated servicing and development costs provided in Table 14 below relate to developing six modular grouped dwellings comprising six two-bedroom/two-bathroom dwellings at Site #8. All services are readily available, reducing the overall cost. To account for setbacks due to the skinny lot configuration and being bushfire prone, six 2-bedroom dwellings have been suggested rather than anything larger. This is a slight cost increase due to being in a bushfire-prone area and the need for long communal driveway and internal servicing.

Table 14: Estimated Servicing and Development Costs

3 (Lot 19) Omdurman, Wagin		**Costs**
Headworks	$	41,405
Site works and servicing	$	270,000
Construction	$	1,746,000
Six 2-bed, 2-bath		*$291,000 per dwelling*
Wheatbelt weighting		20%
Escalation to Dec 2024		5%
Construction contingency		20%
Design and professional fees contingency		5%
TOTAL	**$**	**3,145,454**
Per dwelling	*$*	*524,242*

Shire of Lake Grace: Lake Grace Townsite

Planning and Servicing Context

The townsite of Lake Grace is predominantly characterised by R20 density with a small pocket of R30 density under the *Shire of Lake Grace Local Planning Scheme No 4*. The townsite is largely developed, with an R20 land release currently (2023/2024) occurring to the east of town. An existing site zoned 'Special Use' is vacant (2023) and being considered by the Shire of Lake Grace for rezoning to 'Residential R30' to facilitate development of key worker housing.

The Shire of Lake Grace own and manage the wastewater scheme for the townsite. The wastewater treatment plant (WWTP) is made up of 4 wet wells with two submersible pumps. Currently the main pump station runs for 5.85 hours a day (across the two pumps) which indicates that there is spare capacity for additional development. The Shire of Lake Grace WWTP processes around 42 ML per year. At times when the treatment ponds are at risk of overflowing, the Shire operate a wastewater reuse scheme for open space irrigation.

The Water Corporation operates the water network in Lake Grace. Lake Grace is supplied with water off the Water Corporation's Great Southern Towns Water Supply Scheme (GSTWSS) via the 'WS' extension farmlands distribution main. Lake Grace townsite currently has around 377 properties connected to the water network. Lake Grace has a storage tanks supplying a high pressure area (under gravity) and a separate tank for a low pressure area (service via a booster pump station). Any significant development in the town will require further investigation to determine the impact on the scheme. The water reticulation mains that serve customers in the townsite area are predominantly 100mm diameter. Mains of this size are typically adequate to provide normal services to low density residential developments.

Lake Grace Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of Lake Grace population has seen a small decline in population (85 people) in the last ten years and is forecast (WA Tomorrow) to remain relatively stable with a slight decline of around 134 people over the next decade. Conversely, the townsite of Lake Grace has seen a slight increase in population. The KWHA 2023 analysis reports that key worker housing demand for the Shire of Lake Grace ranges from 30 (low estimate) to 45 (high estimate) additional dwellings by 2031.

The KWHA demand analysis indicates a current key worker housing supply shortage of between 12-15 dwellings, with an additional 18-23 dwellings required to address the short-term key worker accommodation (2026) needs in the Shire Lake Grace. On this basis, it is noted that the townsite of Lake Grace needs to provide between 30-38 key worker dwellings to cater for immediate and short-term demand.

A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant*

Residential Zoned Land by Townsite, and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A Local Housing Plan titled 'Lake Grace Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land is included below.

In summary of this information, the Lake Grace townsite has approximately 15 vacant residential lots, of which 7 lots have access to all services. Approximately 8 vacant sites are considered for inclusion in the Noongar Land Estate, meaning the townsite has access to 7 vacant residential lots. The Shire of Lake Grace owns 2 vacant serviced residential lots in town, with the potential for single dwellings. The Shire owns a large undeveloped Residential zoned portion of land with a density of R20 located on the east side of town at Lot 9002 Griffin Street, Lake Grace. Lot 9002 Griffin Street has an approved structure plan to accommodate 47 lots (predominantly single dwellings with a grouped dwelling site and associated public open space). The structure plan is valid until 2025, and the subdivision has not yet progressed (2023).

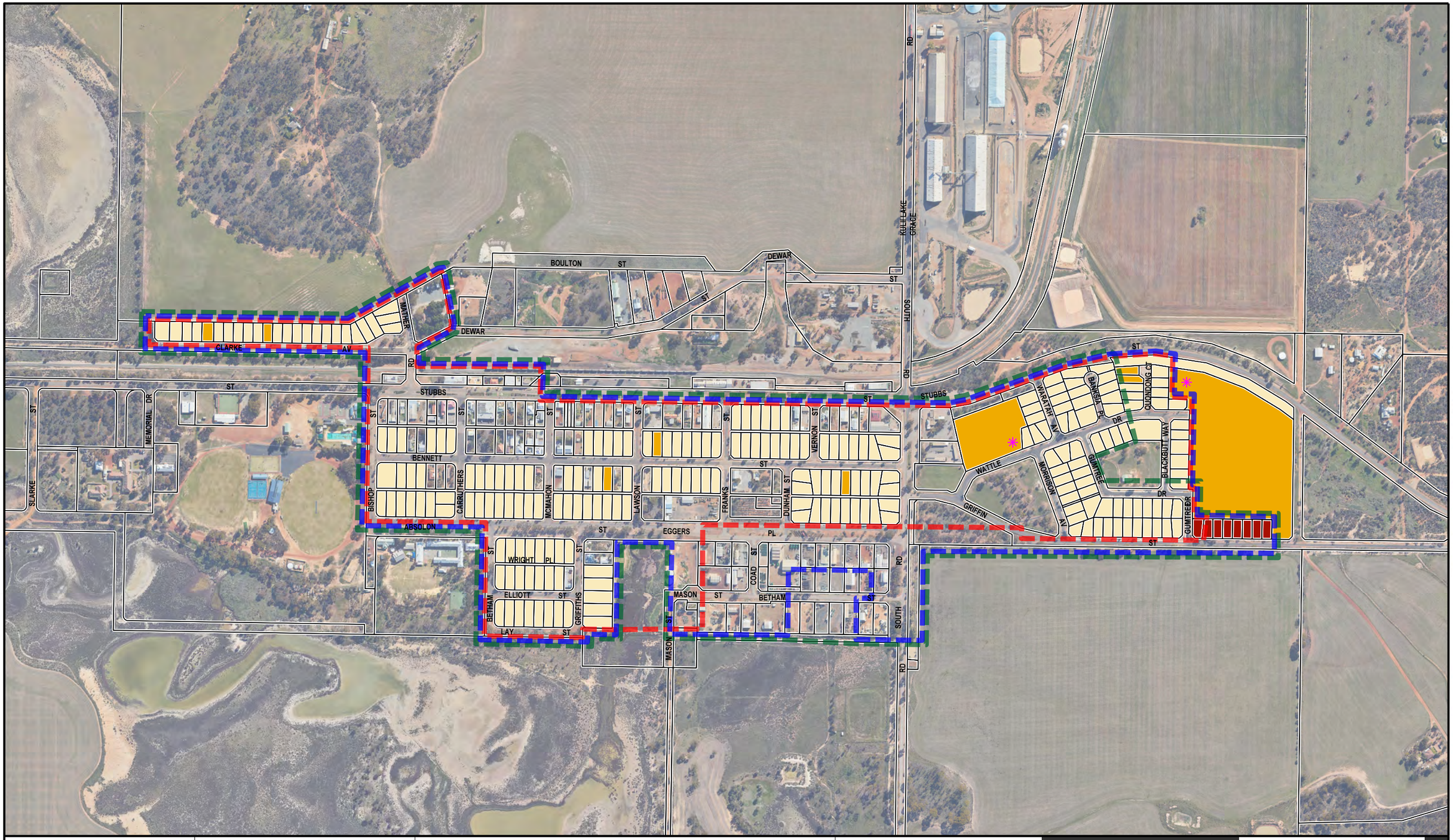
The Shire also owns the 'Special Use' site described above (which is subject to rezoning to 'Residential R30'), that may potentially cater for immediate key worker housing needs (See Housing Investment Concept: Site #4 for further details). The Housing Plan below indicates this site as 'vacant residential land' based on the intention to rezone the site.

The review reveals that Lake Grace townsite has limited vacant land currently available to support key worker housing needs in the medium and longer term. Based on the lack of available land and the requirement to maximise development on existing local government-owned land, Lake Grace townsite was selected to provide two shortlisted sites for consideration of the 'Housing Development Concepts'.

Recommendation

It is recommended that the Shire of Lake Grace earmark sites to accommodate 15 key worker dwellings immediately to address the under provision of key worker housing. Additional sites to accommodate up to 23 key worker dwellings in the short term (2026) will also need to be identified. The following suggestions may support the release of land and increase the capacity for the provision of key worker housing in the Lake Grace townsite:

- Progress rezoning of Lot 500 Wattle Road, Lake Grace, from 'Special Use' to 'Residential R30'.
- Progress subdivision of Lot 9002 Griffin Street, possibly increasing the density in later stages to facilitate a higher dwelling yield.
- Accessing State government-owned land may yield additional sites for key worker housing, and address short-term key worker housing need. However, the state government-owned sites are currently constrained for development. A number of these sites are considered for possible inclusion in the Noongar Land Estate, located in bushfire prone areas, and require further investigation into the vegetation status and suitability for clearing.
- Review of the Local Planning Strategy and Local Planning Scheme to address town site expansion to accommodate long term housing needs.



DISCLAIMER -

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0 75 150 225 300
metres

Base data supplied by Landgate (Aerial Photo - 7/2023)

LEIGHTON land development DRAFTING & visuals
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0408 820 001

LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
- SEWER INFRASTRUCTURE SERVICE FRONT (LAND WITH ACCESS TO SEWER)
- EXTENT OF POWER SERVICES (RESIDENTIAL ZONE)
- EXTENT OF WATER SERVICES (RESIDENTIAL ZONE)
- VACANT RESIDENTIAL LAND
- UNDER CONSIDERATION FOR POSSIBLE INCLUSION IN THE NOONGAR LAND ESTATE
- SHORT LISTED SITE

CLIENT	:	***SHIRE OF LAKE GRACE***
SCALE	:	*1:7,500 @ A3; 1:3,750 @ A1*
DATE	:	*28 November 2023*
PLAN No	:	*LAK-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

LAKE GRACE TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

JE PLANNING
Mobile 0408 901 192 Email: janine@jeps.com.au

FIGURE 1

Housing Investment Concept Site #4 (Portion of Lot 500 Wattle Road, Lake Grace)

The Shire of Lake Grace first preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment concept is local government owned land located at Portion of Lot 500 Wattle Road, Lake Grace (see Figure 9: Location Plan). The site is zoned 'SU12 Roadhouse, Motel, Aged Persons Accommodation' under the Shire of Lake Grace Local Planning Scheme No.4 (See Figure 10: Shire of Lake Grace Local Planning Scheme No.4 (LPS) Extract) with an area of 14,573m^2. (See Table 15: Site #4 Details). The portion of the site for consideration of development of six grouped dwellings is approximately 2500m^2.

The Shire of Lake Grace Council initiated an Amendment to change the zoning on the site to 'Residential R30' (October 2023)). Prior to the Special use zoning of the site in 2000, the site was zoned Residential R17.5/30. The special use zone was applied to the site to reflect a specific proposal to accommodate a motel, roadhouse and aged person accommodation which did not eventuate.

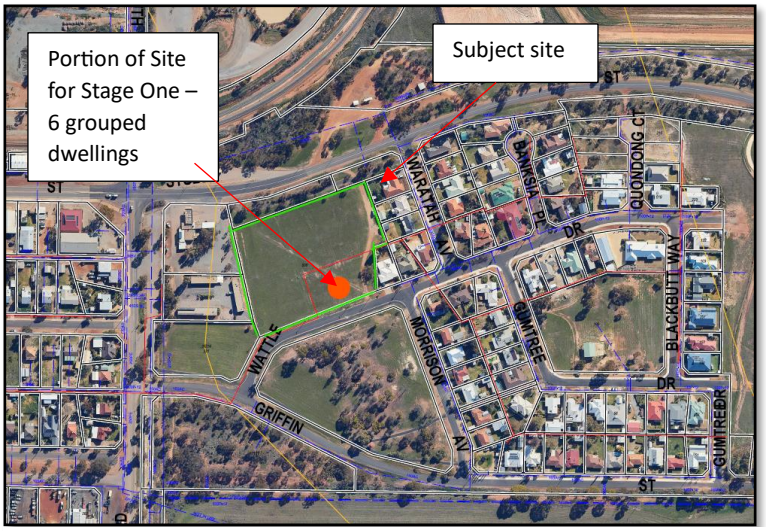


Figure 9: Location Plan

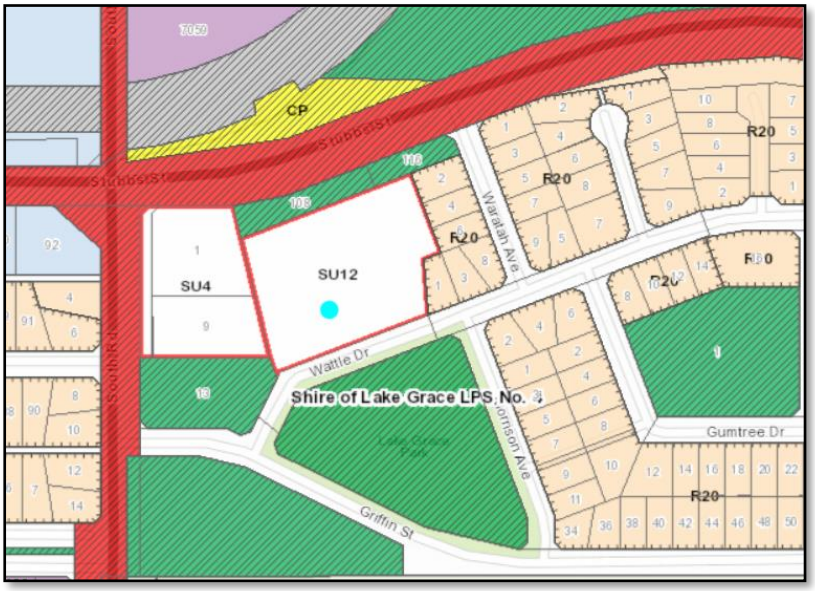


Figure 10: LPS Extract

Table 15: Site #4 Details

Lot #	Road Name	Tenure	Zoning	Area m²	Water	Sewer	Power	Planning Considerations	Bushfire Prone	Dwelling Yield
Portion 500	Wattle Drive	LG	Special Use 12	2,500	✓	✓	✓	Cleared flat serviced land adjacent well located in the town adjacent to Residential Land and Public Open Space. The Shire of Lake Grace Council initiated an Amendment to rezone the site to Residential R30 in October 2023.	No	6

The desktop site assessment reveals that sewer, water and power services are available to service Site #4, however extension will be required to service the entire site. The assumption for the preliminary business case modelling is that the site will be considered 'as if' it is zoned Residential R30. The inclusion of a portion of Lot 500 Wattle Drive, Lake Grace in the Cost Benefit Analysis (CBA) and Preliminary Business case is contingent on the local government ensuring that the status of the planning framework is updated as set out in the assessment. The CBA will not consider the variables in the process required to meet the planning framework.

The housing investment concept costings are based on preliminary desktop analysis for the cost of developing key worker housing and connection to water, sewer and power. Confirmation of development will be subject to (the appropriate zoning as discussed above) the preparation and approval of a development application and site plan (unless defined as public works), and a building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey

The estimated servicing and development costs provided in Table 16 below relate to the development of six modular grouped dwellings comprising four- two bedroom/two-bathroom dwellings and two-three bedroom/two bathroom dwellings at Site #4.

Table 16: Estimated Servicing and Development Costs

Portion of Lot 500 Wattle Road, Lake Grace	**Costs**
Headworks	$63,717
Site works and servicing	$240,000
Construction	$1,836,000
Four 2-bed, 2-bath	*$291,000 per dwelling*
Two 3-bed, 2-bath	*$336,000 per dwelling*
Wheatbelt weighting	20%
Escalation to Dec 2024	5.1%
Construction contingency	20%
Design and professional fees contingency	5%
TOTAL	**$ 3,198,972**
Per dwelling	*$ 533,162*

Housing Investment Concept Site #7 (Portion of Lot 9002 Griffin Street, Lake Grace)

The Shire of Lake Grace second preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment concept is local government owned land located at Portion of Lot 9002 Griffin Street, Lake Grace (see Figure 11: Location Plan). The site is zoned Residential R20 under the Shire of Lake Grace Local Planning Scheme No.4 (See Figure 12: Shire of Lake Grace Local Planning Scheme No.4 (LPS)Extract) with an area of 903m^2 (See Table 17: Site #7 Details) and has the potential to yield two grouped dwellings.

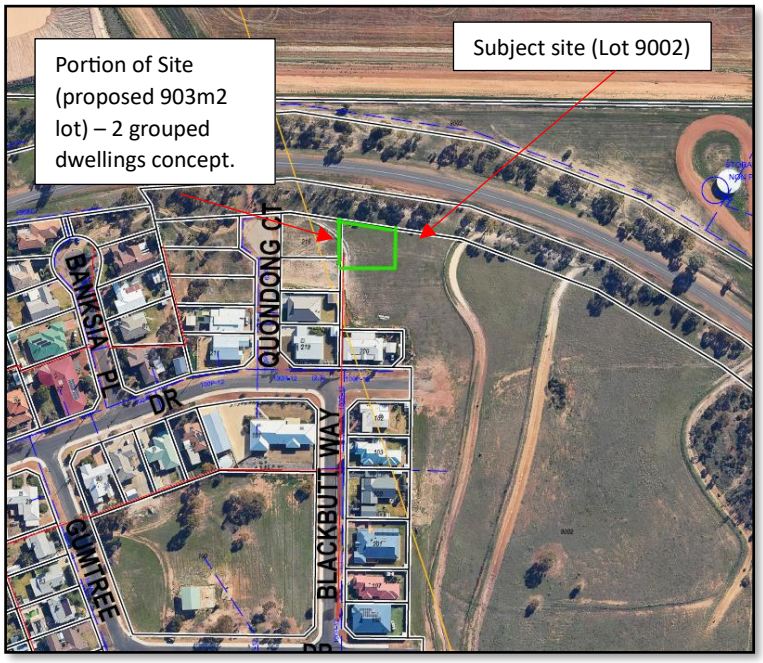


Figure 11: Location Plan

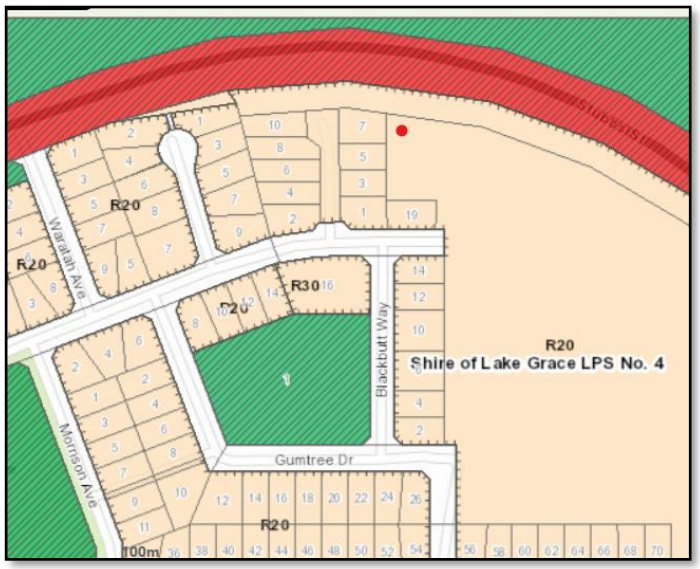


Figure 12: LPS Extract

Table 17: Site #7 Details

Street #	Lot #	Road Name	Tenure	Zoning	Area m^2	Water	Sewer	Power	Planning Considerations	Bushfire Prone	Dwelling Yield
18	Portion of Lot 9002	Griffin Street	LG	R20	903m^2	Services are accessible and will be provided through the overall subdivision process on Lot 9002.			Confirmation of a subdivision approval in accordance with the Structure Plan adopted in 2009. Shire of Lake Grace currently pursuing a subdivision for 21 lots on Lot 9002.	No	2

The desktop site assessment reveals the following about Site #7 :

- The creation of the site is required to be confirmed via a subdivision application consistent with an approved Structure Plan approved in 2009.
- Sewer, Water and Power services are accessible and require extension to service the site.

