

**SHIRE OF LAKE GRACE**



# AGENDA

Ordinary Council Meeting  
27 May 2026

**Notice of Meeting**  
**To the Shire President and Councillors**

The next Ordinary Council Meeting will be held on Wednesday 27 May 2026 in the Council Chambers, 1 Bishop Street, Lake Grace commencing at 3:30pm.

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

Alan George  
Chief Executive Officer  
22 May 2026

## Information

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

## Question Time for the Public

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

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

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

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

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

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## **SHIRE OF LAKE GRACE**

Agenda for the Ordinary Council Meeting to be held at the Council Chambers, 1 Bishop Street, Lake Grace, WA on Wednesday 27 May 2026 commencing at 3:30pm.

### **1.0 DECLARATION OF OPENING ANNOUNCEMENT OF VISITORS**

President Len Armstrong opened the meeting at \_\_\_\_ pm

### **2.0 ACKNOWLEDGEMENT OF COUNTRY**

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

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

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

#### **3.1 PRESENT**

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

#### **3.2 APOLOGIES**

#### **3.3 IN ATTENDANCE**

Mr Alan George	Chief Executive Officer
Mr Aaron Wooldridge	Deputy Chief Executive Officer
Mrs T Hall	Manager Corporate Services
Mr Philip Burgess	Manager Infrastructure Services
Miss K McGougan	Executive Assistant
Miss K Armanasco	Administration and Records Officer

#### **3.4 OBSERVERS / VISITORS**

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**3.5 LEAVE OF ABSENCE PREVIOUSLY GRANTED**

**4.0 APPLICATIONS FOR LEAVE OF ABSENCE**

**5.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

**6.0 PUBLIC QUESTION TIME**

**7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS**

**8.0 NOTATIONS OF INTEREST**

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

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

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

**9.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

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**10.0 CONFIRMATION OF MINUTES**

**10.1 ORDINARY COUNCIL MEETING – WEDNESDAY 22 APRIL 2026**

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**  
**Seconded: Cr**

That the Minutes of the Ordinary Council Meeting held on Wednesday 22 April 2026 be confirmed as a true and accurate record of the meeting.

**CARRIED**

**For:**  
**Against:**

**10.2 SPECIAL COUNCIL MEETING**

**11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**12.0 URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION OF COUNCIL**

**13.0 REPORTS OF COMMITTEES**

**13.1 SHIRE OF LAKE GRACE TOURISM ADVISORY COMMITTEE – 5 MAY 2026**

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That the Minutes of the Shire of Lake Grace Tourism Advisory Committee Meeting held on 5 May 2026 be received.

**CARRIED**

**For:**  
**Against:**

**14.0 REPORTS OF OFFICERS**

**14.1 INFRASTRUCTURE SERVICES**

**14.1.1 REPORT ON SAFETY IMPROVEMENTS TO LAKE GRACE MAIN INTERSECTION**

<b>Applicant</b>	Internal Report
<b>File No.</b>	0476
<b>Attachments</b>	Concept Design Drawing
<b>Author</b>	Philip Burgess, Manager Infrastructure Services
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	20 May 2026
<b>Senior Officer</b>	Alan George, Chief Executive Officer

Summary

For Council to acknowledge the report on the Lake Grace Main Intersection treatments.

Background

The main intersection in the Lake Grace town between Lake Grace-Albany Road (South Road), Dumbleyung-Lake Grace Road, Lake Grace-Newdegate Road and Kulin-Lake Grace Road (Gorge Rock Road) has been known as a dangerous intersection, with many near-misses and a few casualties occurring over the past decade.

As part of collecting evidence of the danger inherent to this intersection, a NearMiss camera was installed on the northwest corner of this intersection to capture near misses and stop sign non-compliance. The results were two near-misses and 634 instances of running through the stop sign (note this includes rolling stops) over an 8-week period.

Most recently in February 2026, a T-bone occurred at the intersection between a car and a van. All eight persons involved left the collision with only light injuries, but this had prompted an immediate site visit from Main Roads WA who are the custodians of this intersection.

### Comment

Earlier this month, Main Roads WA has shown a concept plan for improvements to the intersection. These include

*OmniGrip surface* – The south and north side of the intersection where the stop signs are will have the entire left lane road width painted with high-friction yellow-coloured OmniGrip coating. This will improve visibility of the intersection stopping point and increase skid resistance to shorten braking distance.

*Gore markings* – To the left of the proposed OmniGrip surface treatment will be gore markings. These markings are designed to discourage having a second vehicle stopped at the holding line (for instance, when a car wants to go straight/turn right and another wants to turn left).

*Removal of certain signs* – The intersection has too many signs and this is distracting to drivers who are unable to correctly interpret what they need to do when approaching the intersection.

*Extension of kerbing at roadhouse* – The NearMiss camera exercise had caught two near miss incidents during its deployment. The causes of both incidents were cars turning out of the Liberty Service Station and into the intersection were not seen by drivers holding on the north side of the intersection. To remedy this, kerbing will be extended from the southeast corner of the intersection so that customers leaving the service station will enter the intersection from further east allowing drivers to spot them easier.

*Installation of vehicle-activated flashing signs* – Signs that flash at drivers that there is a “Stop Sign Ahead” are to be installed further out on the north and south side of the intersection.

Complete details of the treatments can be found in Attachment 1 – Concept Design Drawing.

It is expected that these treatments will be implemented in June 2026 except for the flashing lights which will be installed around December 2026.

This agenda item informative only.

### Legal Implications

Nil.

### Policy Implications

Nil.

### Consultation

Internal: Alan George, Chief Executive Officer

External: Vicky Eckersley, Main Roads WA  
Ganesh Ganeshan, Main Roads WA

### Financial Implications

No financial implications as treatment works undertaken will be at Main Roads WA’s cost.

Strategic Implications

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

<b>Economic Objective - A prosperous economy supporting diversification of industry</b>		
Outcome	1	An innovative, productive agriculture industry
Strategies	1.1	Enhance and maintain transport network

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.4	Provide timely communications on all Council activities to community

Voting Requirements

Simple Majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**  
**Seconded: Cr**

That Council:  
Acknowledge the report on the Lake Grace Main Intersection treatments.