The housing investment concept costings are based on preliminary desktop analysis for the cost of developing key worker housing and connection to water, sewer and power. Confirmation of development will be subject to finalisation of the broader subdivision, and preparation and approval of a development application and site plan (unless defined as public works), and a building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey

The estimated servicing and development costs provided in Table 18 below relate to the development of two modular grouped dwellings comprising two- two bedroom/two-bathroom dwellings at Site #7.

Table 18: Estimated Servicing and Development Costs

Portion of Lot 9002 Griffin Road, Lake Grace	**Costs**
Headworks	$ 26,001
Site works and servicing	$ 106,000
Construction	$ 582,000
Two 2-bed, 2-bath	*$291,000 per dwelling*
Wheatbelt weighting	20%
Escalation to Dec 2024	5.1%
Construction contingency	20%
Design and professional fees contingency	5%
TOTAL	**$ 1,066,515**
Per dwelling	*$533,258*

Shire of West Arthur: Darkan Townsite

Planning and Servicing Context

The desktop site assessment reveals that the townsite of Darkan is predominantly zoned Residential R12.5 under the *Shire of West Arthur Local Planning Scheme No. 2* (LPS). LPS2 also includes an exemption to the Residential Codes (R-Codes) under Clause 5.3 which states that:

> *'The Council may permit a variation to the R12.5 density up to a maximum of R20 for the development of more than one dwelling on a lot but only where:*
>
> *(a) The Council is satisfied that the lot is suitable for long-term effluent disposal,*
>
> *(b) the lot is suitably located close to services and facilities; and*
>
> *(c) the Council after following the advertising procedures in clause 9.4 is satisfied that there will not be adverse impacts on local amenities'*

There is no sewerage scheme in the townsite of Darkan and each property is serviced by an onsite effluent sewage system.

The Water Corporation operates the water scheme in West Arthur/Darkan. West Arthur/Darkan is supplied with water via a small farmlands water main that comes off the Water Corporation's Great Southern Towns Water Supply Scheme (GSTWSS) trunk main and runs southwards along Quindanning-Darkan Rd. The Quindanning Rd tank and chlorine dosing point is located 5km northwest of the town. Darkan water reticulation mains are supplied under gravity from the tanks. The Darkan water scheme has around 184 water services (customers). Any significant development in the town will require further investigation to determine the impact on the scheme. The water reticulation mains serving customers in the townsite area are 100mm diameter. Mains of this size are typically adequate to provide normal services to low density residential developments.

Darkan Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of West Arthur population has seen a slight decline in population (95 people) in the last ten years and is forecast (WA Tomorrow) to remain relatively stable with a slight decline of around 83 people over the next decade. The KWHA 2023 analysis reports that key worker housing demand for the Shire of West Arthur ranges from 21 (low estimate) to 41 (high estimate) additional dwellings by 2031.

The KWHA demand analysis indicates a current key worker housing supply shortage of 8 dwellings, with an additional 5-13 dwellings required in the short-term (2026) to address key worker accommodation needs in the Shire West Arthur. On this basis, it is noted that the townsite of Darkan needs to provide between 13-21 key worker dwellings to cater for immediate and short-term demand.

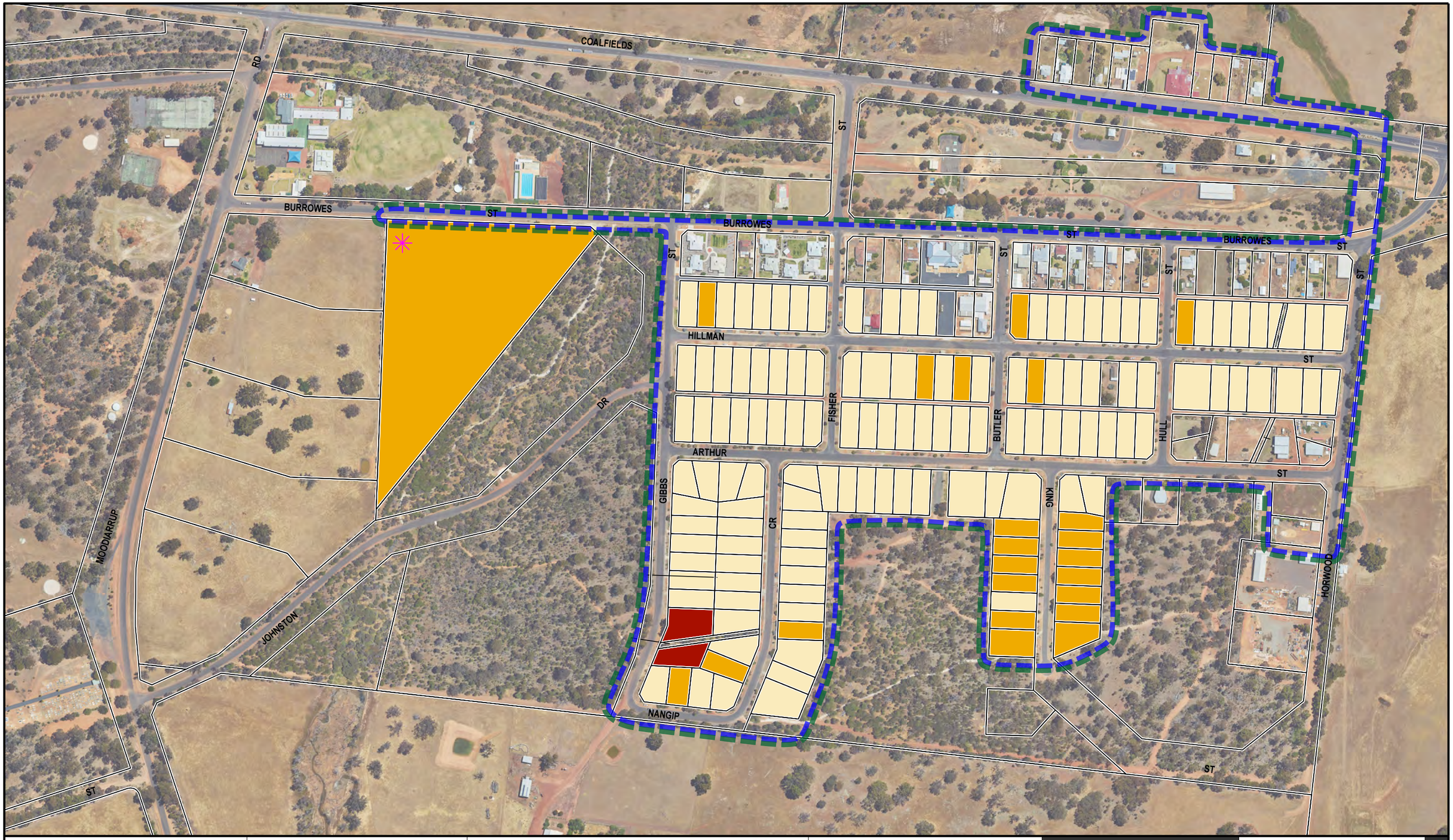
A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite,* and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A Local Housing Plan titled 'Darkan Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land.

In summary of this information, the Darkan townsite has approximately 25 vacant residential lots, of which 23 have access to power and water services. Two vacant sites are considered for inclusion in the Noongar Land Estate (suggesting 21 remaining accessible vacant lots). The majority of the remaining vacant sites (13 lots) are located in the King Street subdivision created by the Shire of West Arthur. These were sold privately with the requirement to be developed within three years, and therefore, they are earmarked for the development of single dwellings. The Shire of West Arthur owns three vacant residential lots, one is earmarked for development of Shire worker accommodation, one is utilised for car parking. However, 22 (Lot 309) Burrowes Street owned by the Shire of West Arthur is available for development and has the potential for the subdivision of multiple lots (between 21-24 lots) with various lot sizes to accommodate a range of single and grouped dwelling sites.

Recommendation

It is recommended that the Shire of West Arthur earmark sites to accommodate 8 key worker dwellings to address immediate demand, with an additional 5-13 dwellings required to accommodate key worker dwellings in the short term (2026). The Shire of West Arthur has one site (Site #5 below) with the potential to cater to the immediate, short and medium term key worker housing needs within the Darkan Townsite and is recommended to progress to subdivision.

Longer term housing needs may require rezoning underutilised reserves in the townsite or expanding the townsite into adjoining rural residential areas.



DISCLAIMER -

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0 40 80 120 160
metres

Base data supplied by Landgate (Aerial Photo - 11/2018)

LEIGHTON land development DRAFTING & visuals
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LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
- EXTENT OF POWER SERVICES (RESIDENTIAL ZONE)
- EXTENT OF WATER SERVICES (RESIDENTIAL ZONE)
- VACANT RESIDENTIAL LAND
- UNDER CONSIDERATION FOR POSSIBLE INCLUSION IN THE NOONGAR LAND ESTATE
- SHORT LISTED SITE

CLIENT	:	***SHIRE OF WEST ARTHUR***
SCALE	:	*1:4,000 @ A3 / 1:2,000 @ A1*
DATE	:	*28 November 2023*
PLAN No	:	*DAR-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

DARKAN TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

SHIRE OF WEST ARTHUR

JE PLANNING
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FIGURE 1

Housing Investment Concept #5 (Portion of Lot 309 Burrowes (West) Street, Darkan)

The Shire of West Arthur's preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment concept is local government-owned land located on Portion of Lot 309 Burrowes (West) Street, Darkan (see Figure 13: Location Plan). Lot 309 Burrowes Street is zoned Residential R12.5 under the Shire of West Arthur Local Planning Scheme (See Figure 19: Shire of West Arthur Local Planning Scheme Extract) with a total land area of development area of 37,470m^2 (See Table 18: Site #5 Details). The portion of the site, the subject of the concept is 4000m^2 with potential to yield four grouped dwellings.

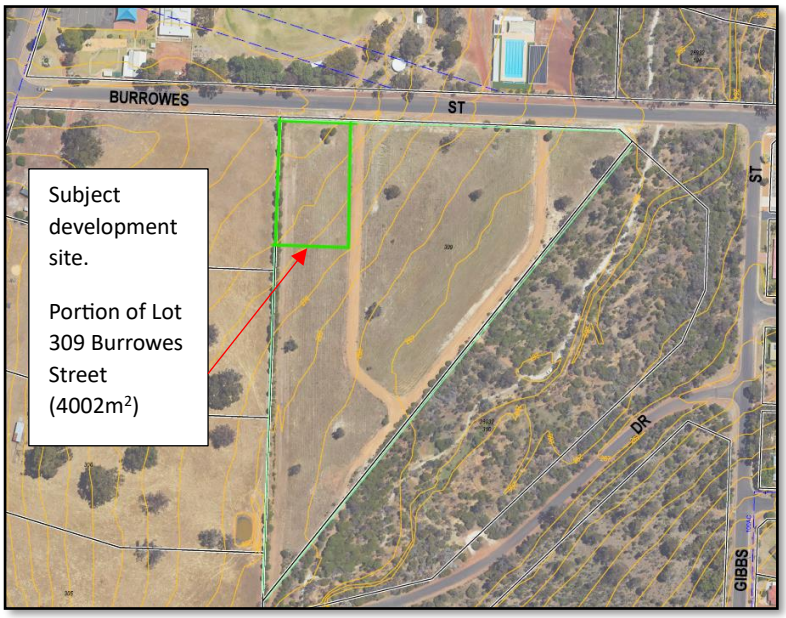


Figure 13: Location Plan

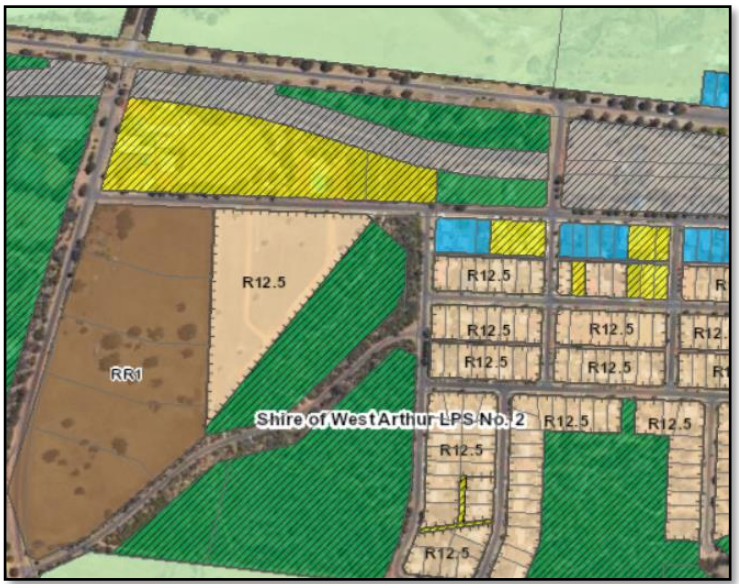


Figure 14: LPS Extract

Table 19: Estimated Servicing and Development Costs

Street #	Lot #	Road Name	Tenure	Zoning	Area	Water	Power	Planning Considerations	Bushfire prone	Dwelling yield
22	309	Burrowes Street	LG	R12.5	37,470 (total) 4002 (Site #5)	40m	✓	Lot 309 Burrowes Street is a large, cleared site with an existing gravel road layout. The portion of Lot 309 for consideration of the key worker grouped housing site is located on the northwestern corner of the site immediately adjacent to Burrowes Street West. Power services run along Burrowes street. A subdivision of 28 lots has previously been approved across the entire site which has now expired.	No	4 The lot yield may increase depending on the outcomes of a Site and Soil Evaluation.

The development potential of Site #5 is based on the minimum lot size of 1000m^2 for unsewered areas as set out in 5.2.1 of the 'Government Sewerage Policy'. The outcomes of a site and soil evaluation (SSE) will confirm if there is any possibility to consider an R12.5 density development (five grouped dwellings) or an R20 development (eight grouped dwellings) as an exemption to the R-Codes set out in the Shire of West Arthur Local Planning Scheme No.2.

The desktop site assessment reveals the following about Site #5:

- Water and Power services are accessible and require extension to service the site.
- This lot will have full access to utilities as the surrounding subdivision is extended.
- Some fill and earthworks may be required.
- Density greater than R10 can be determined following a site and soil investigation.

The housing investment model costings are based on preliminary desktop analysis for developing key worker housing, connection to water and power services, and provision of onsite effluent disposal system(s). Confirmation of development costs will be subject to the preparation and approval of a development application and site plan (unless defined as public works), and a building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- Site and Soil Evaluation
- Septic Tank proposal

The estimated servicing and development costs provided in Table 20 below relate to the development of four modular grouped dwellings comprising four- two bedroom/two-bathroom dwellings at Site #5. Site works costs increased due to the infrastructure extension required of approximately 40 metres is required.

Table 20: Estimated Servicing and Development Costs

Portion of Lot 309 Burrowes (West) Street, Darkan		**Costs**
Headworks	$	106,607
Site works and servicing	$	190,000
Construction	$	1,164,000
Four 2-bed, 2-bath		*$291,000 per dwelling*
Wheatbelt weighting		20%
Escalation to Dec 2024		5.1%
Construction contingency		20%
Design and professional fees contingency		5%
TOTAL	**$**	**2,171,050**
Per dwelling	*$*	*542,762*

Shire of Woodanilling: Woodanilling Townsite

Planning and Servicing Context

The desktop site assessment revealed a range of low residential densities with codes from R2 – R10 across the townsite under the *Shire of Woodanilling Local Planning Scheme No.1*. The majority of town is zoned R5, with the most intensive development located east of the rail line at a density of R10, adjacent to the town centre. The townsite remains largely undeveloped with large tracts of vegetated R5 and R2 land in the south – east and west of town, which includes vegetation mapped as a Threatened Ecological Community (TEC) - Eucalypt woodlands of the Western Australian Wheatbelt. This TEC is federally protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

There is no sewerage scheme for the Woodanilling townsite. The Water Corporation operates the water scheme in West Arthur. Woodanilling is part of the GSTWSS and is supplied from the GSTWS NK Extension. Woodanilling currently has 91 water services. Water reticulation mains are supplied off the NK main via a single Pressure Reducing Valve (PRV). There is no local water storage tank. Any significant development in the town will require further investigation to determine the impact on the scheme. The water reticulation mains serving customers in the townsite area are 100mm in diameter. Mains of this size are typically adequate to provide normal services to low density residential developments.

Woodanilling Vacant Land Assessment and Key Worker Housing demand

The KWHA 2023 reports that the Shire of Woodanilling population has seen a small increase in population (29 people) in the last ten years and is forecast (WA Tomorrow) to remain relatively stable population over the next decade. The KWHA 2023 analysis reports that key worker housing demand for the Shire of Woodanilling ranges from 16 (low estimate) to 30 (high estimate) additional dwellings by 2031.

The KWHA demand analysis indicates a current key worker housing supply shortage of 7-14 dwellings, with an additional 6-13 dwellings required in the next five years to address the short-term key worker accommodation needs in the Shire Woodanilling.

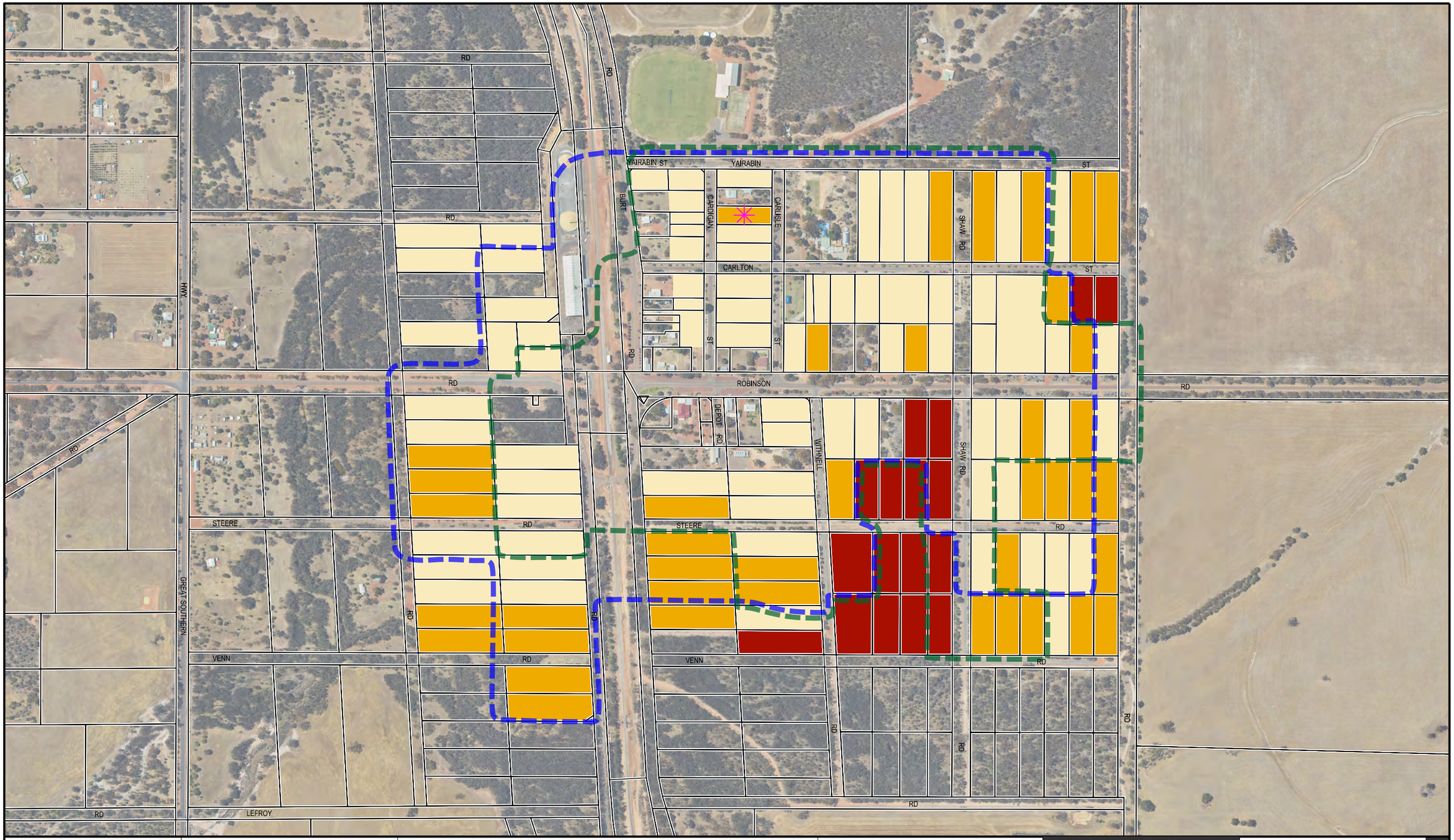
A vacant land assessment has been undertaken for the 4WDL in 2023, revealing the extent of suitably serviced, vacant 'Residential' zoned land available for developing key worker housing products. The findings of the vacant land assessment are in *Table 2: Estimated 4WDL Vacant Residential Zoned Land by Townsite,* and the capacity for the town to accommodate the demand is described in *Table 3: High-level Estimate of Residential Development Potential in 4WDL Townsites*. A Local Housing Plan titled 'Woodanilling Townsite Housing Potential' reveals the location of vacant 'Residential' zoned land is included below.

In summary of this information, the Woodanilling townsite has approximately 60 vacant residential lots, of which 17 have access to all available services. Most unserviced sites include riparian vegetation and many vacant sites are considered for possible inclusion in the Noongar land estate. Most vacant serviced sites are zoned R5, so the development potential is quite low. The Shire of

Woodanilling owns two vacant serviced residential lots, each potentially yielding one additional dwelling with ancillary accommodation. Based on these figures, the Shire of Woodanilling will not be able to provide immediate and short-term key workers within the Woodanilling Townsite.

Recommendation

The townsite of Woodanilling needs to provide available land for up to 13-27 key worker dwellings to cater to immediate and short-term demand (2026). The development of single dwellings with ancillary accommodation may be the best option to cater to key worker accommodation under the current densities; however, will rely on private landowners seeking to develop. Upcoding of the R5 areas, which are characterised by largely cleared land and are close to services, may increase the potential for the provision of key worker housing. To cater for additional development into the future , there may be a need to review and potentially rezone areas for townsite expansion under the Local Planning Scheme.



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0 60 120 180 240
metres

Base data supplied by Landgate (Aerial Photo - 12/2018)

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LEGEND

- DEVELOPED RESIDENTIAL ZONED LAND
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CLIENT	:	***SHIRE OF WOODANILLING***
SCALE	:	*1:6,000 @ A3 / 1:3,000 @ A1*
DATE	:	*27 November 2023*
PLAN No	:	*WOO-1-001*
REVISION	:	*A*
PLANNER	:	*JE*
DRAWN	:	*BL*

WOODANILLING TOWNSITE HOUSING POTENTIAL (VACANT LAND ASSESSMENT) OCTOBER 2023

JE PLANNING
Mobile 0408 901 192 Email: janine@jeps.com.au

FIGURE 1

Housing Investment Concept Site #6 (13(Lot 129) Cardigan Street, Woodanilling)

The Shire of Woodanilling preferred shortlisted site (the site) for consideration of a 4WDL Housing Investment concept is local government owned land located at 13 (Lot 129) Cardigan Street, Woodanilling (see Figure 15: Location Plan). The site is zoned Residential R10 under the Shire of Woodanilling Local Planning Scheme No.1 (See Figure 16: Shire of Woodanilling Local Planning Scheme No.1 (LPS) Extract) with a lot area of 2732m^2 (See Table 21: Site #6 Details). The site is currently developed with a single house and has the potential for an additional single dwelling with ancillary accommodation.

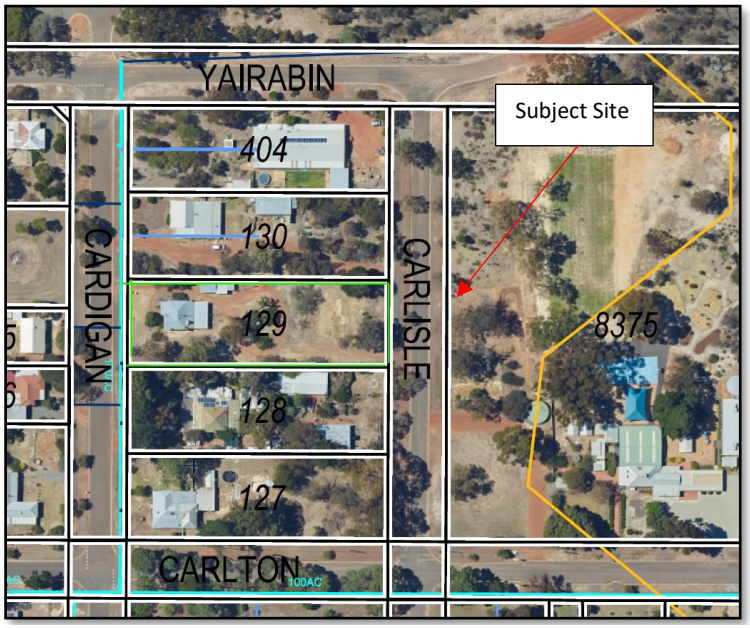

Figure 15: Location Plan

Figure 16: LPS Extract

Table 21: Site #6 Details

Street#	Lot #	Road Name	Tenure	Zoning	Area	Water	Power	Planning Considerations	Bushfire prone	Dwelling Yield
13	129	Cardigan Street	LG	R10	2732	✓	✓	Dual street frontage with an existing dwelling with frontage to Cardigan Street, and the vacant rear portion with frontage to Carlisle Street. Proposal to create a development site on the portion of the lot with frontage to Carlisle Street. Proposed dwelling and ancillary dwelling to have direct access to Carlisle Street	yes	Single and ancillary dwelling

The desktop site assessment reveals that water is connected and power services are accessible for Site # 6.

The housing investment model costings are based on preliminary desktop analysis for the cost of developing key worker housing and connection to water and power services, and provision of onsite effluent disposal system(s). Potential (not necessary) to apply for green title subdivision to excise the back portion of lot. Development of the site may require consideration of Certificate of Title encumbrances (if applicable). Confirmation of development costs will be subject to the preparation and approval of a development application and site plan (unless defined as public works), and building licence which will need to include the following considerations:

- Certificate of Title encumbrances (if applicable)
- Site Survey
- Septic Tank proposal

The estimated servicing and development costs provided in Table 22 below relate to the development of one single and one ancillary modular dwelling comprising one- two bedroom/two-bathroom dwelling, and one – one bedroom/one bath ancillary dwelling at Site #6. The development requires onsite effluent disposal. It has been assumed the dwellings would share common septic infrastructure to reduce costs. Being in a bushfire prone area, a contingency has been put on to account for likely increased building costs.

Table 22: Estimated Servicing and Development Costs

13 (Lot 129) Cardigan Street, Woodanilling		**Costs**
Headworks	$	37,389
Site works and servicing	$	106,000
Construction	$	479,000
One 2-bed, 2-bath		*$291,000 per dwelling*
One 1-bed, 1-bath ancillary		*$188,000 per dwelling*
Wheatbelt weighting		20%
Escalation to Dec 2024		5.1%
Construction contingency		20%
Design and professional fees contingency		5%
TOTAL	**$**	**948,585**
Per dwelling	*$*	*474,292*

4 Conclusion

The identification of shortlisted sites for housing investment concepts has led to a combined proposal for 33 dwellings across the 4WDL, to commence addressing the shortage of key worker housing in the region. The total cost for provision of the 33 key worker modular homes as a package is estimated to be approximately $17,500,000 with an average estimated cost for servicing and construction of each dwelling being $525,971. Site and servicing costs range between $40K per dwelling for larger developments and upwards of $50K per dwelling as the development yield reduces. Headworks costs are location specific.

Analysing near-term solutions for key worker housing revealed trends associated with land capacity and development potential of key towns in the 4WDL to meet housing demand in the short, and medium term is summarised as follows:

- Dumbleyung and Wagin townsites offer significant potential for key worker housing on vacant residential-zoned land, contingent on servicing improvements. Both towns exhibit a range of densities under the Local Planning Scheme.
- Darkan and Williams can meet housing demand with service upgrades and planned expansion on large lots on the town periphery, despite limited vacant land in the existing townsites.
- Lake Grace faces high unmet demand for key worker housing, constrained by limited vacant land in the townsite. Limited expansion opportunities exist for immediate and short-term demand, subject to planning process reviews and approvals. Future planning for Lake Grace needs to consider townsite expansion and rezoning to accommodate future growth.
- Woodanilling is heavily constrained by low densities, bushfire concerns, and environmental factors. Upcoding areas with vacant cleared land offers a potential avenue for additional growth, along with potential to review the scheme to identify townsite expansion opportunities. Otherwise development within rural residential areas may be considered to address housing demand in Woodanilling.

The broader townsite development constraints are identified to confirm that unlocking development potential is manageable. These constraints do not impact the short-term delivery of key worker housing on identified sites or other vacant, appropriately zoned serviced sites. Furthermore, they do not hinder confirmation of external funding from the State and/or Federal Government to support short-term key worker housing delivery.

The Local Housing Plans and Housing Investment Concepts presented provide context for the 4WDL Key Worker Housing Preliminary Business Case 2024.

ECONISIS

4WDL SHORT-LISTED KEY WORKER HOUSING INVESTMENT

COST BENEFIT ANALYSIS

Client: Shire of Dumbleyung on behalf of 4WDL Shires

Title: 4WDL HOUSING CBA

Version: FINAL

Date: Friday, 12 April 2024

econisis.com.au

Prepared for:

Shire of Dumbleyung

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DISCLAIMER

VERSION CONTROL

VERISON	PURPOSE	AUTHOR	REVIEWER	APPROVER	APPROVAL DATE
DraftA	Draft for internal review	TC	MW	MW	14/12/2023
DraftB	Draft for JE Planning review	MW/TC	EW	MW	13/01/2024
Final	Final report	MW	EW	MW	14/04/2024

APPROVAL FOR ISSUE

APPROVER	CONTACT	SIGNATURE	DATE
Mark Wallace PRINCIPAL	**T**: 0431 676 254 **E**: mark.wallace@econisis.com.au		14/04/2024

CONTENTS

FIGURES AND TABLES

1 INTRODUCTION

This section provides an overview of the background and context, scope and structure of the report.

1.1 Background and Context

The Wheatbelt Development Commission (WDC), in partnership with the 4WDL Shires, engaged JE Planning Services and Econisis to analyse key worker housing needs and challenges and highlight opportunities to stimulate housing development and investment in the 4WDL region.

Key worker housing supply and affordability challenges are increasingly common across regional areas in Australia, impacting the ability to attract and retain key workers. The combination of small labour markets, flat and declining populations, comparatively low median housing market prices, and development feasibility issues require coordinated government intervention.

The Key Worker Housing Analysis (KWHA) for the 4WDL region presents evidence to confirm the extent of the housing shortage in the Shires of Williams, Wagin, West Arthur, Woodanilling, Lake Grace and Dumbleyung. The KWHA includes a Regional Housing Economic Analysis that identifies and tests the key feasibility of local government-led housing delivery, ownership and management models across Australia.

Aggregating data across local government areas in stalled regional markets aims to create sufficient scale for commercially feasible housing development, together with government investment intervention to fund the 'failed market' gap. The KWHA establishes the scale of demand for purpose-built and appropriate key worker housing, revealing a lack of accommodation to support lone, small and aged households. The expansive land area of the 4WDL region, combined with the comparatively small size of many communities, impacts the viability (and interest) of private housing construction and supply.

1.2 Report Scope and Structure

- **Introduction** - An overview of the background, scope, and structure of the report;
- **Project Context** - Outlining the key attributes and drivers of the region and the project;
- **Cost Benefit Analysis -** Outlining the methodology, assumptions, and results of a cost benefit analysis;
- **Economic Impact Assessment** - Results of an input-output based regional assessment of the economic impacts of construction and operational expenditure; and
- **Conclusions and Recommendations** - Outlining the key conclusions and recommendations relating to the project.

The 4WDL region (See Figure 1) encompasses a land area of approximately 21,135 km2 and comprises the following Local Government Areas (LGAs):

- The Shire of Wagin
- The Shire of Williams
- The Shire of West Arthur
- The Shire of Woodanilling
- The Shire of Dumbleyung
- The Shire of Lake Grace

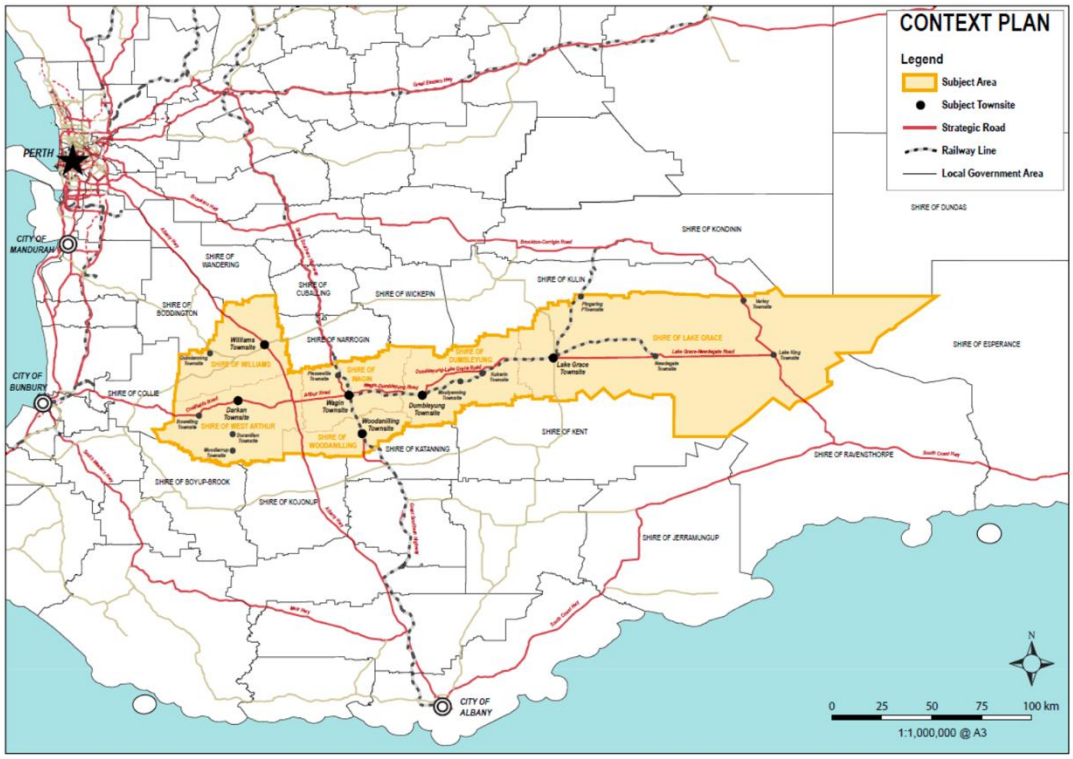

Figure 1 KWHA Study Area

1.3 Glossary and Abbreviations

The following terms and abbreviations are referenced in this report.

Table 1 Glossary and Abbreviations

Term/Abbreviation	Definition
ABS	Australian Bureau of Statistics
BCR	Benefit Cost Ratio
CBA	Cost Benefit Assessment
EIA	Economic Impact Assessment
Externalities	External Costs or Benefits not captured in market prices
FTE	Full time equivalent
GVA	Gross Value Added
IO	Input-output
KWHA	Key Worker Housing Analysis
LGA	Local Government Area
NPV	Net Present Value
OBPR	Office of Best Practice Regulation
SA2	Statistical Area 2
WDC	Wheatbelt Development Commission
YTD	Year to date

2 PROJECT CONTEXT

This section outlines the key attributes and drivers of the region and the project.

2.1 About the Wheatbelt

Covering an area of 154,862 square kilometres, the Wheatbelt has diverse landscapes that stretch from the clear waters of the Central Coast to the highly productive lands of the Central Midlands and Wheatbelt South, the gentle hills and streams of the Avon Valley and the spectacular terrain in the Central East[1].

The Wheatbelt consists of five sub-regions: Avon, Central Coast, Central East, Central Midlands and Wheatbelt South. Each sub-region is serviced by a sub-regional centre (Northam, Jurien Bay, Merredin, Moora and Narrogin) and has unique economic and population drivers.

With a population of 75,000, the Wheatbelt is the third most populous region in the State. This population is highly dispersed with over 200 towns and settlements spread across 154,862 square kilometres. The Region is governed by 42 local governments, with no single dominant regional centre.

With an average annual compound economic growth rate of 8.2% and a diverse economic base, the Wheatbelt is well positioned to make a significant contribution to the State and Nation's growth.

The region has an increasingly diverse economic base with growth in mining, transport and logistics, manufacturing and construction sectors underpinned by a strong agriculture sector.

With abundant renewable energy and a wealth of natural resources, the Wheatbelt is well positioned to capitalise on its competitive advantages. An area that has long benefited from an entrepreneurial spirit, the Wheatbelt is known as a region of innovation. Its proximity to Perth, available land and significant infrastructure see the Wheatbelt poised to build on economic opportunities well into the future[2].

2.2 Population and Demographic Profile

2.2.1 Population

The total population of the catchment area is 6,117 people.[3] It has been slowly declining since 2001 and WA Tomorrow forecasts expect it to decline to 3,612 people by 2031.[4] Population growth within the region is constrained by the availability of housing to meet the needs of new workers and their families.