**CARRIED**

**For:**  
**Against:**

**14.1.2 FUTURE OF UNITING CHURCH (OP SHOP)**

<b>Applicant</b>	Internal Report
<b>File No.</b>	0779
<b>Attachments</b>	ACM Inspection Heritage Inventory Review 2014 Building Report
<b>Author</b>	Philip Burgess – Manager Infrastructure Services
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	19 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

## Summary

That Council directs the Shire to investigate repair costs of the Uniting Church, investigate feasibility of relocating it for preservation, or prepare for disposal of it.

## Background

The Uniting Church is situated at 44-46 Bennett Street and comprises two standard lots. It is an old Methodist Church originally built in 1920, with the interior restored in 1978 after a fire broke out.

An asbestos assessor has inspected the building and had found that there is “likely” asbestos used in the Hardiflex sheeting all over the structure, including the toilet block towards the rear. Confirmation of the presence of asbestos will have to be done through sampling and laboratory testing.

The Shire of Lake Grace holds the management order over Reserve 52729 (which only comprises 46 Bennett Street) for “Community Purposes”. Per the management order and its respective powers, the Shire then leases it out to the Country Women’s Association, who are then subleasing it to a community group to operate the premises as an Op-shop.

It is unknown if there is a current lease in place. Information taken from the last recorded lease conditions stipulates that the Shire is only responsible for structural maintenance of the building, which would be repairs of anything that would hold the structure upright and safe including foundations, walls, trusses and rafters, and the maintenance is to avert critical failure of the building (i.e. hairline cracks in walls, lifting floorboards, or falling cornices would not fall under structural maintenance).

The Uniting Church is not currently registered on the Shire’s municipal inventory of heritage places, nor the State Heritage List.

## Comment

Every so often, the Shire has been asked to repair minor issues with the building, and the Shire usually complies as the limitations of responsibility of the lease are generally ignored. However, as time goes on small issues will become more frequent (as is the case for aging buildings) and structural problems will reveal themselves. In the interests of future planning, a decision needs to be made on the future of the Uniting Church and whether it is worth maintaining it, preserving it, or disposing of it.

Complicating matters is the likely presence of asbestos material throughout the building, but as far as I can ascertain the foundation piles are very unsound and the movement from this issue leads to the damage in the interior of the building. Structural maintenance may potentially mean replacing entire sections of the building’s walls driving up capital costs. Moving the building elsewhere may not be possible due to the instability of the structure and the likely movement resulting in asbestos fibres being released from the old building material.

A structural investigation should be carried out on the building to ascertain its risk of failure, cost of remediation, and whether it is capable of being moved to another site.

If the Uniting Church is disposed of, the land is intended to be used as aged accommodation, being able to fit six units across the two lots.

The Shire receives peppercorn rent for the leasing of the Uniting Church, so this asset draws in no revenue and cannot fund its own capital repairs.

Legal Implications

Nil.

Policy Implications

Nil.

Consultation

Internal: Alan George, Chief Executive Officer

Financial Implications

Figures for remediation or disposal will need to be retrieved by contractors/consultants, but no immediate financial impact.

Strategic Implications

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

<b>Environment Objective - Protect and enhance our natural and built environment</b>		
Outcome	4	A well maintained attractive built environment servicing the needs of the community
Strategies	4.1	Maintain, rationalise, improve or renew buildings and community infrastructure

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
	8.2	Promote and advocate for the community and district

Voting Requirements

Simple Majority

## RECOMMENDATION / RESOLUTION

### RESOLUTION

Moved: Cr

Seconded: Cr

That Council:

1. Recommends the Shire seek the feasibility of repairing the Uniting Church,
2. Moving the Uniting Church to a location for preservation,
3. or authorising the Shire to dispose of the Uniting Church following correspondence with all stakeholders.

### CARRIED

For:

Against:

## 14.2 PLANNING

### 14.2.1 PLANNING APPROVALS UNDER DELEGATION P01

The following applications for planning have been approved by the Chief Executive Officer under the Delegation P01 as legislated by the *Planning and Development Act 2005*, Planning and Development (Local Planning Schemes) Regulations 2015 – schedule 2 (Deemed Provisions) clauses 82 to 84 and the Shire of Lake Grace Local Planning Scheme No.4:

Date of Approval	Applicant	Activity
17/02/2026	Ethan Curley	Construction of new shed for Carparking and domestic storage.
18/05/2026	Chris Poot (for CBH)	Construct new detached shed for garden items and storage

## 14.3 HEALTH AND BUILDING

## 14.4 ADMINISTRATION

### 14.4.1 CHANGE OF DATE FOR JUNE ORDINARY COUNCIL MEETING

<b>Applicant</b>	Alan George – Chief Executive Officer
<b>File No.</b>	0041
<b>Attachments</b>	Nil
<b>Author</b>	Alan George – Chief Executive Officer
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	1 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

### Summary

Both the President and Chief Executive Officer will be attending meetings with the Local Government Rural Health Funding Alliance and government representatives and interested parties at the ALGA conference in Canberra on the gazetted date. Council approval to bring forward the June meeting by one week is sought.

### Background

The Shire of Lake Grace is a founding member and a lead Council in the Local Government Rural Health Funding Alliance. The Alliance consists of the Shires of Lake Grace, Gnowangerup, Narembeen, Kojonup, Ravensthorpe and Jerramungup. It was formed to advocate for federal government to cover the cost of providing funding for the provision of doctors in MMM 6 and 7 rural and remote Shires. The Alliance has been working for the past 18 or so months on the advocacy and has garnered support from over 10 local governments in WA and also interstate Shires.

In 2025 the President and CEO attended the ALGA conference in Canberra along with the President and CEO of the Shire of Gnowangerup and consultant Caroline Robinson of 150 Square. Meetings were held with representatives from several government departments and non-government affiliated organisations to gain support. A motion seeking ALGA's support for the advocacy was moved and passed at the ALGA AGM.