[1] WDC (2023) The Wheatbelt, accessed at https://www.wheatbelt.wa.gov.au/our-region/wheatbelt/
[2] WDC (2023) Our Region, accessed at https://www.wheatbelt.wa.gov.au/our-region/
[3] ABS (2023) Regional Population by Age and Sex, accessed at abs.gov.au
[4] WAPC (2017) WA Tomorrow No 10 Population Projections accessed at wapc.wa.gov.au

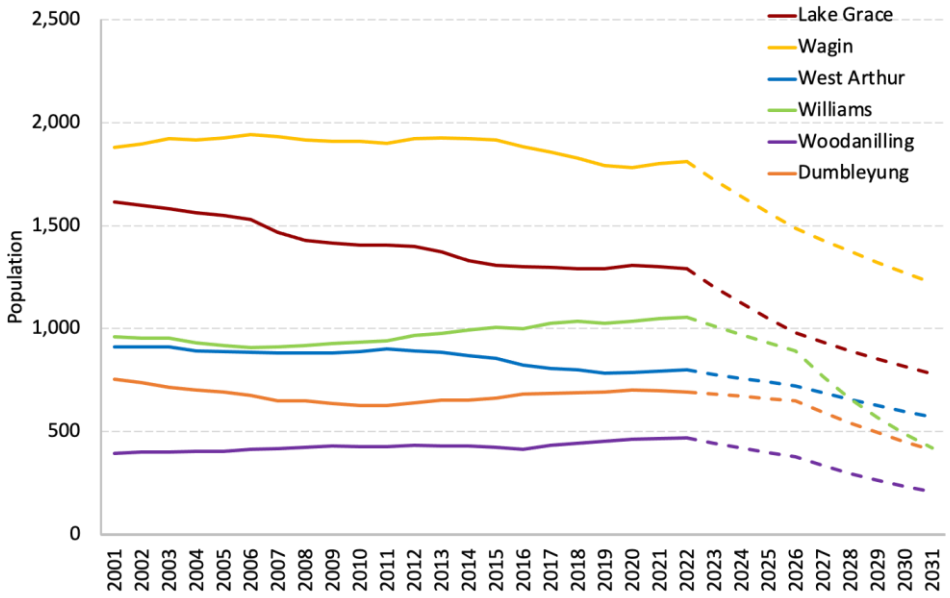

Figure 2 Historical and Projected Population, All LGAs, 2001-2031

2.2.2 Census Profile

A summary of key attributes of the "project location" from the 2021 Census of Population and Housing is provided in the table below.

Table 2 Census Socioeconomic Profile, Catchment Area, 2021[5]

Indicators	Wagin	West Arthur	Williams	Woodanilling	Lake Grace	Dumbleyung	Western Australia	Australia
Headline								
Population	1,761	773	1,021	448	1,265	681	2,660,026	25,422,788
Median Age	49	50	41	45	41	44	38	38
Average Household Size	2.2	2.2	2.4	2.5	2.4	2.3	2.5	2.5
Share of Population 0-14 (%)	15.7%	17.1%	21.9%	21.4%	19.7%	20.2%	19.0%	18.2%
Share of Population 65+ (%)	27.4%	23.4%	29.0%	21.6%	16.5%	19.7%	16.1%	17.2%
Born in Australia	72.7%	76.6%	77.2%	77.0%	78.0%	73.3%	62.0%	66.9%
Share of People Attending Educational Institutions								
Pre-School	17	5	22	8	27	10	45,452	484,185
Primary	114	57	93	34	111	59	222,555	2,075,224
Primary - Government	22.6%	23.3%	28.8%	24.6%	37.9%	26.5%	19.3%	18.5%
Primary - Catholic	0.9%	1.9%	3.3%	3.0%	0.0%	0.0%	4.5%	5.2%
Primary - other non-Government	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%	2.2%

[5] ABS (2022) Census of Population and Housing 2021, accessed at abs.gov.au

Indicators	Wagin	West Arthur	Williams	Woodanilling	Lake Grace	Dumbleyung	Western Australia	Australia
Secondary	90	30	38	27	44	23	175,841	1,629,624
Secondary - Government	16.7%	12.0%	12.3%	15.7%	10.1%	6.1%	12.7%	12.2%
Secondary - Catholic	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	4.5%	4.8%
Secondary - other non-Government	2.0%	0.0%	0.0%	0.0%	5.7%	1.7%	4.6%	4.2%
Tertiary	38	15	31	12	26	12	172,239	1,789,994
Tertiary - Vocational education (including TAFE and private training providers)	4.1%	4.3%	6.6%	7.5%	2.7%	3.9%	7.4%	7.8%
Tertiary - University of other higher education	2.6%	4.8%	3.0%	4.5%	4.7%	1.7%	13.9%	15.4%
Weekly Incomes								
Personal	$686	$804	$1,015	$741	$1,001	$802	$848	$805
Family	$1,718	$1,708	$2,243	$1,663	$2,100	$1,670	$2,214	$2,120
Household	$1,183	$1,325	$1,739	$1,385	$1,715	$1,260	$1,815	$1,746
Share of Household								
Couple family without children	33.1%	37.1%	37.1%	29.5%	34.1%	37.0%	28.0%	27.6%
Couple family with children	18.8%	24.2%	28.7%	31.9%	31.3%	27.3%	32.0%	31.1%
One parent family	9.4%	6.0%	6.5%	7.8%	3.9%	2.1%	11.0%	11.3%
Other family	0.9%	1.7%	0.0%	0.0%	0.6%	0.0%	1.0%	1.2%
Lone Person Households	34.8%	28.5%	25.7%	26.5%	28.5%	29.8%	25.0%	25.1%
Group Households	3.0%	2.6%	1.9%	4.2%	1.7%	3.8%	3.0%	3.8%
Dwelling Type								
Separate house	93.6%	97.3%	95.1%	100.0%	93.4%	95.3%	79.7%	72.3%
Semi-detached, row or terrace house, townhouse etc	5.6%	2.0%	3.3%	0.0%	3.8%	3.4%	13.0%	12.6%
Flat or apartment	0.0%	0.0%	1.1%	0.0%	0.6%	0.0%	6.5%	14.2%
Other dwelling	0.6%	0.0%	0.0%	0.0%	0.9%	0.0%	0.6%	0.6%
Tenure								
Owned outright	45.2%	51.9%	42.7%	49.1%	45.2%	54.9%	29.2%	31.0%
Owned with a mortgage	27.0%	18.4%	22.5%	21.7%	19.6%	18.7%	40.0%	35.0%
Rented	21.3%	16.0%	21.9%	14.9%	20.7%	12.3%	27.3%	30.6%
Other tenure type	3.5%	11.3%	11.5%	11.8%	11.9%	10.2%	2.1%	2.0%
Tenure type not stated	2.2%	3.4%	1.9%	0.0%	3.2%	2.1%	1.4%	1.5%

Key findings from the socio-economic profile include:

- All LGAs have older median ages, and higher shares of people aged 65+.
- Most of the LGA's have lower primary school participation than the WA average, and all LGAs have lower secondary school participation rates than WA.
- Personal Incomes in Williams and Lake Grace are higher than average. Only Williams family income is higher than the WA average. All Household Incomes are lower than the WA average.
- Other than Woodanilling, the most common type of household is Couple Family without Children. There is also a greater share of Lone households in all the LGAs compared to the WA average.
- There is a much higher than WA average share of unoccupied homes in the catchment area.
- Majority of houses are separate dwellings and are most commonly owned outright. The percentage of outright ownership is much higher than the WA average.

2.2.3 Number of Registered Businesses

Lake Grace has the most registered businesses in the catchment area, with 332 as of 2022. This indicates a higher level of commercial activity in this region.

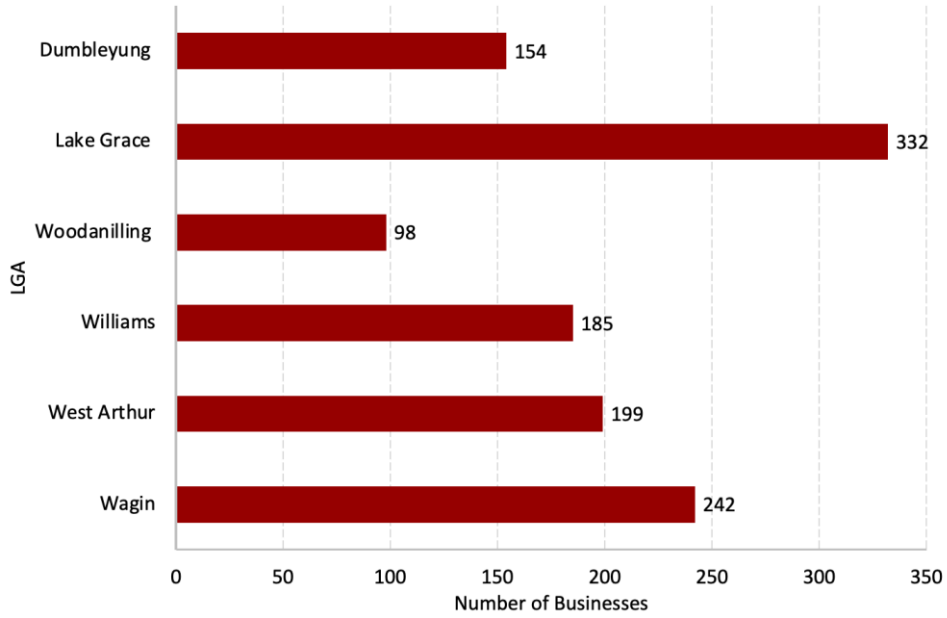

Figure 3 Business Registrations, Catchment Area, 2022[6]

As of June 2022, 716 businesses are in the Agriculture, Forestry and Fishing industry, comprising the vast majority of businesses in the catchment area. Other industries with a larger number of businesses include Rental, Hiring and Real Estate Services and Construction.

[6]ABS (2023) Count of Businesses accessed at abs.gov.au

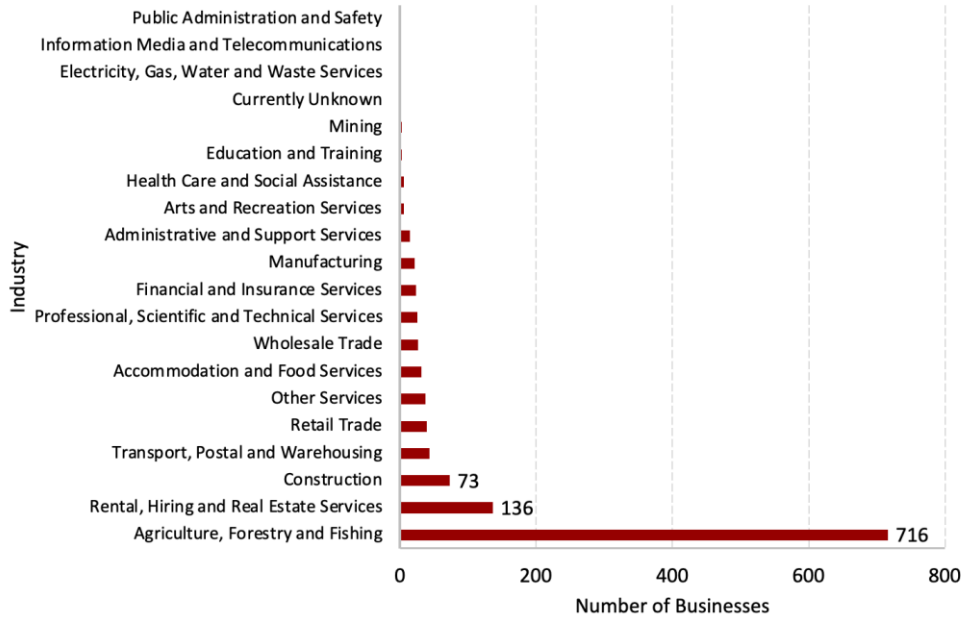

Figure 4 Business Registrations by Industry, Catchment Area, 2022

2.2.4 Unemployment Rate

The most recent unemployment data from June 2022 shows that Woodanilling had the highest unemployment rate of 5.1% and Dumbleyung and Lake Grace had the lowest at 1.7%.

Table 3 Unemployment Rate, Select LGAs, June 2022[7]

LGA	Unemployment Rate
Dumbleyung	1.7%
Lake Grace	1.7%
Woodanilling	5.1%
Williams	2.7%
West Arthur	2.8%
Wagin	2.7%
Western Australia	3.3%

2.3 Role of Housing in Key Worker Attraction and Retention

Housing availability in regional and remote areas plays a critical role in supporting the attraction and retention of key workers. This supports the use of "worker productivity" values in monetising the opportunity cost associated with the non-delivery of the housing needed in subject communities. This reflects the fact that without the required housing, the economic and social activity associated with the accommodated workers will not be realised in the region.

2.3.1 What is Worker Productivity?

Worker productivity is the Gross Value Added per Worker in an economy. Gross Value Added is the sum of all value adding activity in the economy and accounts for the vast majority of Gross Product (Regional, State or Domestic).

By dividing GVA by the number of workers in an economy, the relative productivity of an individual worker can be estimated. This same approach can be adopted for individual industries using Industry

[7] National Skills Commission (2022) Small Area Labour Markets, accessed at https://www.nationalskillscommission.gov.au/topics/small-area-labour-markets

Value Added and the workers within that industry. This approach provides greater level of detail, recognising the different levels of economic productivity associated with different industries.

Using REMPLAN data for Western Australia, Econisis has provided the following worker productivity estimates by industry and for the economy as a whole.

Table 4 Worker Productivity, Western Australia, 2021[8]

Industry sector	GVA	Workers	Worker Productivity
Accommodation & Food Services	$4,799,749,445	89,363	$53,711
Administrative & Support Services	$5,350,859,121	42,251	$126,645
Agriculture, Forestry & Fishing	$4,904,099,902	31,176	$157,304
Arts & Recreation Services	$2,024,573,626	22,117	$91,539
Construction	$22,692,770,872	121,303	$187,075
Education & Training	$13,871,962,665	119,759	$115,832
Electricity, Gas, Water & Waste Services	$7,153,527,101	15,908	$449,681
Financial & Insurance Services	$12,681,254,944	29,233	$433,799
Health Care & Social Assistance	$19,958,837,715	186,114	$107,240
Information Media & Telecommunications	$3,131,017,914	10,442	$299,848
Manufacturing	$12,788,822,016	72,002	$177,618
Mining	$144,061,817,298	105,960	$1,359,587
Other Services	$4,349,487,922	52,983	$82,092
Professional, Scientific & Technical Services	$15,185,953,841	94,061	$161,448
Public Administration & Safety	$15,205,184,273	80,903	$187,943
Rental, Hiring & Real Estate Services	$30,614,580,989	19,497	$1,570,220
Retail Trade	$9,806,432,828	119,926	$81,771
Transport, Postal & Warehousing	$11,343,321,158	62,352	$181,924
Wholesale Trade	$7,237,711,213	33,449	$216,380
Average	**$347,161,964,844**	**1,308,799**	**$265,252**
Average Net Real Estate and Mining	**$193,293,714,718**	**1,082,913**	**$178,494**
Education, Health, Public Admin/Safety Only Average	**$49,035,984,652**	**386,776**	**$126,781**

Overall the average worker in WA produces $265,252 worth of value added each year.

However, this figure is inflated by a small number of high value adding sectors, namely Mining and Rental, Hiring and Real Estate Services. Removing these and the worker productivity value falls to $178,494 per worker.

Additionally, this estimate continues to include a combination of both public and private sector industries. To get a proxy of public sector, the average worker productivity values of Education and Training, Health Care and Social Assistance and Public Administration and Safety industries can be taken. This reduces the worker productivity value to $126,781.

These values are for Western Australia as a whole to reflect the data available from sources such as REMPLAN and the ABS.

2.4 Short-Listed Housing Project

The table below lists the identified project-ready shortlisted sites selected to provide key worker housing in the 4WDL region. The shortlisted sites provide a maximum of 33 key worker

[8] REMPLAN (2023) Economic and Employment, Western Australia accessed at https://app.remplan.com.au/eda-westernaustralia/economy/industries/employment?state=lGv2sz!elxMC6yQNu3wVNqteKmG0SDHdfP7nIrl2ljs3pOpNfPf7yhRfBIGG2qINAZ

modular dwellings, conservatively addressing approximately 50% of the current key worker housing deficit. The site's location and maximum dwelling yield potential are also listed. Each site is detailed in the discussion by townsite in the relevant sections below.

Table 5 4WDL Shortlisted Sites for Housing Investment Concepts

Site #	Local Government	Address	Dwelling yield
1	Shire of Dumbleyung	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	6
2	Shire of Williams	25- 29 (Lots 72,73 and 74) Hynes Court, Williams	4
3	Shire of Wagin	8-10 (Lots 19 and 18) Khedive Street, Wagin	3
4	Shire of Lake Grace	Portion of Lot 500 Wattle Road, Lake Grace	6
5	Shire of West Arthur	Portion of Lot 309 Burrowes (West) Street, Darkan	4
6	Shire of Woodanilling	13 (Lot 129) Cardigan Street, Woodanilling	1 + ancillary
7	Shire of Lake Grace	Portion of Lot 9002 Griffin Road, Lake Grace	2
8	Shire of Wagin	3 (Lot 19) Omdurman, Wagin	6
Total Dwellings			**33 dwellings**

3 COST BENEFIT ANALYSIS

This section outlines the methodology, assumptions, and results of a cost benefit analysis.

3.1 Methodology

A CBA is the most commonly used, and most comprehensive, of the economic evaluation techniques. Essentially, a CBA compares the monetised benefits and costs of a project to evaluate the desirability of a project. This approach is the most appropriate to assess the net economic benefits that accrue from the two development options.

The CBA steps include:

1. Identify the quantifiable benefits that can be monetised;
2. Calculate the value (in monetary terms) of the quantified incremental benefits and capital costs in net present value (NPV) terms using the discount rates;
3. Calculate the benefit cost ratio (BCR) – the total present value of all net benefits compared to the present value of capital costs to determine the ratio to which incremental net benefits exceed (or undershoot) incremental costs related with the upgrade; and
4. Undertake a sensitivity assessment.

3.1.1 Discount Rates

Discounting is the reverse of adding (or compounding) interest. It reduces the monetary value of future costs and benefits back to a common time dimension – the base date. Discounting satisfies the view that people prefer immediate benefits over future benefits (social time preference), and it also enables the opportunity cost to be reflected (opportunity cost of capital). Recognising the potential for multiple audiences for the business cases, real discount rates of 3, 7 and 10% have been applied. This complies with recommendations set by the Office of Impact Analysis (OIA) at the Federal Government level and Western Australian Treasury guidelines.

Modelling of quantifiable benefits and costs are developed over a 20-year timeframe (post construction phase).

3.1.2 Cost of Capital Approach

The cost benefit assessment undertaken in this report represents a “cost of capital” assessment. This approach focuses primarily on the up-front capital costs of the project with reduced consideration of ongoing costs (beyond basic operational cost impacts). The reason for this approach is twofold:

- Firstly, it reflects the stage of the project design and concept that the Cost Benefit Assessment is testing – early stage concepts typically have a capital cost estimate but may not have detailed cash flow or maintenance cost estimates. As such, the “cost of capital” approach does not consider ongoing cashflow consideration which includes discounting any financial revenues that could be secured by the harbour to offset unknown maintenance costs;
- Secondly, this economic business case specifically seeks to develop or address the validity of potential capital investment in the project. As such, evidence is required, through the CBA, of the potential return on investment (in the form of economic and social benefits) to inform this capital decision.

3.1.3 Comparison with the Base Case

For the purpose of this report, Econisis has undertaken a cost benefit assessment of the net additional benefits and costs above and beyond the “project”. All NPVs and BCRs generated as part of the Cost Benefit Analysis are reflective of the net increase in gross value added and economic and social benefit beyond the “project”

3.1.4 Key Assumptions

The following assumptions have been considered in the evaluation of the benefits.

Table 6 CBA Assumptions

Assumption	Details
Annual Maintenance Cost	1% of Capital Costs annually
Length of Construction Phase	2 year
Supply Chain Multiplier	7.1%[9]
Average Worker Productivity WA, Education, Health, Public Admin/Safety Industries Only	$126,781[10]
Number of New Households	33
Number of Key Workers per Household	1.25
Attribution Rate of Productivity to Housing Access	50%
Average Household Yearly Expenditure	$33,000[11]
GVA to Expenditure Conversion Rate	50%
Enhanced Labour Market Productivity per Household	$3,770[12]
Health Cost Savings per Household	$2,832[13]
Reduced Domestic Violence per Household	$2,462[14]
Enhanced Human Capital per Household	$1,838[15]
Reduced Costs of Crime per Household	$844[16]
Education Benefits per Household	$168[17]
Annual Value of Normalisation of Housing Market	1% of Capital Cost

3.2 Housing Development Costs

The maximum potential dwelling yield and estimated service and construction costs for each short listed development site were prepared by Chadwick Consulting and summarized in the KWHDC Report.