### Comment

The President and CEO along with other representatives of the Alliance will be travelling to Canberra again in June to continue with the advocacy starting with a meeting on 22 June with all Shires both from WA and Interstate who are either Alliance members or affiliates to discuss what has happened to date and what is planned moving in to the future. During the week meetings will be sought with government officials and departments to continue the advocacy. Attendance at the ALGA conference will be when we would be available.

Due to the conference dates conflicting with the June Council meeting date, it is proposed to move the June Council meeting forward one week from 24 June to 17 June. A budget meeting will also be included on this date.

### Legal Implications

Under the *Local Government (Administration) Regulations 1996 (WA)*, any change to the date, time, or place of an ordinary or committee meeting must be published on the local

government's official website. Local public notice is required to ensure transparency for public attendance.

Key requirements regarding meeting changes:

- **Public Notification:** If an ordinary or committee meeting's date, time, or place changes, the local government must give local public notice of that change.
- **Notice Period:** The notice for a change should ideally be given as early as possible to allow for public awareness.
- **Website Posting:** Notice must be published on the official local government website.

Policy Implications

Nil

Consultation

President Cr L Armstrong

Financial Implications

Funding is provided in the contributions made by the 6 founding Alliance members

Strategic Implications

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

<b>Social Objective - A valued, healthy and inclusive community and lifestyle</b>		
Outcome	6	An engaged, supportive and inclusive community
Strategies	6.1	Maintain and enhance services and infrastructure that meets the needs of the community
Outcome	7	A healthy and safe community
Strategies	7.2	Provide and advocate for medical and health services
	7.3	Support provision of emergency services and encourage community volunteers
<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
	8.2	Promote and advocate for the community and district
	8.3	Provide strategic leadership and governance
	8.4	Provide timely communications on all Council activities to community
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning
	9.2	Comply with statutory and legislative requirements
	9.3	Provide a positive and safe workplace
	9.4	Establish and maintain community endorsed levels of service across all functions of Council

Voting Requirements

Simple majority

## RECOMMENDATION / RESOLUTION

### RESOLUTION

Moved: Cr

Seconded: Cr

That Council:

1. Approves the change of date for the June 2026 Ordinary Council Meeting from 24 June to 17 June.
2. Authorises the change of date to be advertised as set out in the *Local Government (Administration) Regulations 1996 (WA)*,

### CARRIED

For:

Against:

## 14.4.2 AFFIXING OF COMMON SEAL – SURRENDER OF LEASE – AMPLITEL

<b>Applicant</b>	Cornwalls
<b>File No.</b>	0196
<b>Attachments</b>	Letter of Request for execution of Surrender of Release Explanatory email from Cornwalls (Lawyers)
<b>Author</b>	Alan George – Chief Executive Officer
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	30 April 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

### Summary

Council is requested to approve the affixing of the Shire of Lake Grace Common Seal by the President and Chief Executive Officer to a Surrender of Lease to enable the expired Lease to be removed and the new Lease registered on the title at the Land Titles Office.

### Background

In 2023 correspondence was received from Cornwalls regarding expiration of an existing Lease and the wish to enter into a new Lease. This was over part of Reserve 47563 on behalf of Amplitel (Telstra) for use as a telecommunications tower site on Kathleen Rd, Lake King.

The new Lease was approved by Council at the 25 October 2023 Ordinary Council Meeting and subsequently executed by all parties and a copy is held in the office.

### Comment

Cornwalls have now advised by correspondence received on 29 April 2026 that the expired Lease needs to be removed from the land title to enable the new Lease to be registered.

A Surrender of Lease document has been received and requires Council execution under seal.

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Legal Implications

*Land Administration Act 1997*  
*Transfer of Land Act 1893*  
*Telecommunications Act 1997 (Cth)*

Policy Implications

Nil

Consultation

Nil, not considered applicable.

Financial Implications

Not applicable – peppercorn rent of \$1 (ex GST) per annum in advance

Lessee to cover any costs.

Strategic Implications

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

<b>Economic Objective - A prosperous economy supporting diversification of industry</b>		
Outcome	2	A diverse and prosperous economy
Strategies	2.1	Advocate for improved communications and support infrastructure
	2.2	Support local business and promote further investment in the district
<b>Social Objective - A valued, healthy and inclusive community and lifestyle</b>		
Outcome	6.1	Maintain and enhance services and infrastructure that meets the needs of the community
Strategies		

Voting Requirements

Simple majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council:

Authorises the President and Chief Executive Officer to affix the Common Seal of the Shire of Lake Grace to the Surrender of Lease document to enable the expired Lease over Lot 3171 Kathleen Road, Lake King with Telstra Corporation Limited to be removed from the title.

**CARRIED**

**For:**  
**Against:**

**14.4.3 15 STUBBS STREET, LAKE GRACE (PINK BUILDING)**

<b>Applicant</b>	Internal
<b>File No.</b>	0512
<b>Attachments</b>	1. Structerre Structural Inspection Report – 15 Stubbs Street Lake Grace 2. Community Forum Summary – Pink Building
<b>Author</b>	Aaron Wooldridge – Deputy Chief Executive Officer
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	6 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

Summary

The purpose of this report is to present Council with the findings and recommendations contained within the recently completed structural inspection report prepared by Structerre Consulting Engineers for the building located at 15 Stubbs Street, Lake Grace, commonly referred to as the “Pink Building”. The report identifies several significant structural, safety and compliance concerns associated with the existing building and outlines potential options available to Council regarding the future of the site.

This report also provides Council with the outcomes from the recent community consultation process undertaken in February 2026 regarding the future use of the building and surrounding site. Council is requested to endorse the Structerre report and determine the preferred strategic direction for the future redevelopment, remediation or demolition of the site.

Background

The Shire of Lake Grace engaged Structerre Consulting Engineers to undertake a structural inspection of the Pink Building located at 15 Stubbs Street, Lake Grace. The inspection was conducted on 13 March 2026 with the report issued on 21 April 2026.

The inspection was commissioned following ongoing concerns relating to the age, condition, usability and future viability of the building. The building has been subject to community discussion for several years regarding its future use and redevelopment potential.

To assist Council in determining a future direction for the site, the Shire also engaged 150Square to facilitate a community meeting held on 6 February 2026 at the Lake Grace Town Hall involving interested community members and organisations. Twenty-nine (29) individuals attended the workshop with feedback sought on preferred future uses and opportunities for the site.

Community feedback identified several preferred future uses including:

- Public gymnasium;
- Community Resource Centre / multipurpose facility;
- Op Shop expansion;
- Visitor and interpretive space;
- Youth and wellness facilities; and
- Community archive and art spaces.

The community consultation also identified concerns surrounding:

- Flooding risks;
- Asbestos presence;
- Electricity compliance;
- Structural integrity;
- Cost of refurbishment versus replacement; and
- Building functionality and accessibility.

### Comment

The Strutterre report outlines that the building is estimated to be more than 50 years old and identified extensive deterioration and compliance concerns throughout the structure.

The inspection identified:

- Corrosion to roof cladding and steel framing;
- Assumed asbestos wall cladding;
- Significant termite activity to timber members;
- Damaged and missing ceiling linings;
- Cracking and deterioration to concrete flooring;
- Drainage deficiencies around foundations; and
- Structural elements unlikely to comply with current Australian Standards.

Strutterre further advised that the building is in poor overall condition and that considerable upgrades would be required to bring the structure into compliance with current Australian Standards.

The report specifically notes that:

*“Careful consideration should be given to whether remedial works are cost effective rather than a full replacement.”*

The report further advises that upgrading the structure to meet current standards is likely to be cost prohibitive due to the extent of works required.

Structerre identified the following potential pathways available to Council:

### **Option 1 – Full Demolition and Redevelopment**

This option would involve complete demolition of the existing structure and returning the site to a cleared and developable state for future redevelopment.

Advantages:

- Removes all structural, asbestos and termite concerns;
- Enables a purpose-built facility designed to current standards;
- Greater flexibility for future design and community use;
- Improved accessibility, energy efficiency and compliance outcomes;
- Potentially more cost-effective long-term solution.

Disadvantages:

- Highest initial capital cost;
- Loss of existing building structure and historical character;
- Requires development of a full concept and funding strategy

This option aligns with Structerre’s commentary that a new structure may ultimately cost less than extensive remediation works and would provide a minimum expected design life of 50 years.

Management considers that Option 1 – Full Demolition and Redevelopment should be considered the foremost option by Council. Given the significant structural deterioration, asbestos concerns, termite activity, compliance deficiencies and likely substantial remediation costs identified throughout the Structerre report, a full demolition and rebuild would provide Council with the greatest long-term certainty and value for the community.

A new purpose-built facility would provide Council with the opportunity to design and develop a modern multi-functional community asset that aligns with current and future community needs, complies with all relevant Australian Standards and legislative requirements, improves

accessibility outcomes and minimises ongoing maintenance liabilities associated with retaining the existing structure.

### **Option 2 – Partial Demolition and Retention of Structural Elements**

This option would involve demolition of non-viable sections of the building while retaining selected structural components considered capable of reuse.

Advantages:

- Retains elements of the existing building character;
- Potentially lower cost than full rebuild;

- May allow staged redevelopment.

Disadvantages:

- Existing compliance and structural issues may remain;
- Detailed engineering and architectural assessment required;
- Potential asbestos and termite remediation still required;
- Ongoing maintenance liabilities.

This option would require further detailed design and engineering review to determine what structural elements, if any, could realistically be retained.

### **Option 3 – Refurbishment / Remedial Upgrade of Existing Building**

This option would involve remediation and upgrading works to restore the existing structure. StrucTerre identified that substantial works would be required including:

- Roof replacement;
- Replacement of purlins and girts;
- Upgrading wall framing and bracing;
- Asbestos removal;
- Termite treatment and replacement of timber;
- Corrosion treatment;
- Drainage improvements; and
- Flooring remediation.

Advantages:

- Retains existing building footprint and appearance;
- May satisfy short-term community use requirements.

Disadvantages:

- Significant cost with uncertain long-term viability;
- Building may still not fully comply with modern standards;
- Ongoing maintenance and operational risks;
- Lower overall lifespan compared to a new facility.

StrucTerre has noted that retaining the building in a lower-standard condition may only be suitable for limited low-risk uses such as storage and not suitable for vulnerable occupants, emergency response, large gatherings or similar public uses.

Management considers that the community consultation process has demonstrated strong community interest in future redevelopment opportunities for the site, particularly relating to wellness, recreation, visitor services and community activation purposes.

Given the scale of structural concerns identified, management considers Council should determine a preferred strategic direction prior to progressing any feasibility, concept or funding applications.

### Legal Implications

Council has obligations under the:

- *Local Government Act 1995*;
- *Work Health and Safety Act 2020*;
- National Construction Code;
- Relevant Australian Standards; and
- Environmental and asbestos management legislation.

Should the building continue to be utilised, Council must ensure the structure is safe and suitable for public use.

### Policy Implications

Nil

### Consultation

Consultation undertaken includes:

- Community workshop facilitated by 150Square on 6 February 2026;
- Structural inspection undertaken by Structerre Consulting Engineers;
- Internal discussions with Council and Management at the 22 April 2026 Ordinary Council Meeting.

### Financial Implications

At this stage no specific budget allocation is being sought.

Future financial implications will depend on Council's preferred direction and may include:

- Demolition costs;
- Asbestos removal;
- Feasibility and design costs;
- Engineering and architectural services;
- Redevelopment costs;
- Grant funding opportunities.

Further detailed costings would be presented to Council once a preferred option is determined.

Strategic Implications

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

<b>Environment Objective – Protect and enhance our natural and built environment</b>		
Outcome	4	A well maintained attractive built environment servicing the needs of the community
Strategies	4.1	Maintain, rationalise, improve or renew buildings and community infrastructure
	4.2	Maintain the integrity of heritage buildings and places
<b>Social Objective - A valued, healthy and inclusive community and lifestyle</b>		
Outcome	6	An engaged, supportive and inclusive community
Strategies	6.1	Maintain and enhance services and infrastructure that meets the needs of the community
Outcome	7	A healthy and safe community
Strategies	7.1	Improve access to sport, leisure and recreation facilities, services and programs
<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning
	9.2	Comply with statutory and legislative requirements

Voting Requirements

Simple Majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**

**Seconded: Cr**

That Council:

1. Receives the Structerre Structural Inspection Report for 15 Stubbs Street, Lake Grace dated 21 April 2026;
2. Endorses the findings and recommendations contained within the report;
3. Notes the outcomes and feedback received from the Community Consultation Workshop facilitated by 150Square on 6 February 2026;
4. Determines its preferred strategic direction for the future of the Pink Building site from the following options:
  - a. Full demolition and redevelopment of the site;
  - b. Partial demolition and retention of selected structural elements;
  - c. Refurbishment and remediation of the existing structure; and
5. Requests Administration to prepare further feasibility investigations, concept planning and funding opportunities aligned with Council’s preferred option.