The total cost for the provision of the 33 key worker modular homes is estimated to be approximately $17,500,000, with an average estimated cost for servicing and construction of each dwelling being $525,971. Site and servicing costs range between $40K per dwelling for larger developments and upwards of $50K per dwelling as the development yield reduces. Headworks costs are location specific.

[9] Based on WA specific regionalised input/output table of non-residential capital expenditure.
[10] REMPLAN (2021) Economic and Employment, Western Australia accessed at https://app.remplan.com.au/eda-westernaustralia/economy/industries/employment?state=lGv2sz!elxMC6yQNu3wVNqteKmG0SDHdfP7nIrl2ljs3pOpNfPf7yhRfBIGG2qINAZ
[11] Market Info 2022 (Market Data Systems)
[12] SGS Economics and Planning (2022) Give Me Shelter. Accessed at https://sgsep.com.au/assets/main/SGS-Economics-and-Planning_Give-Me-Shelter.pdf
[13] See above.
[14] See above.
[15] See above.
[16] See above.
[17] See above.

Table 7 Short Listed Sites to accommodate Housing Investment Concepts

Site	Address	Average Development Cost per dwelling	Number of Dwellings	Total Cost
1	8-10 (Lot 6 and 7) Harvey Street, Dumbleyung	$ 534,304	6	$ 3,205,825
2	25-29 (Lots 72,73 and 74) Hynes Court, Williams	$ 533,233	4	$ 2,132,933
3	8-10 (Lots 19 and 18) Khedive Street, Wagin	$ 532,512	3	$ 1,597,535
4	Portion of Lot 500 Wattle Road, Lake Grace	$ 533,162	6	$ 3,198,972
5	Portion of Lot 309 Burrowes (West) Street, Darkan	$ 542,762	4	$ 2,171,050
6	13 (Lot 129) Cardigan Street, Woodanilling	$ 474,292	2	$ 948,585
7	Portion of Lot 9002 Griffin Road, Lake Grace	$ 533,258	2	$ 1,066,515
8	3 (Lot 19) Omburman, Wagin	$ 524,242	6	$ 3,145,454
TOTAL		**$ 525,971**	**33**	**$ 17,466,869**

3.3 Benefits Statement

A range of direct economic and social benefits of the Project have been identified. Those benefits which are capable of being monetised for inclusion in the CBA are outlined in the table below. Refer to the assumptions table in Section 3.1.4 for specific values.

Table 2 Benefits Statement

Benefit	Theme/Description	Method of Calculation
Construction Supply Chain Benefits	Benefits to the WA and regional construction industry of the non-residential capital investment.	Applied a first round GVA economic multiplier of 7.1% to the capital expenditure of the program of $17,466,869. Based on WA specific regionalised input/output transaction table. Assumed a construction phase of 2 years.
Direct Economic Contribution of New Key Worker Households	The key workers moving into the houses will be able to be work in the region. This benefit measures their productivity by working in the local economy.	The relative productivity of an individual- worker was calculated by dividing the GVA of the Education, Health and Public Safety/Admin industries in WA by the number of workers in these industries. This was multiplied by the 33 new households. It was assumed that there will be 1.25 key workers per household. An attribution rate of 50% was applied to account for other factors contributing to a worker's productivity e.g. the company they work for.
Household Expenditure Benefit	The contribution to the local economy of the new households spending at local retail businesses.	An average household's retail related expenditure is $33,000 per year[18]. This was applied to the 33 new households and a GVA to expenditure conversion rate of 50% was applied.
Social Benefit of Housing Access	The social benefits of housing access include enhanced labour market productivity, health cost savings, reduced domestic violence, enhanced human capital, reduced costs of crime, and education benefits.	These social benefits were quantified and collated by SGS Economics in their 2022 'Give Me Shelter' report. The combined total of these benefits per household is $11,914[19]. This was applied to the 33 households.
Housing Market Normalisation	Benefit relating to housing market normalisation due to no functioning housing market currently.	Multiplied the construction cost of the homes by 1% each year.

[18] Market Info 2022 (Market Data Systems)
[19] SGS Economics and Planning (2022) Give Me Shelter. Accessed at https://sgsep.com.au/assets/main/SGS-Economics-and-Planning_Give-Me-Shelter.pdf

Benefit	Theme/Description	Method of Calculation
Residual Asset Value	A static residual value compares the direct and indirect costs associated with the construction of a dwelling with the notional market value of that dwelling.	Calculated by dividing the construction cost by 25 years and multiplying it by 5. Applied in the final year of the asset lifetime (20 years after construction).

3.4 Cost Benefit Analysis Results

This section provides an overview of the present value and composition of costs and benefits for the project. It includes an outline of the Benefit Cost Ratios and Net Present Value results for each project.

3.4.1 Costs

The evaluation estimates the present value of costs to range from $18m at the 10% discount rate to $19.3m at the 4% discount rate. The majority of this is the capital cost, with the remainder an annual maintenance cost.

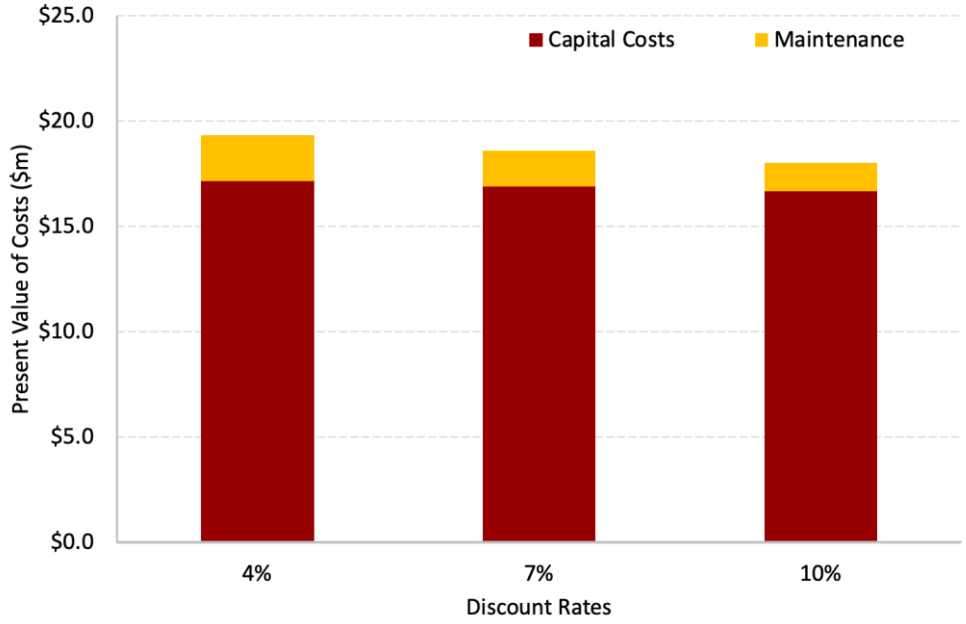

Figure 5 Present Value of Costs

3.4.2 Value of Benefits

Overall, the benefits of the project are approximately $38.1m at the 7% discount rate. This ranges from $30m at the 10% discount rate to $49.9m at 4%.

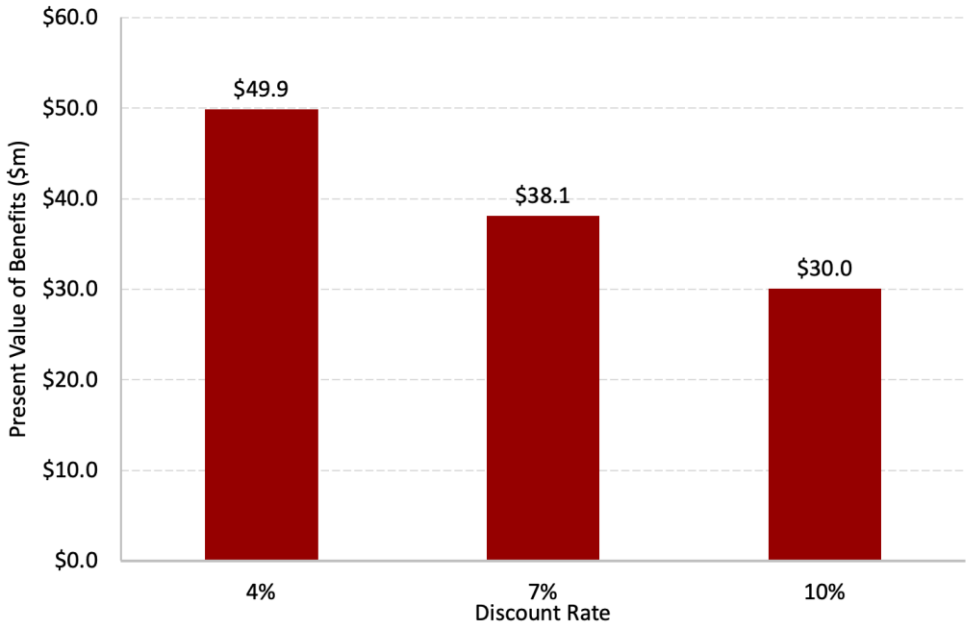

Figure 6 Present Value of Benefits

The largest benefit expected over the 20-year assessment period for the project (at a 7% discount rate) is the economic contribution of key workers, accounting for $25.26m. Following this are household expenditure-based economic impacts, which account for $5.26m of benefits and social benefits of housing access, which account for $3.8m.

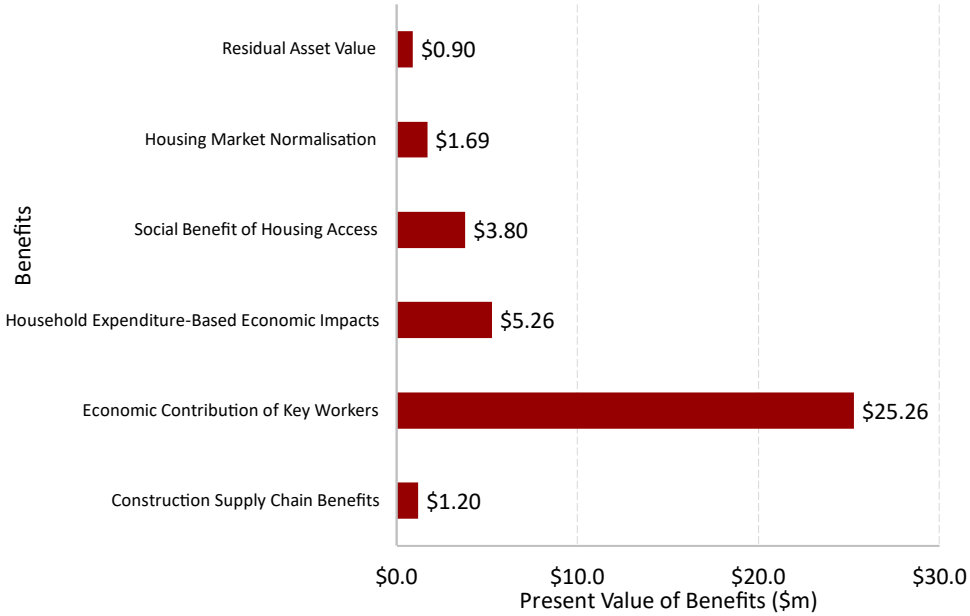

Figure 7 Present Value of Benefits ($m)

Each benefit was categorised as either social or economic. The majority of the benefit of this project is economic, with 14% of benefits being social. This is due to the significant value of worker contribution benefits.

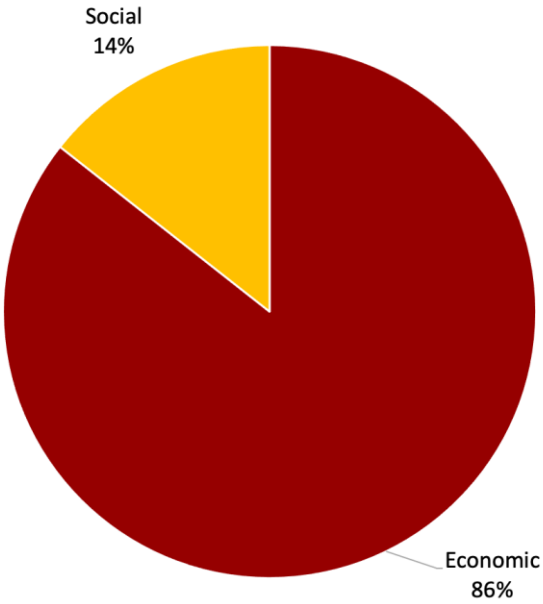

Figure 8 Composition of Benefits, Economic and Social Benefit Categories, at the 7% Discount Rate

3.4.3 NPV and BCR

Comparing the present value of benefits to that of costs, Econisis estimates the project will yield a net present value of between $30.5m over 20 years at the 4% discount rate and $12m at the 10% discount rate. All net present value estimates are above $0, meaning that the present value of the benefits is greater than that of the costs across all discount rates.

Figure 9 Net Present Value by Discount Rate

The benefit cost ratios ranged from 2.58 at the 4% discount rate to 1.67 at the 10% discount rate. Any BCR above 1.0 is regarded as positive, with BCRs at or approaching 3.0 particularly positive. This reflects the fact that benefits that accrue in the future have a higher degree of uncertainty, and while this is addressed to an extent by the discount rates, a higher BCR provides the project a

greater "buffer" that it will indeed yield benefits greater than the costs. In this instance, the predominantly economic nature of the assets means that the 7% discount rate is most relevant.

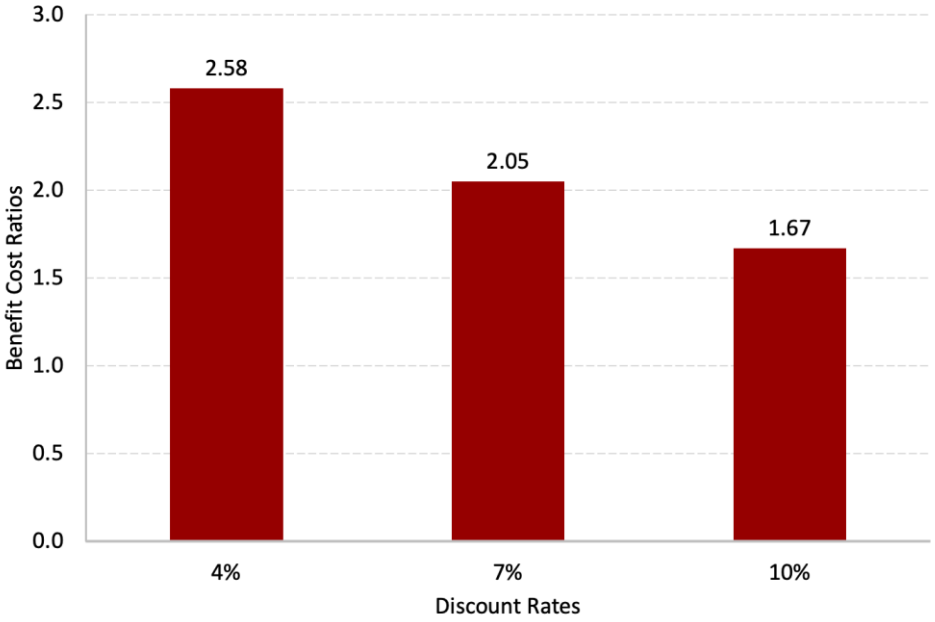

Figure 10 Benefit Cost Ratio by Discount Rate

The below table summarises the results of the cost benefit analysis.

Table 8 Summary of Cost Benefit Analysis Results

Summary	4%	7%	10%
Total Costs	**-$19.3**	**-$18.6**	**-$18.0**
Capital Costs	*-$17.1*	*-$16.9*	*-$16.7*
Maintenance	*-$2.2*	*-$1.7*	*-$1.3*
Benefits	**$49.9**	**$38.1**	**$30.0**
Construction Supply Chain Benefits	*$1.2*	*$1.2*	*$1.2*
Economic Contribution of Key Workers	*$33.0*	*$25.3*	*$19.9*
Household Expenditure-Based Economic Impacts	*$6.9*	*$5.3*	*$4.1*
Social Benefit of Housing Access	*$5.0*	*$3.8*	*$3.0*
Housing Market Normalisation	*$2.2*	*$1.7*	*$1.3*
Residual Asset Value	*$1.6*	*$0.9*	*$0.5*
NPV	**$30.5**	**$19.5**	**$12.0**
BCR	**2.58**	**2.05**	**1.67**

3.4.4 Sensitivity Tests

Three sensitivity tests of the Program were undertaken which examined:

- **Test 1** - Increase Maintenance Costs to 2% per annum
- **Test 2** – Reduced the Number of Key Workers per Household from 1.25 to 1.0.
- **Test 3** – Alternative delivery model in which a financial subsidy of $350,000 is provided to private and/or community sector housing operators seeking to construct key worker housing

to compensate for the negative residual value. Assumes a slower delivery over 5 years instead of 2 years with a commensurate delay in benefits.

The results of the BCRs at the 7% discount rate for the main scenario and the three Sensitivity Tests are outlined below.

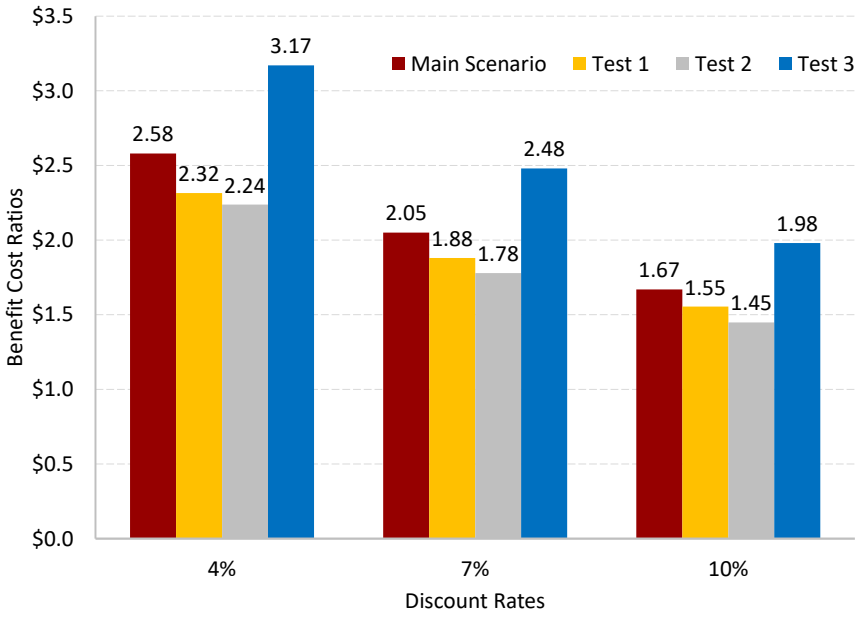

Figure 11 BCRs at 7% Discount Rate by Scenario/Sensitivity Test

Test 1 resulted in the BCR decreasing to between 2.32 at the 4% discount rate and 1.55 at 10%. This is not a significant change and shows that even if maintenance of the dwellings costs twice as much as expected, the project will have a positive return, with every dollar of cost producing at least $1.55 of benefits.

Test 2 had a slightly bigger effect, reducing the BCR to between 2.24 at the 4% discount rate and 1.45 at 10%. This explains that even if each new household only has one key worker, the project will still deliver a high return, with a BCR well above 1 for all discount rates.

Test 3 saw an increase in the BCRs across all discount rates, reaching 2.48 at 7%. This model is however higher risk, as it is dependent on third parties (i.e. community housing organisations or private sector key worker housing developers) to take on the remainder of the capital costs of the development as well as develop the housing in a reasonable time. If non-financial factors impact feasibility, then this take up may be slower or not occur at all.