**CARRIED**

**For:**

**Against:**

**14.4.4 LAKES COMBINED LOCAL EMERGENCY MANAGEMENT ARRANGEMENT AND SHIRE OF LAKE GRACE LOCAL RECOVERY PLAN**

<b>Applicant</b>	Ryan Sutherland – Community Emergency Services
<b>File No.</b>	0240
<b>Attachments</b>	Combined LEMA final V Lake Grace Local Recovery Plan V.1.0
<b>Author</b>	Ryan Sutherland – Community Emergency Services
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	12/05/2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

Summary

In accordance with the *Emergency Management Act 2005 (WA)*, Council review and ratify the Lakes Combined Local Emergency Management Arrangement (LEMA) and the Shire of Lake Grace Local Recovery Plan.

## Background

In July and August 2024, the Shire of Lake Grace, in partnership with the Shire of Dumbleyung and the Shire of Kent, determined to establish a combined LEMA and individual subordinate LRPs.

The existing independent LEMA document was last reviewed in full in April 2022 and has not undergone review or amendment since that time. While this current document was ratified by Shire Council, it was not provided to the District Emergency Management Committee (DEMC) or State Emergency Management Committee (SEMC) for final noting. As such, details within LEMA (April 2022) are not currently accurate or contemporary. In accordance with the State Emergency Management Procedure (2023) p. 36, the Shire of Lake Grace was obligated to review the existing LEMA in April 2027.

During the LEMA and LRP drafting, the Shire of Lake Grace engaged in a hazard risk identification and risk treatment process to formulate an underpinning risk register. On 30 October 2025, the draft LEMA and LRPs were exercised by the Combined Lakes Local Emergency Management Committee (LEMC). Following this exercise, the draft LEMA and LRPs were endorsed by LEMC.

Subsequently, in consultation with local government representatives, the draft LEMA and LRPs were reviewed by the District Emergency Management Advisor, Ms Vivian Gardiner (DFES), and by the District Emergency Management Committee (out of session). Minor grammatical amendments were made in response to these consultations.

## Comment

As the Shire of Lake Grace's existing LEMA has not received noting by DEMC or SEMC, a practical requirement existed to undertake an extensive review to ensure the document's functionality. Via a Memorandum of Understanding, the Shire of Lake Grace is a member of a Community Emergency Services Manager (CESM) program with the Shire of Dumbleyung and the Shire of Kent, as well as the Department of Fire and Emergency Services.

During July and August 2024, it was recommended by the CESM that, in lieu of preparing a revised independent LEMA, the Shire of Lake Grace join with the Shire of Dumbleyung and the Shire of Kent to prepare a joint LEMA reflecting the common intent of the existing CESM program.

The Combined Lakes LEMA administered by a common CESM ensures that the Shire of Lake Grace, joined by the Shire of Dumbleyung and the Shire of Kent, possesses an effective LEMA prepared and maintained in accordance with the requirements outlined in the Emergency

Management Act 2005 (WA) s 41(2) – (3). The CESM also serves as Executive Officer of a Combined Lakes LEMC.

The Shires of Lake Grace, Dumbleyung and Kent share notable similarities in demographics, environment, industry, emergency capability and risk. These considerations have been equally represented and managed via the drafting of the Lakes Combined LEMA between the three local governments. To support the regular review of the Shire of Lake Grace's

LEMA, a Combined Lakes Local Emergency Management Committee (LEMC) was also adopted by the Shires of Lake Grace, Dumbleyung and Kent.

Legal Implications

*Bush Fires Act 1954 (WA)*

*Local Government Act 1995 (WA)*

*Emergency Management Act 2005 (WA)*

Policy Implications

Shire of Lake Grace Local Emergency Management Arrangements (2022).

Consultation

Local Emergency Management Committee

Financial Implications

There are no upfront costs associated with this procedure. All costs associated with this procedure have been discharged.

Strategic Implications

The proposal aligns with the Shire’s strategic objectives.

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

<b>Social Objective - A valued, healthy and inclusive community and lifestyle</b>		
Outcome	7	A healthy and safe community
Strategies	7.3	Support provision of emergency services and encourage community volunteers

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
	8.2	Promote and advocate for the community and district
	8.3	Provide strategic leadership and governance
	8.4	Provide timely communications on all Council activities to community
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through Effective planning
	9.2	Comply with statutory and legislative requirements
	9.3	Provide a positive and safe workplace
	9.4	Establish and maintain community endorsed levels of service across all functions of Council

**This Item aligns with the Shire of Lake Grace Public Health & Wellbeing Plan 2022-2026**

<b>Outcome</b>	<b>12</b>	<b>A Healthy and Sustainable Community</b>
	12.4	Engage with agencies to maintain safe roads, provide bushfire protection and monitor climate change impacts.

Voting Requirements

Simple Majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**

**Seconded: Cr**

That Council:

1. Ratify the Combined Lakes LEMA;
2. Ratify the Shire of Lake Grace LRP; and,
3. On ratification, the Combined Lakes LEMA and Shire of Lake Grace LRP be provided to the District Emergency Management Committee (DEMC) for noting.

**CARRIED**

**For:**

**Against:**

**14.4.5 SHIRE OF LAKE GRACE ENDORSEMENT OF BUSHFIRE RISK MANAGEMENT PLAN**

<b>Applicant</b>	Ryan Sutherland – Community Emergency Services Manager
<b>File No.</b>	0240
<b>Attachments</b>	Shire of Lake Grace BRMP status report Shire of Lake Grace Bush Fire Risk Management Plan-2026 review BRMS QA – Lake Grace
<b>Author</b>	Ryan Sutherland – Community Emergency Services Manager
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	13 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

Summary

The purpose of this agenda item is for the endorsement by Council of the Bushfire Risk Management Plan – 2026 to direct the Shire of Lake Grace to:

- Manage bushfire risk; and
- To seek mitigation activity funding (MAF) from the State of Western Australia.

## Background

On 03 November 2025, the Office of Bushfire Risk Management (OBRM) of the Department of Fire and Emergency Services (DFES) wrote to the Shire of Lake Grace Community Emergency Services Manager (CESM). OBRM advised that a review of the Shire's Bushfire Risk

Management Plan (BRMP) was required by no later than May 2026 to comply with the Guidelines for Preparing a Bushfire Risk Management Plan 2024 (the Guidelines). Prior to this notice, the Shire's existing BRMP (2022) was due for review in 2027.

Non-compliance with the Guidelines will prevent the Shire from seeking mitigation activity funding (MAF) from the State Government. The revised Guidelines also introduce a new revision period, reducing the previous five yearly scheduled review to two years.

On 09 December 2025, Mr Derek Jones was engaged as a consultant to review the BRMP as well as:

- Add/complete a BRMP Cultural Heritage section;
- Add/complete a BRMP Risk Acceptability Table;
- Add/complete a written BRMP Treatment Strategy;
- Review the Bushfire Risk Management System data; and,
- Submit the BRMP Review Checklist to OBRM via the BRM Portal.

On 31 March 2026, Mr Jones provided the Shire with a:

- Consultant Status Report;
- BRMP in accordance with the criteria outlined above;
- OBRM - February Audit Report;
- OBRM - March Audit Report; and,
- 12-month proposed treatment schedule indicating funding source and estimated costings.

On Shire of Lake Grace Council endorsement, the BRMP and Review Checklist will be provided to OBRM via the BRM Portal. Mr Jones has provided treatment schedules, and the Shire is recommended to seek MAF to implement these treatments as intended by Bushfire Risk Management Plan – 2026.

## Comment

Nil

## Legal Implications

*Bush Fires Act 1954 (WA)*

*Bush Fire Regulations 1954 (WA)*

*Conservation and Land Management Act 1984 (WA)*

## Policy Implications

Shire of Lake Grace, Bushfire Risk Management Plan (2022).

Consultation

Community engagement and consultation included invitations to Senior Bush Fire Control Officers as well as local government representatives to attend a formal consultation meeting. Attendees also included Department of Fire and Emergency Services (DFES) Bushfire Risk Management Officer Blake Halford.

Financial Implications

Shared cost and financial support for bushfire risk mitigation activity with the State of Western Australia.

Strategic Implications

Collaboration with the Emergency Management functions of the Shire of Dumbleyung and Shire of Kent. Adopt and implement public safety risk management processes.

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

<b>Social Objective - A valued, healthy and inclusive community and lifestyle</b>		
Outcome	6	An engaged, supportive and inclusive community
	7	A healthy and safe community
Strategy	7.3	Support provision of emergency services and encourage community volunteers

Voting Requirements

Nil

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**

**Seconded: Cr**

That Council:

Endorse the Bushfire Risk Management Plan (2026) as presented.

**CARRIED**

**For:**

**Against:**

**14.4.6 REQUEST TO REZONE LOT 148 MAY STREET NEWDEGATE FROM RECREATION RESERVE TO SERVICE COMMERCIAL**

<b>Applicant</b>	Development WA
<b>File No.</b>	0359
<b>Attachments</b>	Shire of Lake Grace Zoning Scheme table.
<b>Author</b>	Alan George – Chief Executive Officer
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	19 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

Summary

At the 18 February Ordinary Council Meeting Council resolved to advise Development WA that it did not wish to take control of Lot 139 May St, Newdegate and that it supported the rezoning to either Residential or Service Commercial. Development WA has now advised that adjoining Lot 148 is still zoned as Recreation in the Shire of Lake Grace Town Planning Scheme and wishes to have it rezoned as Light Commercial at the same time as rezoning Lot 139 to Light Commercial.

Background

The land was classified as a reserve under LPS No. 4 in the late 1990s, when Council began preparing the Town Planning Scheme. The lot was originally developed and released by Development WA. The reserve zoning was intended to provide a buffer between residential and service commercial development, which can accommodate a range of industrial uses and may affect nearby residential amenity.

At the 24 November 2021 Ordinary Council Meeting Council approved, under its authority, the change in use of Lot 148 May St by Nutrien Ag who was in the process of purchasing the land from Development WA.

Development WA has contacted the Shire regarding Lot 139 May St as it is currently zoned as a Recreation Reserve in the Shire Town Planning Scheme. They have further researched and have found that adjoining lot 148, to the east, is still zoned Recreation Reserve however it is being used by Nutrien Ag for storage and display purposes.

Comment

Development WA has recently appointed Edge Planning and Property to prepare the scheme amendment documentation Lot 139 and have suggested that they include the rezoning of Lot 148 which is currently being used as light commercial.

The Scheme's Zoning Table (paged 19 and 20) outlines permitted and possible uses in the Service Commercial are low-key in nature with limited off-site impacts. Uses such as fuel depot, industry and transport depot are not permitted. Service Commercial zoning should be compatible to adjoin a Residential zone.

The owners of Lot 148 will be contacted to advise of the suggested change in zoning and should be supportive of the change given it reflects the current use and it also adds value to the property rather more than the existing Recreation Reserve zoning.

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Legal Implications

Nil

Policy Implications

Nil

Consultation

Development WA  
Joe Douglas – Exurban Rural and Regional Planning

Financial Implications

Nil

Costs will be covered by Development WA

Strategic Implications

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

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
	8.2	Promote and advocate for the community and district
	8.3	Provide strategic leadership and governance
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning
	9.2	Comply with statutory and legislative requirements

Voting Requirements

Simple majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr

**Seconded:** Cr

That Council:

1. Advises Development WA and its planning consultants Edge Planning and Property that it is supportive of including Lot 148 May St, Newdegate with the rezoning of Lot 139 May St, Newdegate to ‘Service Commercial’ and;
2. Authorizes the CEO to contact the owners of Lot 148 May St, Newdegate to confirm their support of the proposed rezoning.