4 ECONOMIC AND EMPLOYMENT IMPACT ASSESSMENT

This section provides an estimate of the direct and indirect economic and employment impacts of the project construction phase.

4.1 Methodology and Approach

At the core of an Economic Impact Assessment is Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries.

IO tables are converted, through statistical analysis, into a series of Economic Multipliers. These Multipliers represent the relationship between the direct activity (expenditure or production) associated with a Project and the wider economy.

The results of an EIA are generally presented as both direct effects, that is effects from the direct activity of the Project or event, and indirect effects, which are additional effects from further rounds of spending in the supply chain. A third or consumption effect, resulting from rounds of consumer spending generated by the additional income in the region can also be calculated.

There are two broad levels of Multipliers that can be utilised for Impact Assessments:

1. **Simple Multipliers** – including the Direct or Initial Effect, First Round and Industry Supply Chain effects.
2. **Total Multipliers** – including the Simple Multipliers plus subsequent Induced Production and Household Consumptions effects.

Impact Assessments can assess:

- **Output** - the actual dollar amount spent on the Project in the Region.
- **Income** - the number of wages and salaries paid to labour.
- **Employment** - the full-time equivalent (FTE) per annum employment generated by the Project; and
- **Value Added** - the value added to materials and labour expended on the Project.

Econisis has undertaken an Impact Assessment for the WA state economy, focused solely on **Simple Multipliers**. For the WA economic impacts, this entailed the following tasks:

1. Transaction tables were developed from National IO tables for the WA State economy. For the WA economy, the Regional Transaction Table was calculated by applying employment-based location quotients for the Region, based on the results of the 2016/2021 Census of Population and Housing. This has the effect of excluding spending on imports to the Region since they generate no local economic activity.
2. Economic Multipliers were then generated for WA economy across 119 industry categories defined by the ABS.
3. Construction and operational expenditure and production associated with the development were allocated across 119 industry categories.
4. Economic impacts associated with the Project are calculated.

4.1.1 Criticisms of Impact Assessments

Economic Impact Assessments based on IO-tables and Economic Multipliers have been criticised by Government and academia. Econisis recognises Economic Multipliers are based on limited

assumptions that can result in multipliers being a biased estimator of the benefits or costs of a Project.

Shortcomings and limitations of multipliers for economic impact analysis include:

- **Lack of supply**–side constraints: The most significant limitation of economic impact analysis using multipliers is the implicit assumption that the economy has no supply–side constraints. That is, it is assumed that extra output can be produced in one area without taking resources away from other activities, thus overstating economic impacts. The actual impact is likely to be dependent on the extent to which the economy is operating at or if it is near capacity.
- **Fixed prices**: Constraints on the availability of inputs, such as skilled labour, require prices to act as a rationing device. In assessments using multipliers, where factors of production are assumed to be limitless, this rationing response is assumed not to occur. Prices are assumed to be unaffected by policy and any crowding out effects are not captured.
- **Fixed ratios for intermediate inputs and production**: Economic impact analysis using multipliers implicitly assumes that there is a fixed input structure in each industry and fixed ratios for production. As such, impact analysis using multipliers can be seen to describe average effects, not marginal effects. For example, increased demand for a product is assumed to imply an equal increase in production for that product. In reality, however, it may be more efficient to increase imports or divert some exports to local consumption rather than increasing local production by the full amount.
- **No allowance for purchasers' marginal responses to change**: Economic impact analysis using multipliers assumes that households consume goods and services in exact proportions to their initial budget shares. For example, the household budget share of some goods might increase as household income increases. This equally applies to industrial consumption of intermediate inputs and factors of production.
- **Absence of budget constraints**: Assessments of economic impacts using multipliers that consider consumption induced effects (type two multipliers) implicitly assume that household and government consumption is not subject to budget constraints.
- **Not applicable for small regions**: Multipliers that have been calculated from the national IO table are not appropriate for use in economic impact analysis of Projects in small regions. For small regions multipliers tend to be smaller than national multipliers since the inter–industry linkages are normally relatively shallow. Inter–industry linkages tend to be shallow in small regions as they usually do not have the capacity to produce the wide range of goods used for inputs and consumption, instead importing a large proportion of these goods from other regions.

4.1.2 Adjustments to Improve EIA Reliability

Despite this, IO tables and Economic Multipliers remain popular due to their ease of use and communication of results. Econisis has undertaken a number of steps and made appropriate adjustments to the EIA methodology to address and mitigate these concerns.

Econisis has only used ***Simple Multipliers*** in the Assessment. This has the effect of discounting Household Consumption impacts from the assessment. By doing so, only those industries with a first round or supply chain connection are considered. This has the effect of making the results of the EIA conservative and suitable to inform decision making.

Additionally, Econisis has developed economic multipliers for the ***WA economy only***. This has the effect of internalising and limiting the extent of the economic impact outside of the State.

Econisis regards the use of Economic Multipliers as part of this Assessment as appropriate and reliable. The results of the assessment are conservative, defensible and suitable for informing decision making.

4.2 Summary of Results

4.2.1 Construction Phase

Econisis has allocated the construction costs for the housing development across the following sectors of the WA economy:

- Heavy and Civil Engineering Construction (10%)
- Residential Building Construction (80%)
- Professional, Scientific and Technical Services
- Public Administration and Regulatory Services.

For the purpose of this assessment, Econisis has assumed a 3 year construction phase.

Based on these industries, Econisis estimates that project will generate a total of $30.3m in direct and indirect economic outputs, along with $5.1m in incomes and contribute $9.5m to the local economy, during the construction phase.

Table 9 Summary of Economic Impact, Construction Phase, Total Impact

Summary	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output ($m)	$17.5	$8.5	$4.4	$30.3
Income ($m)	$2.4	$1.8	$0.9	$5.1
Employment (FTEs)	8.5	5.0	3.1	16.6
Gross Value Added ($m)	$4.6	$3.1	$1.8	$9.5

Table 10 Summary of Economic Impact, Construction Phase, Average Annual Impact

Summary	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output ($m)	$5.8	$2.8	$1.5	$10.1
Income ($m)	$0.8	$0.6	$0.3	$1.7
Employment (FTEs)	2.8	1.7	1.0	5.5
Gross Value Added ($m)	$1.5	$1.0	$0.6	$3.2

The project will support a total of 16.6 direct and indirect FTE construction jobs over the three years.

5 CONCLUSION

The 4WDL housing project would provide a host of benefits to the region, with the project estimated to have a net present value between $12m and $30.5m. The main benefit is the significantly increased economic contributions of key workers. Current housing shortages are preventing key workers from moving into the area, and increasing housing supply would allow for these workers to enter the 4WDL workforce. These new workers would produce significant value added to the local economy, estimated to be between $19.9m and $33m.

Another benefit is the household expenditure from these new workers and their households. Increased housing supply brings new families to the region who will spend at local businesses, stimulating the economy. This is estimated to generate between $4.1m and $6.9m. There are also social benefits to providing housing supply which include enhanced productivity, health savings, and reduced crime, among others. These benefits are estimated to be between $3m and $5m. Other benefits to the project include the initial construction supply chain benefits, a normalisation of the local housing market, and the residual asset value of the constructed dwellings.

This evaluation finds that the sum of these economic and social benefits outweighs the estimated cost of the project. This is reflected in the high NPV and BCR values. At the standard 7% discount rate, the NPV of the project is $19.5m and the BCR is 2.05. This means that for every dollar spent on the project, there are $2.05 of benefits produced. The present value of the benefits less the present value of the costs is $19.5m, representing a net positive value to the community and economy.

In addition, sensitivity tests conducted on the number of key workers per household and the maintenance costs of the project confirm that variation in these figures will not have a significant effect on benefits.

ECONISIS

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TRUST FUND

Chq/EFT	Date	Description	Amount	Amount
EFT26708	20/06/2024	Aaro Group Pty Ltd		**-$51.00**
	18/06/2024	Refund Standpipe Bond Card #9845483	$51.00	
		TOTAL TRUST		**-$51.00**

MUNICIPAL FUND

Chq/EFT	Date	Description	Amount	Amount
EFT26628	04/06/2024	Building and Energy Division Department of Mines, Industry Regulation and Safety		**-$56.65**
	03/05/2024	BSL LG-B2324-11 22 Gumtree Drive, Lake Grace	$56.65	
EFT26629	04/06/2024	Cloud Collections Pty Ltd		**-$331.00**
	30/05/2024	Court Filing Fee - A5095	$331.00	
EFT26630	04/06/2024	Nature Playgrounds		**-$36,094.30**
	24/05/2024	Install Lake Grace All Abilities Playground - Claim 14	$36,094.30	
EFT26631	04/06/2024	Roamin Enterprises		**-$35,200.00**
	08/05/2024	Upgrade Culverts - Buniche North Road SLK 2.44, 3.25 & 4.68	$18,700.00	
	08/05/2024	Upgrade Culverts - Buniche North Road SLK 13.63 & 17.10	$16,500.00	
EFT26632	04/06/2024	S & L Trevenen		**-$20,680.00**
	29/05/2024	Komatsu Dozer Hire - Dunhams Pit West Kuender Gravel Pushing	$20,680.00	
EFT26633	04/06/2024	Telus Health (Australia) Pty Ltd		**-$5,082.00**
	20/05/2024	Employee Assistance Program 01/01/2024 - 31/12/2024	$5,082.00	
EFT26634	14/06/2024	A.P and J.M Keeble		**-$34.00**
	11/06/2024	Consignments - May 2024	$34.00	
EFT26635	14/06/2024	AFGRI Equipment Australia		**-$2,721.92**
	09/05/2024	Replacement Door - 2018 John Deere CAB Tractor T3 LG Mower LG241	$1,501.92	
	04/06/2024	Vacuum Bags & Brush cutter with Harness	$1,220.00	
EFT26636	14/06/2024	Activ8me		**-$39.95**
	17/06/2024	Newdegate Medical Centre - Satellite Internet May 2024	$39.95	
EFT26637	14/06/2024	Albany Irrigation & Drilling		**-$1,938.45**
	06/06/2024	Float Switch & Bore Pump Kit - Urban Stormwater Drainage	$1,938.45	
EFT26638	14/06/2024	All Flags & Signs Pty Ltd		**-$770.00**
	10/06/2024	2 x Medium Tear Drop Printed Banners - The Shire of Lake Grace	$770.00	
EFT26639	14/06/2024	Anna Scheepers		**-$200.00**
	01/06/2024	Contract - Cleaning of Varley Hall 20/05, 24/05, 27/05 & 31/05/2024	$200.00	
EFT26640	14/06/2024	Australia Day Council Of West Australia		**-$762.00**
	30/05/2024	Gold Membership Subscription - Australia Day Council WA	$762.00	
EFT26641	14/06/2024	Australia Post		**-$124.29**
	03/06/2024	Postage & Freight - May 2024	$124.29	
EFT26642	14/06/2024	Australia's Golden Outback		**-$350.00**
	30/05/2024	Gold Annual Membership from 01/07/2024 - 30/06/2025	$350.00	
EFT26643	14/06/2024	BCI Sales Pty Ltd		**-$2,310.00**
	13/06/2024	Supply & Fit Towbar - Lake Grace Community Bus	$2,310.00	
EFT26644	14/06/2024	BGC Cement		**-$12,738.00**
	10/06/2024	30 x 1 Tonne Bulker Bag of GP Cement	$12,738.00	
EFT26645	14/06/2024	BGL Solutions		**-$33,452.65**
	31/05/2024	Broad Leaf & Fertilizer Spraying - Lake Grace & Newdegate Ovals	$4,929.65	
	10/06/2024	Prepare Area for Turf - LG Community All Abilities Playground	$28,523.00	
EFT26646	14/06/2024	BOC Gases Australia Limited		**-$13.83**
	29/05/2024	Container Service: LG Pool - R400C Oxygen Medical C Size	$13.83	
EFT26647	14/06/2024	Bunnings Group Limited		**-$1,693.44**
	23/05/2024	216 x 20kg Bags of Westbuild Kwikset Concrete	$1,693.44	
EFT26648	14/06/2024	Christopher Paget (Staff Member)		**-$132.00**
	12/06/2024	Refund - Purchase of Bean Bag Filling for Shire Youth Program	$132.00	
EFT26649	14/06/2024	Cloud Collections Pty Ltd		**-$484.17**
	03/06/2024	Debt Collection Services for May 2024	$484.17	
EFT26650	14/06/2024	D.K Baesjou & C.L Turner		**-$1,915.10**
	03/06/2024	Laserscape Hire - Youth Week 07/04/2024	$1,915.10	
EFT26651	14/06/2024	Department of Fire and Emergency Services		**-$2,825.62**
	11/01/2024	Refund of AWARE2223-011	$2,825.62	
EFT26652	14/06/2024	Earnshaw Ag		**-$361.95**

	28/05/2024	Modify Parts on Rubber Tyre Roller - LG3498	$312.21	
	07/06/2024	Supply 2 x Bearings & Housings - 2022 Peruzzo Professional Mower Attachment	$49.74	
EFT26653	14/06/2024	Exact Images Design & Print		**-$351.75**
	29/05/2024	Business Cards for President, Deputy President, DCEO & MIS	$351.75	
EFT26654	14/06/2024	Exurban Pty Ltd		**-$1,808.75**
	03/06/2024	Town Planner Services for May 2024	$1,808.75	
EFT26655	14/06/2024	Frontline Fire & Rescue Equipment		**-$43,535.09**
	31/05/2024	Bushfire Protective Clothing	$43,535.09	
EFT26656	14/06/2024	Great Southern Fuel Supplies		**-$3,514.81**
	31/05/2024	Fuel Card Purchase LG002	$643.19	
		Fuel Card Purchase PSP01	$262.62	
		Fuel Card Purchase LG001	$394.76	
		Fuel Card Purchase LG139	$734.60	
		Fuel Card Purchase LG004	$821.98	
		Fuel Card Purchase LG1825 - Doctor	$423.52	
		Fuel Card Purchase - LG.3362 - Works	$180.74	
		Fuel Card Purchase - 2012 Hustler Slasher - Newdegate Oval Ride-on Mower	$53.40	
EFT26657	14/06/2024	Hall Electrical & Data Services		**-$1,922.80**
	05/06/2024	Cool Room Repairs - Newdegate Rec Centre	$1,922.80	
EFT26658	14/06/2024	ID Rent Pty Ltd		**-$10,879.00**
	31/05/2024	Rehire Water Cart x 23 Days - Old Ravensthorpe Road	$10,879.00	
EFT26659	14/06/2024	IT Vision Software Pty Ltd		**-$3,880.80**
	31/05/2024	BPMS Rates Service - May 2024	$3,880.80	
EFT26660	14/06/2024	Integrated ICT		**-$2,294.13**
	31/05/2024	IT Support May 2024	$2,151.05	
	31/05/2024	Cloud Storage - Archive (Tier 4) & Veeam Cloud Connect - May 2024	$143.08	
EFT26661	14/06/2024	Irene McGlinn		**-$34.00**
	10/06/2024	Consignments - May 2024	$34.00	
EFT26662	14/06/2024	Ladelle Pty Ltd		**-$326.91**
	06/06/2024	Stock Purchases - Lake Grace Visitor Centre	$326.91	
EFT26663	14/06/2024	Lake Grace CWA		**-$180.00**
	30/05/2024	Consignments - May 2024	$180.00	
EFT26664	14/06/2024	Lake Grace Leading Appliances		**-$720.00**
	31/05/2024	Altecch UEC Vast Box - 33a Absolon Street - CESM	$360.00	
	05/06/2024	Vast box - 33a Absolon Street - New CESM	$360.00	
EFT26665	14/06/2024	Lake Grace Plaza		**-$117.60**
	31/05/2024	Newspapers Subscriptions - May 2024	$117.60	
EFT26666	14/06/2024	Lake Grace Rural Supplies		**-$4,686.52**
	30/05/2024	PVC Suction Hose for Shire Depot	$303.94	
	31/05/2024	4 x Camlock Alloy Type C 3' - C300-AL & 4 x Camlock Alloy Type C 3' E300-AL	$599.37	
	05/06/2024	Joiner 3G Metric - Buniche Dam Revitalisation	$98.21	
	10/06/2024	2 x Poly Pipe Blueline - Buniche Dam Revitalisation & Urban Stormwater Drainage	$3,685.00	
EFT26667	14/06/2024	Lake Grace Transport		**-$89.60**
	30/05/2024	Freight - Cleaning Supplies	$89.60	
EFT26668	14/06/2024	Lake Varley & Districts Progress Association		**-$2,715.45**
	02/06/2024	50% Contribution - CCTV System for Varley Museum Building	$2,715.45	
EFT26669	14/06/2024	Landgate		**-$22,045.26**
	29/05/2024	Valuations Chargeable - Schedule G2024/03	$74.15	
	30/05/2024	Valuations Chargeable - Schedule R2024/02	$91.60	
	12/06/2024	GRV General Revaluation 2023/24	$21,879.51	
EFT26670	14/06/2024	Lillys Garden		**-$109.00**
	10/06/2024	Consignments - May 2024	$109.00	
EFT26671	14/06/2024	Livingston Medical Pty Ltd		**-$22,916.66**
	01/06/2024	Medical Centre - Medical Services Contract - June 2024	$22,916.66	
EFT26672	14/06/2024	Local Government Supervisors Association of WA		**-$1,072.50**
	04/06/2024	27th Annual Local Government Works Association Works & Parks Conference - MIS	$1,072.50	
EFT26673	14/06/2024	Maalouf Autos		**-$1,525.98**
	31/05/2024	60,000km Service - 2020 Ford Ranger Single Cab - 1GYK362	$853.99	
	31/05/2024	90,000km Service - 2021 Ford Ranger dual cab CC XL LG049	$671.99	
EFT26674	14/06/2024	McKenzie's Home Hardware		**-$2,281.95**
	31/05/2024	Hardware Supplies - May 2024	$2,281.95	