**CARRIED**

**For:**

**Against:**

**14.4.7 STATUS OF WHEATBELT SECONDARY FREIGHT NETWORK PROGRAM**

<b>Applicant</b>	Internal Report
<b>File No.</b>	0679
<b>Attachments</b>	Letter from John Nuttall
<b>Author</b>	Philip Burgess – Manager Infrastructure Services
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	19 May 2026
<b>Senior Officer</b>	Alan George – Chief Executive Officer

Summary

For Council acknowledge the status of the Wheatbelt Secondary Freight Network program.

Background

The Shire of Lake Grace receives money from the Wheatbelt Secondary Freight Network (WSFN) program for the design and/or construction works on roads designated as part of a heavy freight network of roads, with particular focus on routes that cross multiple local government jurisdictions.

The only project currently funded by WSFN is Newdegate-Pingrup Road, where the scope is for road base sampling and redesign of the road to straighten curves and widen the sealed carriageway to comfortably fit two heavy vehicle combinations safely passing by in opposite directions as a two-way road system.

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Comment

We have recently received a letter from John Nuttall informing us that the WFSN program will not be funded in 2026/27. As a result, new projects applied for under WFSN slated for next financial year will no longer be allocated grant funding.

Funding for the WFSN program in 2027/28 and onwards is unknown.

Our Shire has not applied for any new projects under WFSN for 2026/27 so we will not be affected by this. The project for re-design of Newdegate-Pingrup Road has funding already promised and that can be received in due time when the project hits its milestones and completion. The only outstanding item under that project is road base/pavement material sampling.

This agenda item is informative only.

Legal Implications

Nil

Policy Implications

Nil

Consultation

Alan George – Chief Executive Officer  
Jason Lip – Technical Officer

Financial Implications

A potential source of revenue has been lost for next financial year, but there are no impacts to current financial streams. The ongoing suspension of the WFSN programme will impact on the Shire in future years as to complete the project on the Newdegate-Pingrup Road will be sourced from alternate funding.

Strategic Implications

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

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.4	Provide timely communications on all Council activities to community

Voting Requirements

Simple Majority

## RECOMMENDATION / RESOLUTION

### RESOLUTION

Moved: Cr

Seconded: Cr

That Council acknowledges the status of the Wheatbelt Secondary Freight Network program.

### CARRIED

For:

Against:

## 14.5 FINANCE

### 14.5.1 ACCOUNTS FOR PAYMENT – APRIL 2026

<b>Applicant</b>	Internal Report
<b>File No</b>	0277
<b>Attachments</b>	List of Accounts Payable
<b>Author</b>	Tegan Hall – Manager Corporate Services
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	13 May 2026
<b>Senior Officer</b>	Mr Alan George – Chief Executive Officer

#### Summary

For Council to ratify expenditures incurred for the month of April 2026.

#### Background

List of payments for the month of April 2026 through the Municipal and Trust accounts are attached.

#### Comment

In accordance with the requirements of the Local Government Act 1996, a list of creditors and Credit cards and Fuel Cards transactions is to be completed for each month showing:

- (a) The payee's name
- (b) The amount of the payment
- (c) Sufficient information to identify the transaction
- (d) The date of payment

The attached list meets the requirements of the Financial Management Regulations.

#### Legal Implications

Local Government (Financial Management) Regulations 1996 – Reg 12  
Local Government (Financial Management) Regulations 1996 – Reg 13 and Reg 13A

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Policy Implications

Policy 3.6 - Authorised Use of Credit Card/Fuel Cards  
Policy 3.7 - Purchasing Policy

Consultation

Nil

Financial Implications

The list of creditors paid for the month of April 2026 from the Municipal and Trust accounts

Total \$2,321,659.80

Strategic Implications

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

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

Voting Requirements

Simple majority required

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council ratify the list of payments totalling \$2,321,659.80 as presented for the month of April 2026 incorporating:

Payment Method	CHQ/EFT/DD Number	Amount
Trust	EFT29481 – EFT29482	\$101.00
Electronic Funds Transfers	EFT29483 – EFT29659	\$2,247,432.37
Direct Debits	DD11851.1 – DD11870.1	\$65,625.29
Fuel Cards	EFT29564	\$4,680.78
Credit Cards	DD11865.2	\$3,820.36
	<b>TOTAL</b>	<b>\$2,321,659.80</b>

**CARRIED**

**For:**  
**Against:**

Shire of Lake Grace



**CERTIFICATE OF EXPENDITURE**  
**April 2026**

This Schedule of Accounts to be passed for payment, covering

Payment Method	CHQ/EFT/DD Number	Amount
Trust	EFT29481 – EFT29482	\$101.00
Electronic Funds Transfers	EFT29483 – EFT29659	\$2,247,432.37
Direct Debits	DD11851.1 – DD11870.1	\$65,625.29
Fuel Cards	EFT29564	\$4,680.78
Credit Cards	DD11865.2	\$3,820.36
	<b>TOTAL</b>	<b>\$2,321,659.80</b>

to the Municipal and Trust accounts, totalling \$2,321,659.80 which were submitted to each member of the Council on 27 May 2026, have been checked and fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costing's and the amounts shown are due for payment.

\_\_\_\_\_  
Alan George  
**CHIEF EXECUTIVE OFFICER**

**14.5.2 FINANCIAL REPORTS & BUDGET AMENDMENTS – 30 APRIL 2026**

<b>Applicant</b>	Internal Report
<b>File No.</b>	0275
<b>Attachments</b>	<ul style="list-style-type: none"> <li>• Monthly Financial Reports</li> <li>• Bank Reconciliations – 30 April 2026</li> </ul>
<b>Author</b>	Mrs Victoria Fasano – Senior Finance Officer Investments & Reporting
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	30 April 2026
<b>Senior Officer</b>	Mr Alan George – Chief Executive Officer

Summary

Consideration of the Monthly Financial Reports for the period ending 30 April 2026 and Bank Reconciliations for the month ending 30 April 2026. Consideration and adoption of budget amendments as proposed below in the comment section.