EFT26675	14/06/2024	Melissa Ann Humphries		**-$2,100.00**
	06/06/2024	Catering - BFB Service Awards Ceremony 06/06/2024	$2,100.00	
EFT26676	14/06/2024	Michelle Slarke		**-$2,762.50**
	31/05/2024	Across the Lake Book for Re-printing (Indexing & Digital Edits) - 60% of Project	$2,722.50	
	11/06/2024	Consignments - May 2024	$40.00	
EFT26677	14/06/2024	Modus Australia		**-$11,106.48**
	06/06/2024	3 Toilet Building - Lake Grace Visitor Centre - 20% Deposit	$11,106.48	
EFT26678	14/06/2024	Newdegate Community Resource Centre		**-$8,500.00**
	14/05/2024	Annual Contribution to Newdegate Community Library Wages	$8,500.00	
EFT26679	14/06/2024	Newdegate Stock & Trading		**-$696.13**
	13/05/2024	Fuel - Mowers Newdegate Parks & Gardens	$171.49	
	13/05/2024	20L Talstar - Newdegate Parks & Gardens	$308.00	
	14/05/2024	Hardware Supplies - Newdegate Parks & Gardens	$44.44	
	28/05/2024	Fuel - 2021 Volvo L90F - LG094	$172.20	
EFT26680	14/06/2024	Officeworks		**-$1,021.02**
	08/05/2024	Various Office Stationary	$1,021.02	
EFT26681	14/06/2024	Outback TV		**-$1,454.86**
	10/06/2024	Check Fault in Pump System, Isolate Pumps & Control Board	$1,320.00	
	10/06/2024	Check Fault in Pressure Cleaner & Repair	$134.86	
EFT26682	14/06/2024	Pjanwa Pty Ltd		**-$2,750.00**
	31/05/2024	Youth Centre Activity - Game Vault	$2,750.00	
EFT26683	14/06/2024	Protector Fire Services Pty Ltd		**-$270.60**
	04/06/2024	Fire Extinguisher Service - Varley Fire Station (20/03/2024)	$270.60	
EFT26684	14/06/2024	Ricoh Australia Pty Ltd		**-$382.80**
	10/05/2024	2 x Toner for Licencing Printer (Reimbursed by DOT via Monthly Commissions)	$382.80	
EFT26685	14/06/2024	RingCentral Australia		**-$734.80**
	04/06/2024	Shire Admin - Cloud Telephony System May 2024	$734.80	
EFT26686	14/06/2024	Rosemary Alice Chircop		**-$300.00**
	07/06/2024	Cleaning of Newdegate Country Club after BFB Awards Ceremony	$300.00	
EFT26687	14/06/2024	S & L Trevenen		**-$47,623.15**
	29/05/2024	Multi Roller Hire - Rodger Road April 2024	$5,280.00	
	30/05/2024	Prep Work, Gravedigging & Backfill at Newdegate Cemetery	$4,950.00	
	30/05/2024	Prep Work, Gravedigging & Backfill at Lake Grace Cemetery	$4,950.00	
	10/06/2024	Contract Maintenance Grading - Lake King & Varley 01/05/2024 - 31/05/2024	$32,443.15	
EFT26688	14/06/2024	Safetycare Australia Pty Ltd		**-$1,045.00**
	04/06/2024	12 Month Safetyhub Subscription	$1,045.00	
EFT26689	14/06/2024	Shire of Lake Grace		**-$40.00**
	29/05/2024	Purchase of Pen & Bottle Opener from Lake Grace Visitor Centre for Citizenship Ceremony	$40.00	
EFT26690	14/06/2024	Skytrust Intelligence Systems		**-$493.90**
	04/06/2024	Access to Skytrust - June 2024	$493.90	
EFT26691	14/06/2024	Solar Naturally		**-$470.00**
	24/05/2024	Install Replacement Fuse for Inverter - Lake Grace Pool	$470.00	
EFT26692	14/06/2024	Synergy Electricity Generation and Retail Corp		**-$14,130.14**
	12/06/2024	118869830 Park Lot 186U Pump Hetherington Way, LK	$179.77	
		156576110 NGT Oval Lot 149 Waddell St NGT	$1,004.19	
		455735630 LK Golf Pavilion Lot 161 Hyden-Lake King Rd	$316.60	
		076250900 LK TV Transmitter Lot 158 Church Ave LK	$117.21	
		867084910 LK Hall Loc 20321 Ravensthorpe Rd LK	$1,084.45	
		624795400 Emergency Services Lot215 The Crossing LK	$214.15	
		546144710 LK Recreation Grnd Loc 20321 U Pump Ravensthorpe Rd LK	$694.68	
		968110430 Town Clock Stubbs St LG	$131.35	
		893222990 LG Swimming Pool Lot 75 Stubbs St LG	$1,152.88	
		336652990 Street Lighting LG 67.2%	$5,354.76	
		336652990 Street Lighting NGT 23.1%	$1,840.70	
		336652990 Street Lighting LK 5.9%	$470.14	
		336652990 Street Lighting Vrl 3.8%	$302.80	
		463275870 LG Sports Pavilion Bishop St LG	$1,129.07	
		510645320 Dunn Rock Community Dam 4383 Mallee Rd Magenta (Lot 3019 U A Koornong Rd Ravensthorpe)	$137.39	
EFT26693	14/06/2024	T - QUIP		**-$3,345.00**

	13/06/2024	Benassi Litter Vacuum & Handheld Vac Hose Kit	$3,345.00	
EFT26694	14/06/2024	Team Global Express Pty Ltd		**-$651.50**
	02/06/2024	Freight	$514.68	
	09/06/2024	Freight - Library Books	$136.82	
EFT26695	14/06/2024	Tegan Hall (Staff Member)		**-$199.75**
	30/05/2024	Payroll Reimbursement - Uniform	$199.75	
EFT26696	14/06/2024	Telstra Limited		**-$294.39**
	27/05/2024	Bus Mobile Broadband - Lakes Local Action Group	$62.70	
	04/06/2024	Mobile Phone Charges 0407034641-Sewerage-Fail Safe	$14.98	
		0407148677 - DFES I-Pad	$14.98	
		0407225086-Sewerage-Fail Safe	$14.98	
		0407384735-Sewerage-Fail Safe	$14.98	
		0408320854 - MIS iPad	$14.98	
		0408411920-Sewerage-Fail Safe	$30.99	
		0417436895 - Lake Grace Digital Sign	-$13.05	
		0417447647 - Fuel Tank	$14.98	
		0417621708-CEO Mobile	$30.99	
		0418326588-LG Pool Manager	-$12.99	
		0427651127 Supervisor Mobile	$30.99	
		0428651109-Leading Hand Mobile	-$27.00	
		0428711190-Newdegate Fire Truck	-$27.00	
		0429571975-Sewerage	-$17.65	
		0429651112-Parks & Gardens Mobile	-$13.05	
		0436386352 - Newdegate Digital Sign	$14.98	
		0436668242-CESM Mobile	$30.99	
		0448089092-MIS Mobile	$30.99	
		0455915715-IPad for OSH	-$13.05	
		0456676658 - Sewerage Camera	$14.98	
		0457564350 - OSH iPad (ISO)	$14.98	
		0457999713 - Trail Camera	$14.98	
		0458004636 - Trail Camera	$14.98	
		0461294698 - Refuse Scheme Monitor	$14.98	
		0461302385 - Newdegate Pavilion Solar	$14.98	
		0475898471-Councillors WI-FI	-$13.05	
		0476806205-Councillors Air Card	-$13.05	
		0487193712 - NGT Rec Centre Solar backup battery storage	-$13.05	
		0487223282 - LG Sports Pav Solar backup battery storage	$14.98	
		0487225597 - Vrly Sports Pav Solar backup battery storage	$14.98	
		0487234395 - LG Medical Centre Solar backup battery storage	$14.98	
EFT26697	14/06/2024	WA Association of Caravan Clubs Inc		**-$900.00**
	10/06/2024	Full Page Colour Ad - Back Page Of WA Caravan & Camping Magazine July 2024	$900.00	
EFT26698	14/06/2024	WA Contract Ranger Services		**-$1,097.25**
	08/06/2024	Contract Ranger Services 20/05/2024 & 07/06/2024	$1,097.25	
EFT26699	14/06/2024	Walkers Hill Vineyard		**-$525.00**
	04/06/2024	Catering OCM 22/05/2024	$525.00	
EFT26700	14/06/2024	Warren Blackwood Waste		**-$9,367.20**
	07/06/2024	Recycling Pickup - May 2024	$4,972.00	
	07/06/2024	Residential & Street Bins Pick Up - May 2024	$4,395.20	
EFT26701	14/06/2024	Wazzas Complete Sheep Management		**-$4,455.00**
	07/06/2024	Contract NGT Town Maintenance & Gardening 27/05/2024 - 07/06/2024	$4,455.00	
EFT26702	14/06/2024	West Coast Shade		**-$20,900.00**
	30/05/2024	Supply, Fabricate & Install 2 x Shade Sail Structures - Lake Grace All Abilities Playground	$20,900.00	
EFT26703	14/06/2024	Winc Australia		**-$3,535.58**
	03/06/2024	Cleaning Supplies - Newdegate Public Toilets	$22.36	
	03/06/2024	Cleaning Supplies - Newdegate Public Toilets	$79.97	
	04/06/2024	Cleaning Supplies - Newdegate Public Toilets	$61.64	
	04/06/2024	Cleaning Supplies - Lake Grace Sports Pavilion	$61.65	
	04/06/2024	Cleaning Supplies - Lake Grace Sports Pavilion	$802.49	
	04/06/2024	Cleaning Supplies - Newdegate Indoor Rec. Centre	$1,555.87	
	04/06/2024	Cleaning Supplies - Lake King Public Toilets	$345.64	
	04/06/2024	Cleaning Supplies - Newdegate Public Toilets	$605.96	
EFT26704	14/06/2024	Xylem Water Solutions Australia Limited		**-$3,201.00**
	02/06/2024	4G Communications For Sewerage Pump Stations	$3,201.00	
EFT26705	19/06/2024	Great Southern Fuel Supplies		**-$664.72**
	31/05/2024	Fuel Card Purchases - Lakes Local Action Group - May 2024	$664.72	
EFT26706	19/06/2024	S & L Trevenen		**-$348,291.16**

	14/06/2024	Gravel sheet Winchcombe Road SLK 5.00 - 10.80 as per RFQ submitted via eQuotes	$348,291.16	
EFT26707	19/06/2024	Water Corporation		**-$38,121.16**
	31/05/2024	Water Usage - Standpipe at Lake Grace-Newdegate Road, Lake Grace (Lot 551 RES 20629)	$9.83	
	07/06/2024	Water Usage - Standpipe #1 North Lake Grace	$5,021.43	
	07/06/2024	Water Usage - Kulin-Lake Grace Rd Katanning - Sale Yard	$267.42	
	07/06/2024	Water Usage - Standpipe #2 Mallee Hill Rd	$720.93	
	07/06/2024	Water Usage - Standpipe #4 Biddy-Camm/Mission Rd	$127.46	
	07/06/2024	Water Usage - Standpipe #8 Jarring South Rd	$4,040.91	
	07/06/2024	Water Usage - Standpipe #11 Newman Rd	$52.92	
	07/06/2024	Water Usage - Standpipe #6 Burngup Sth Rd	$723.80	
	07/06/2024	Water Usage - Standpipe #9 Biddy/Rodger Rd	$1,678.51	
	07/06/2024	Water Usage - Standpipe #5 Newdegate North	$164.73	
	10/06/2024	Water Usage - Lot Res 20321 - Lake King Hall	$527.53	
	10/06/2024	Water Usage - 158l Church Av Lake King Lot 158 RES 36037 - Lake King Public Toilets	$57.34	
	10/06/2024	Water Usage - Hetherington Wy Lot 186-Fountain LK	$108.95	
	10/06/2024	Water Usage - Lot 1166 res 27683-Golf Course Varley	$5.73	
	10/06/2024	Water Usage - Lot 7-8 - Varley Public Hall	$40.14	
	10/06/2024	Water Usage - Lot 22 Seward Av Vrl (south)-Public Toilets	$45.87	
	10/06/2024	Water Usage - LK Lot 214 Res 46461-Fire Station (4 the Crossing)	$50.05	
	12/06/2024	Water Usage - Absolon St LG Lot 252 Res 28516 - Shire Depot	$20.07	
	12/06/2024	Water Usage - Sewer pump station at Mason St Lake Grace Lot 333	$5.74	
	12/06/2024	Water Usage - Griffin St Lake Grace Lot 331	$34.41	
	12/06/2024	Water Usage - 54A Bennett St LG Lot 340-Staff Housing	$54.91	
	12/06/2024	Water Usage - 54B Bennett St LG Lot 340-Staff Housing	$217.31	
	12/06/2024	Water Usage - 6 Blackbutt Dr LG Lot 201-Staff housing	$225.84	
	12/06/2024	Water Usage - 65B Bennett St LG Lot 184-Staff Housing	$101.78	
	12/06/2024	Water Usage - 65A Bennett St LG Lot 184-Staff Housing	$382.05	
	12/06/2024	Water Usage - Staff housing (CEO) 1 Quondong Ct LG Lot 219	$450.41	
	12/06/2024	Water Usage - 6 Banksia Pl Lake Grace Lot 75 - Staff Housing	$169.39	
	12/06/2024	Water Usage - 5 Banksia Pl LG Lot 80 - Staff Housing	$662.76	
	12/06/2024	Water Usage - 8 Wattle Dr LG Lot 30 - Staff Housing	$182.46	
	12/06/2024	Water Usage - 10A Gumtree Dr LG Lot 60 - Staff Housing	$52.96	
	12/06/2024	Water Usage - 10B Gumtree Drive Lake Grace - Staff Housing	$80.30	
	12/06/2024	Water Usage - Garden at Stubbs St Lake Grace Lot 91	$5.73	
	12/06/2024	Water Usage - Standpipe #13 at Boulton St Lake Grace	$4,786.33	
	12/06/2024	Service Charge - 14 Blackbutt Dr LG-Shire Housing	$47.10	
	13/06/2024	Water Usage - Boulton St Lake Grace Lot 9000 - Standpipe - Truck Wash-down Bay	$417.03	
	13/06/2024	Water Usage - LG Railway Station 33 Stubbs St (Public Toilets)	$338.31	
	13/06/2024	Water Usage - Garden Lot 362 Res 46768, 29 Stubbs St LG	$487.39	
	13/06/2024	Water Usage - Stubbs St Lake Grace - Median Strip Garden	$129.02	
	13/06/2024	Water Usage - Garden at Stubbs St LG - Median Strip Garden	$292.43	
	13/06/2024	Water Usage - Garden at Stubbs St Lake Grace Lot Median Strip	$20.07	
	13/06/2024	Water Usage - Garden at Stubbs St Lake Grace Lot Median Strip	$295.30	
	13/06/2024	Water Usage - Lot 361 Res 46768 (Station Master)-19 Stubbs St Visitor Centre Toilets	$821.64	
	13/06/2024	Water Usage - RSL Hall Stubbs St LG Lot 4 Res 17442	$123.28	
	13/06/2024	Water Usage - 3 Clark Av LG Lot 241 - Staff Housing	$86.13	
	13/06/2024	Water Usage - Park at 75 Stubbs St LG Lot 75	$11.47	
	13/06/2024	Water Usage - Stubbs St LG - Median Strip Garden	$174.89	
	13/06/2024	Water Usage - Garden at Maley St NGT Lot Median Strip	$34.40	
	13/06/2024	Water Usage - Hall at 23 May St NGT Lot 195 Res 19136	$635.24	
	13/06/2024	Water Usage - Standpipe at Maley St Newdegate Lot 198 Res 17616	$3,602.26	
	13/06/2024	Water Usage - Lot 23-24 Res 20856 - LG Hall 33 Bennett St	$120.41	
	13/06/2024	Water Usage - Lot 124 Bennett St LG - Lakes Village Hall	$11.47	
	13/06/2024	Water Usage - 36 Bennett St LG Lot 42-Staff Housing	$66.63	
	13/06/2024	Water Usage - 23 Absolon St LG Lot 61-Staff Housing	$136.23	

	13/06/2024	Water Usage - LG Lot 233-234 Res 27864 - Kindergarten 1 Griffiths St	$206.42	
	13/06/2024	Water Usage - Admin Office at Stubbs St LG Lot 75	$278.10	
	13/06/2024	Water Usage - Bishop St Lot 75 - LG Swimming Pool	$6,419.21	
	13/06/2024	Water Usage - Bishop St LG Lot 75, Sporting Grounds	$108.95	
	13/06/2024	Water Usage - Maley St NGT - Newdegate Skate Park	$332.57	
	13/06/2024	Water Usage - Lot 60 Collier St NGT - Hainsworth Building	$75.55	
	13/06/2024	Water Usage - Dillon St Newdegate Lot 149 (29080) - Public Toilets	$48.74	
	13/06/2024	Water Usage - Lot 196 Res 42416 - NGT Fire Station 28 May St	$50.48	
	13/06/2024	Water Usage - Unit 1-7/2 Bennett St LG Lot 500-Lakes Village Gardens	$591.80	
	13/06/2024	Water Usage - Park at 15 Maley St NGT	$561.93	
	13/06/2024	Water Usage - Lot 338 Res 45958 - LG Medical Centre 11 Memorial Drive	$229.36	
	13/06/2024	Water Usage - Lot 56 Vacant land (Res) at 33 Absolon St Lake Grace	$99.56	
	13/06/2024	Water Usage -Staff Housing - 33B Absolon Street, Lake Grace	$191.79	
EFT26709	28/06/2024	AFGRI Equipment Australia		**-$4,097.78**
	27/06/2024	Repairs - 2015 John Deere 770G Grader - LG041	$4,097.78	
EFT26710	28/06/2024	Able Sales Pty Ltd		**-$54,300.00**
	24/06/2024	Diesel Generators - Shire Office, Lake Village Hall & Lake Grace Medical Centre	$54,300.00	
EFT26711	28/06/2024	Albany Irrigation & Drilling		**-$32,630.00**
	18/06/2024	Supply & Install Nastec Nera Solar Pumping System to connect Buniche Dam to 250 kL Steel Water Tank	$17,966.00	
	20/06/2024	Supply and Install Nastec Solar Pump - Stubbs Street	$14,664.00	
EFT26712	28/06/2024	Anna Scheepers		**-$200.00**
	15/06/2024	Contract - Cleaning of Varley Hall 03/06,07/06, 10/06 & 14/06/2024	$200.00	
EFT26713	28/06/2024	AusSport Scoreboards		**-$20,196.00**
	17/06/2024	New Electronic Scoreboard for Lake Grace Football Oval - 50% Deposit	$20,196.00	
EFT26714	28/06/2024	Australian Communications and Media Authority (ACMA)		**-$46.00**
	10/06/2024	Licence 11292236/1 - PAL site Lake Grace Airport	$46.00	
EFT26715	28/06/2024	Best Office Systems		**-$788.32**
	25/06/2024	Photocopier Charges - June 2024	$788.32	
EFT26716	28/06/2024	Burgess Rawson Pty Ltd		**-$270.12**
	19/06/2024	Reimbursement Of Water - Ngt Public Toilets	$270.12	
EFT26717	28/06/2024	Cloud Collections Pty Ltd		**-$662.00**
	28/06/2024	Court Filling Fees - A6003 & A6002	$662.00	
EFT26718	28/06/2024	Cr Anton Joseph Kuchling		**-$655.55**
	30/06/2024	Councillor's Meeting Fees & IT Allowance	$655.55	
EFT26719	28/06/2024	Cr Benjamin John Hyde		**-$864.77**
	30/06/2024	Councillor's Meeting Fees, Travel & IT Allowance	$864.77	
EFT26720	28/06/2024	Cr Debrah Susan Clarke		**-$655.54**
	30/06/2024	Councillor's Meeting Fees & IT Allowance	$655.54	
EFT26721	28/06/2024	Cr Leonard William Armstrong		**-$4,468.47**
	30/06/2024	President's Meeting Fees, Travel & IT Allowance	$4,468.47	
EFT26722	28/06/2024	Cr Rosalind Alice Lloyd		**-$821.70**
	30/06/2024	Councillor's Meeting Fees, Travel & IT Allowance	$821.70	
EFT26723	28/06/2024	Cr Ross Chappell		**-$655.54**
	30/06/2024	Councillors's Meeting Fees & IT Allowances	$655.54	
EFT26724	28/06/2024	Cr Stephen Gordon Hunt		**-$1,090.46**
	30/06/2024	Deputy President's Meeting Fees & IT Allowance	$1,090.46	
EFT26725	28/06/2024	Craig Elefsen (Staff Member)		**-$260.00**
	19/06/2024	Payroll Reimbursement - Uniform	$260.00	
EFT26726	28/06/2024	D & M DUNHAM & SONS		**-$21,780.00**
	27/06/2024	Purchase of 12,000 M3 Gravel - West Kuender Rd SLK 0.00-3.10 Roadworks	$21,780.00	
EFT26727	28/06/2024	DD & EM Wiech		**-$54,450.00**
	17/06/2024	Purchase of Gravel 30,000m3 from Creek Road Property	$54,450.00	
EFT26728	28/06/2024	Daniela Varone		**-$480.00**
	18/06/2024	Designs & Artwork for 3 bumper stickers for the Lake Grace Visitor Centre	$280.00	
	18/06/2024	Designs & Artwork for Lake Grace Visitor Centre Stubbie Holders	$200.00	
EFT26729	28/06/2024	Department of Primary Industries and Regional Development		**-$1,406.14**

	20/06/2024	Recoups - NGT Research Facility - Water	$1,406.14	
EFT26730	28/06/2024	Emu Essence Distributors Pty Ltd		**-$76.70**
	14/06/2024	Consignments - May 2024	$76.70	
EFT26731	28/06/2024	Frontline Fire & Rescue Equipment		**-$24,108.47**
	17/06/2024	Bushfire Clothing	$192.72	
	25/06/2024	B Service 04/06/2024 - 2022 Tatra Fire Truck LK2000 Lake King BFB	$7,882.99	
	25/06/2024	C Service -10/06/2024 - 2010 Isuzu Fire Truck - FSS550 - 1DMV.703 - Varley BFB	$6,721.91	
	26/06/2024	Bush Fire Brigade Badges	$30.80	
	26/06/2024	Bushfire Brigade Clothing	$2,305.16	
	25/07/2024	C Service - 27/05/2024 - 2020 Isuzu Fire Truck NGT31 Newdegate BFB	$6,974.89	
EFT26732	28/06/2024	Fyfe Transport		**-$2,255.00**
	04/06/2024	Freight of 20 Tonnes Roller	$2,255.00	
EFT26733	28/06/2024	GS Mobile Mechanical Services		**-$3,821.29**
	25/04/2024	Repairs - 2000 Roadwest Side Tipper Trailer - LG252	$236.50	
	25/06/2024	4 x Tyres - 2022 Isuzu MU-X 4x4 3.0L - LG139	$2,057.00	
	25/06/2024	Mower Belts - 2022 Peruzzo Professional Mower Attachment	$130.35	
	26/06/2024	Service - 2021 Isuzu 9 Ton Tip Truck - 1HGD799	$1,397.44	
EFT26734	28/06/2024	ID Rent Pty Ltd		**-$5,747.50**
	28/06/2024	Hire -Multi Tyre Roller 04/06/2024 - 28/06/2024 (19 Days)	$5,747.50	
EFT26735	28/06/2024	IT Vision Software Pty Ltd		**-$4,851.00**
	21/06/2024	BPMS Rates Service - June 2024	$3,880.80	
	23/06/2024	Update Banking Details on All Templates	$970.20	
EFT26736	28/06/2024	Integrated ICT		**-$3,013.05**
	26/06/2024	Purchase 14 x LENOVO ThinkVision S27i-30 27-inch Monitors	$3,013.05	
EFT26737	28/06/2024	JLT Risk Solutions Pty Ltd		**-$5,241.23**
	10/06/2024	Regional Risk Co-ordinator Fees - June 2024	$5,241.23	
EFT26738	28/06/2024	Joanne Marie Morgan (Staff Member)		**-$257.78**
	26/06/2024	Payroll Reimbursement - Accommodation WA Tourism Conference	$257.78	
EFT26739	28/06/2024	Joanne Oatridge (Staff Member)		**-$400.00**
	18/06/2024	Payroll Reimbursement - Uniform	$400.00	
EFT26740	28/06/2024	Kleenheat Gas Pty Ltd		**-$654.01**
	19/06/2024	Gas - Newdegate Pavilion	$654.01	
EFT26741	28/06/2024	LG Corporate Solutions Pty Ltd		**-$13,856.00**
	18/06/2024	Preparation of Long Term Financial Plan	$13,856.00	
EFT26742	28/06/2024	Lake Grace Community Resource Centre		**-$257.00**
	27/06/2024	Administration for Roadwise Meeting 30/05/2024	$157.00	
	30/06/2024	Across The Lake - Draft Printing of Complete Book	$100.00	
EFT26743	28/06/2024	Lake Grace Plaza		**-$280.95**
	19/06/2024	Catering Supplies - Youth Centre Pizza & Popcorn Movie Afternoon	$185.18	
	24/06/2024	Items for Council Meeting 26/06/2024	$95.77	
EFT26744	28/06/2024	Lake Grace Rural Supplies		**-$29,141.55**
	17/06/2024	Pulverise 1000lt - Lakes Local Action Group	$28,380.00	
	18/06/2024	Poly Pipe Blueline 50mm x 150m - Buniche Dam Revitalisation	$761.55	
EFT26745	28/06/2024	Lake Grace Sportsman's Club Inc		**-$58.00**
	20/06/2024	1 x Carton Great Northern	$58.00	
EFT26746	28/06/2024	Lake Grace Transport		**-$5,161.75**
	26/06/2024	Freight - Fencing	$1,309.44	
	26/06/2024	Freight - Cleaning Supplies & Pool Chemicals	$513.26	
	27/06/2024	Freight - 30 Bulker Bags of Cement	$3,339.05	
EFT26747	28/06/2024	Lake King Roadhouse & Agencies		**-$485.95**
	21/06/2024	45kg Gas Bottle - Lake King Sports Pavilion	$399.80	
	27/06/2024	Diesel - 2020 Ford Ranger Single Cab - 1GYK363	$86.15	
EFT26748	28/06/2024	Landgate		**-$74.15**
	20/06/2024	Valuations Chargeable - Schedule G2024/04 & M2024/06	$74.15	
EFT26749	28/06/2024	Lite Industries Pty Ltd		**-$4,586.56**
	19/06/2024	LITE Aluminium Decking to Suit Grave Dimensions 2400x900mm - Lake Grace Cemetery	$4,586.56	
EFT26750	28/06/2024	Livingston Medical Pty Ltd		**-$275.00**
	10/06/2024	Pre-Employment Medical Screening	$275.00	
EFT26751	28/06/2024	Maalouf Autos		**-$667.80**
	26/06/2024	Refit LH Door, Assemble Hardware & Adjust Hinges - 2018 John Deere CAB Tractor T3 LG Mower LG241	$198.00	
	26/06/2024	50,000KM Service - 2022 Isuzu MU-X 4x4 3.0L - LG139	$469.80	

EFT26752	28/06/2024	Mark Digital Print Solutions		**-$3,949.00**
	24/05/2024	Printing of Strategic Community Plan x 50	$632.50	
	03/06/2024	Reprint of Lake Grace Storytrail Postcards & Bookmarks x 300	$676.50	
	03/06/2024	Reprint of Lake Grace Story Trail Booklet x 300	$2,640.00	
EFT26753	28/06/2024	McPest Pest Control		**-$3,839.00**
	06/06/2024	Yearly Termite Inspections - All Shire Buildings	$3,839.00	
EFT26754	28/06/2024	Michelle Slarke		**-$1,815.00**
	18/06/2024	Across The Lake Re-printing - Final Payment	$1,815.00	
EFT26755	28/06/2024	Natural Area Consulting Management Services		**-$16,544.00**
	14/06/2024	Newdegate Tip - Desktop Assessment & Revegetation Plan	$16,544.00	
EFT26756	28/06/2024	Neu-Tech Auto Electrics		**-$783.23**
	22/05/2024	Parts - 2015 John Deere 770G Grader - LG041	$431.67	
	24/06/2024	Parts - 2020 Multipac 114H-2 Single Steel Drum Roller LG893	$351.56	
EFT26757	28/06/2024	Newdegate Community Resource Centre		**-$1,202.00**
	19/06/2024	Annual Shire Contributions to Newdegate Library for New Books & Library Secretariat Support, NGT Rec Council	$1,202.00	
EFT26758	28/06/2024	Newdegate Golf Club		**-$1,013.00**
	17/06/2024	Refreshments & Liquor License - Bushfire Awards Ceremony 06/06/2024	$1,013.00	
EFT26759	28/06/2024	Perth Symphony Orchestra Ltd		**-$5,500.00**
	24/06/2024	Deposit - Entertainment at Harvest Festival	$5,500.00	
EFT26760	28/06/2024	Peter Hudson's Tyre & Mechanical Services Pty Ltd		**-$1,732.00**
	07/06/2024	4 x Tyres - 1HPE547 Lakes Local Action Group Vehicle	$1,732.00	
EFT26761	28/06/2024	Pivotel Satellite Pty Limited		**-$93.00**
	15/06/2024	Satellite Tracking & SOS Devices - 3 x Isolated Worker Safety Devices - June 2024	$93.00	
EFT26762	28/06/2024	Regional Fire & Safety		**-$264.00**
	17/06/2024	New Evacuation Plan - Admin Office	$264.00	
EFT26763	28/06/2024	Ross Ramm		**-$81.50**
	17/06/2024	Consignments - May 2024	$81.50	
EFT26764	28/06/2024	Rural Edge Australia		**-$126.00**
	24/06/2024	Bond Refund: Varley Sports Pavilion 24/06/2024	$126.00	
EFT26765	28/06/2024	S & L Trevenen		**-$40,793.50**
	30/05/2024	Various Plant Hire	$40,793.50	
EFT26766	28/06/2024	Sand 'N' Salt		**-$6,415.98**
	21/06/2024	Mothers Day Morning Tea Spot Prize	$30.00	
	21/06/2024	Outside Staff - Uniform	$6,385.98	
EFT26767	28/06/2024	Shire of Corrigin		**-$878.90**
	14/06/2024	Roe Regional Environmental Health Services Scheme - May 2024	$878.90	
EFT26768	28/06/2024	Shire of Narrogin		**-$3,534.00**
	13/06/2024	Building Surveyor Services from October 2023 to April 2024	$2,554.00	
	18/06/2024	Additional Building Surveyor Services Costs for April 2024	$980.00	
EFT26769	28/06/2024	Synergy Electricity Generation and Retail Corp		**-$110.07**
	26/06/2024	360158570 Staff Housing 33A Absolon Street LG	$110.07	
EFT26770	28/06/2024	Team Global Express Pty Ltd		**-$32.81**
	16/06/2024	Freight - Bushfire Clothing	$32.81	
EFT26771	28/06/2024	Telstra Limited		**-$1,350.79**
	12/06/2024	Landline Charges Depot - 9865 1067	$34.95	
		Lake Grace Pool - 9865 1144	$34.95	
		Lake Grace Library - 9865 1185	$95.00	
		Lake Grace Medical Centre Fax - 9865 1362	$42.13	
		Lake Grace Medical Centre - 9865 1388	$34.95	
		Depot - 9865 1493	$34.95	
		AIM - 9865 1646	$34.95	
		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 - 9865 2140	$37.94	
		Lake Grace Visitor Centre Fax - 9865 2141	$34.95	
		Licensing Office - 9865 2275	$34.95	
		Newdegate Medical Centre - 9871 1105	$37.49	
		Newdegate Medical Centre - 9871 1341	$34.95	
		Newdegate Medical Centre - 9871 1528	$65.34	
		Lake King Library - 9874 4147	$34.95	
		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	$6.00	
		Administration Office - 9880 2500	$78.16	
		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	-$68.75	
		Rounding	-$0.05	
	20/06/2024	Satellite Phones BFB	$320.00	
EFT26772	28/06/2024	The Factory		**-$3,135.00**
	19/06/2024	Christmas Selfie Decorations for Lake Grace & Newdegate	$3,135.00	
EFT26773	28/06/2024	Varley Ag Solutions		**-$733.01**
	13/06/2024	Cleaning Supplies - Varley Public Toilets	$480.12	
	18/06/2024	Diesel for Varley Fire Truck	$252.89	
EFT26774	28/06/2024	WALGA		**-$544.50**
	20/06/2024	Councillor Training - Understanding Financial Reports & Budgets - Cr Chappell	$544.50	
EFT26775	28/06/2024	WESTRAC PTY LTD		**-$31,631.46**
	17/06/2024	250 Hour Service - 2023 CAT Wheeled Skid Steer Loader 236D3 - LG246	$1,029.28	
	17/06/2024	Install Precleaner - 2022 CAT CW34 Road Roller - LG3498	$5,576.37	
	17/06/2024	250Hr Service - 2020 CATERPILLAR 140 Motor Grader - LG393	$1,097.71	
	17/06/2024	Repairs - 2022 CAT CW34 Road Roller - LG3498	$3,502.84	
	18/06/2024	Parts & Repairs - 2023 CAT 444 Backhoe loader - LG3565	$20,425.26	
EFT26776	28/06/2024	Walkers Hill Vineyard		**-$1,927.50**
	14/06/2024	Staff Function - 13/06/2024	$1,377.50	
	27/06/2024	Catering - Ladies Lego Night 28/06/2024	$550.00	
EFT26777	28/06/2024	Wazzas Complete Sheep Management		**-$4,653.00**
	21/06/2024	Contract NGT Town Maintenance & Gardening 10/06 - 21/06/2024	$4,455.00	
	21/06/2024	Kanga Hire - 3 Hours	$198.00	
EFT26778	28/06/2024	Winc Australia		**-$462.40**
	13/06/2024	Cleaning Supplies - Newdegate Rec Centre	$462.40	
EFT26779	28/06/2024	Woodfordia Inc		**-$3,850.00**
	30/06/2024	Underwriting Payment for Festival of Small Halls	$3,850.00	
		TOTAL EFT		**-$1,261,793.75**
37125	26/06/2024	Shire of Lake Grace (Petty Cash)		**-$188.85**
	30/06/2024	Petty Cash Recoup - May & June 2024	$188.85	
		TOTAL CHEQUES		**-$188.85**
DD10993.1	06/06/2024	Australian Super Administration		**-$1,257.52**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$1,257.52	
DD10993.2	06/06/2024	The SD & LM Carruthers Superannuation Fund		**-$285.56**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$285.56	
DD10993.3	06/06/2024	Vanguard Super		**-$132.55**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$132.55	
DD10993.4	06/06/2024	Aware Super		**-$6,870.83**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$6,870.83	
DD10993.5	06/06/2024	Hostplus		**-$571.28**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$571.28	
DD10993.6	06/06/2024	Mercer Super Trust		**-$268.99**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$268.99	
DD10993.7	06/06/2024	North Personal Superannuation		**-$156.15**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$156.15	
DD10993.8	06/06/2024	Panorama Super		**-$82.39**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$82.39	
DD10993.9	06/06/2024	Prime Super		**-$624.47**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$624.47	
DD10993.10	06/06/2024	Q Super		**-$260.05**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$260.05	
DD10993.11	06/06/2024	REST Superannuation		**-$488.18**
	05/06/2024	Super Contributions for Pay Ending 05/06/2024	$488.18	
DD10997.1	01/06/2024	Exetel Pty Ltd		**-$1,225.00**
	01/06/2024	Shire office wired (fibre optic) internet Corporate Internet - Monthly Charge On Plan TFP1000R1 Unlimited 1225	$1,225.00	
DD11012.1	17/06/2024	Resimac Asset Finance Pty Ltd		**-$993.22**
	17/06/2024	Chattel mortgage repayment Jun'24 - Lake Local Action Group Vehicle	$993.22	
DD11015.1	20/06/2024	Australian Super Administration		**-$1,290.66**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$1,290.66	

DD11015.2	20/06/2024	The SD & LM Carruthers Superannuation Fund		**-$279.40**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$279.40	
DD11015.3	20/06/2024	Vanguard Super		**-$441.85**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$441.85	
DD11015.4	20/06/2024	Aware Super		**-$7,081.01**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$7,081.01	
DD11015.5	20/06/2024	Hostplus		**-$608.61**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$608.61	
DD11015.6	20/06/2024	Mercer Super Trust		**-$280.68**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$280.68	
DD11015.7	20/06/2024	North Personal Superannuation		**-$196.61**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$196.61	
DD11015.8	20/06/2024	Panorama Super		**-$165.00**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$165.00	
DD11015.9	20/06/2024	Prime Super		**-$646.13**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$646.13	
DD11015.10	20/06/2024	Q Super		**-$260.91**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$260.91	
DD11015.11	20/06/2024	REST Superannuation		**-$601.15**
	19/06/2024	Super Contributions for Pay Ending 19/06/2024	$601.15	
DD11017.1	20/06/2024	Bond Administrator		**-$288.00**
	20/06/2024	Housing Bond - Aimee Turnbull, 36 Bennett Street, Lake Grace	$288.00	
DD11020.1	24/06/2024	Shire of Lake Grace Credit Card		**-$6,115.83**
	24/06/2024	15/05/24 Satellite Internet Service for 3 Fire Stations: NGT, LK and Vrly. Starlink Australia Receipt #INV-AUS-3327197-11233-23	$346.47	
		17/05/24 Monthly Satellite Internet Service - CESM vehicle Starlink Australia Receipt #INV-AUS-3294196-80816-38	$174.00	
		17/05/24 Monthly Satellite Internet Service - Shire office Starlink Australia Receipt #INV-AUS-3294196-80816-38	$139.00	
		02/05/24 Parking for road safety training for MIS at BREC Bunbury City of Bunbury Receipt #30211	$10.00	
		06/05/24 Steel Scarifier Tips for graders Westrack Receipt #00C282553	$328.46	
		06/05/24 Steel Scarifier Tips for graders Westrack Receipt #00C282553	$328.47	
		10/05/24 New set of tyres put on DCEO Isuzu rego Bob Jane T Marts Receipt #131538	$1,456.00	
		17/05/24 Office headset equipment The Telco Shop Receipt #1000231974	$572.66	
		22/05/24 Councillors refreshments Magadashly Pty Ltd Receipt #37409	$52.00	
		30/05/24 Western Australia Construction White Card Blue Dog Training Receipt #414148	$79.00	
		30/05/24 Western Australia Construction White Card Blue Dog Training Receipt #414141	$79.00	
		02/05/24 Accommodation for CEO to attend Main roads road safety workshop in Bunbury The Rose Hotel Receipt #21635, 21636	$435.00	
		02/05/24 Accommodation for MIS to attend Main roads road safety workshop in Bunbury The Rose Hotel Receipt #21635, 21636	$435.00	
		03/05/24 Lake Grace Library books Booktopia Receipt #21263416	$878.56	
		04/05/24 Accommodation for Cr Chappell - WALGA training course Country Comfort Receipt #393832169	$710.24	
		10/05/24 Bean bags for youth centre opening KMART Receipt #410817207	$120.00	
		30/05/24 Credit for Lake Grace Library books Booktopia Receipt #21263416	-$28.03	
		TOTAL DIRECT DEBITS		**-$31,472.03**
		TOTAL MUNICIPAL FUND		**-$1,293,454.63**

Aimee Turnbull

Subject: FW: Waiving of hire fee for Lake Grace Pavilion

From: jusaksuffolk@bigpond.com <jusaksuffolk@bigpond.com>
Sent: Monday, 17 June 2024 3:53 PM
To: Alan George <ceo@lakegrace.wa.gov.au>
Subject: Fwd: Waiving of hire fee for Lake Grace Pavilion

Hi Alan,

As discussed with Peter Walker this morning could you please take the following to Council.

We are asking on behalf of the Ongerup Football Association for the Shire of Lake Grace to waive the fees for the hire of the Football Club for the Great Southern Junior Football Carnival - which was held on the 16th of June. The Lake Grace - Pingrup Football Club were a pivotal contributor in helping this event to be run in our region, being the only club able to accommodate the 4 fields required to fit in the 8 teams and 168 junior players. This event is run at no cost to the players or the teams involved - we wanted to remove any barriers that may inhibit teams from coming as well as make this a finance free event to coordinate- in turn reducing the workload on the volunteer organisers. The catering was supplied by outside sources, so the Lake Grace - Pingrup Football Club also received no financial benefit from hosting the day, whilst putting in time to mark the fields and set up and pack up on the day.

We have received positive feedback from all teams involved - including teams from Albany, Katanning, Upper Great Southern, Kojonup - Boyup Brook, Eastern Districts and our own OFA, who are keen to come back again next year, and we are keen to keep it in our Association.

We look forward to your reply and assistance, if you need any further information please advise.

Regards
Peter

WP & RJ Walker
Wattledale Estate
PO Box 7
Newdegate WA 6355
Peter: 0427719044
Rochell: 0419924501

Shire of Lake Grace

24 July 2024

Ordinary Council Meeting

INFORMATION BULLETIN

ITEM 16.0 - ATTACHMENTS

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