Background

The provisions of the Local Government (Financial Management) Regulations 1996 require a monthly financial report to be presented at an Ordinary Council meeting within two (2) months of the period end date.

Comment

As of 30 April 2026, operating revenue is \$62,849 (0.70%) above target, primarily due to unbudgeted Other Revenue: Scrap metal sale and LG pool fence replacement insurance claim.

Operating expenditure is \$568,720 (3.800%) below the year-to-date budget, mainly due to reduced materials and contracts expenditure associated with delays in operating jobs.

Investing activities inflows are under budget by \$292,863 (7.66%) due to the Wattle Drive Extension capital project being delayed.

Investing activities outflows were \$2,602,116 (30.63%) below budget, primarily due to a proportion of capital projects not yet commenced (40.43%) or remaining in the early stages of completion.

Cash at bank is slightly higher than the corresponding period in the prior year. An investment agreement is in place for an Overnight Cash Deposit with the Western Australian Treasury Corporation totalling \$4,071,527, together with two term deposits held with the CBA totalling \$9,904,756.

Outstanding rates are tracking well, with a collection rate of 97.7% achieved to date.

General debtor is \$611,365 with no major outstanding debts to follow up.

The monthly financial reports include the accompanying Local Government special purpose financial statements for the Shire of Lake Grace, which comprises the Statement of Financial Activity (by Statutory Reporting Program), a summary of significant accounting policies and other explanatory notes for the period ending 30 April 2026. The financial

statements have been compiled to meet compliance with the Local Government Act 1995 and associated regulations.

The Shire of Lake Grace is responsible for the information contained in the financial statements and is responsible for maintenance of an appropriate accounting system in accordance with relevant legislation.

The proposed budget amendments are below;

1. Following a severe storm event approximately one month ago, the southern section of fencing at the Lake Grace Swimming Pool was damaged and requires replacement. An insurance claim was submitted, and a quotation obtained for replacement with upgraded, higher-strength fencing. Insurance coverage is limited to like-for-like replacement and will provide reimbursement of \$20,973 (excluding GST). The accepted quotation for the replacement fencing is \$29,970 (excluding GST), resulting in a funding shortfall of \$8,997 to be met by the Shire. Savings have been identified within the RSL Hall Capital project and can be applied to offset the funding shortfall of \$8,997. Additional savings identified within the RSL Hall Capital project are also proposed to be reallocated to the RSL Hall Maintenance Job \$5,000 and Jam Patch New BBQ & Picnic Shelters Cap Exp \$1,659.

<b>Account Number</b>	<b>Account Description</b>	<b>Cash Increase / (Decrease)</b>
111114120.180	Insurance Claim	20,973
LGPLCAP	Lake Grace Swimming Pool Cap Exp	(29,970)
1170084	RSL Hall Cap Exp	8,997
1170084	RSL Hall Cap Exp	6,659
1170082	RSL Hall Maintenance	(5,000)
113055	Jam Patch New Bbq & Picnic Shelters Cap Exp	(1,659)
	<b>Total</b>	<b>0.00</b>

#### Legal Implications

Section 6.4 of the Local Governments Act 1995 provides for the preparation of financial reports.

In accordance with Regulation 34(5), a report on variances greater than the materiality threshold (\$10,000 and 10% whichever is greater) must be compiled and adopted by Council. As this report is composed at a program level, variance commentary considers the most significant items that comprise the variance.

#### Policy Implications

Nil

#### Consultation

Mrs Tegan Hall – Manager Corporate Services

#### Financial Implications

Nil

Strategic Implications

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

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

Voting Requirements

Absolute Majority

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved: Cr**  
**Seconded: Cr**

That Council in accordance with *Regulation 34 of the Local Government (Financial Management) Regulations 1996*:

1. Receives Statements of Financial activity for the period ended 30 April 2026
2. Receives Municipal, Trust and Reserve Funds bank reconciliations for the period ended 30 April 2026
3. Adopts the proposed budget amendments listed in the Comment section above

**CARRIED**

**For:**  
**Against:**

**14.5.3 APPROVAL FOR WRITE OFF OF PENALTY INTEREST INCURRED ON OUTSTANDING RATES**

<b>Applicant</b>	Internal Report
<b>File No.</b>	A6950 – Lot 2221 Webb Road, Newdegate WA 6355
<b>Attachments</b>	Nil
<b>Author</b>	Amber McPherson
<b>Disclosure of Interest</b>	Nil
<b>Date of Report</b>	16 April 2026
<b>Senior Officer</b>	Tegan Hall – Manager Corporate Services

Summary

For Council to approve the write-off of \$560.02 penalty interest incurred on A6950 - Lot 2221 Webb Road, Newdegate.

### Background

An advice of Sale for lots 1332, 914 and 915 was received on 3<sup>rd</sup> March 2025, selling from Apache Investments Australia Pty Ltd to MS & PR Rintoul.

Lots 1332, 914 and 915 were individually rated; therefore, the author submitted a request to Landgate for an amalgamation together with an interim valuation. Otherwise, settlement would have needed to be returned to Landgate for the resubmission of an Advice of Sale for each individual lot. As these lots fall under the contiguous rating ruling, it was considered more practical to have them amalgamated.

The Rural Unimproved Value (RUV) Schedule R2025.04 was received on 9 June 2025; however, it was not actioned by a ReadyTech Rates Consultant until 9 October 2025, at which time updated values for these lots were included.

An amalgamation was subsequently approved, which also incorporated an additional lot owned by the purchaser that qualified under the contiguous rating provisions. As a result, a Statement of Rates was not applicable, as the values provided and amounts raised included lots outside the scope of this sale.

A breakdown of the applicable charges was provided to the settlement agents on 13 October 2025; however, no funds or response were received.

The author followed up with the settlement agents on multiple occasions, but no response was received until March 2026. At that time, the settlement agent requested that the property transfer be recorded in the Shire's rating system and that the account be issued directly to the purchaser for payment.

### Comment

The ratepayer should not be held liable for the interest accrued on this property. It is unclear whether Settlement released the funds held in trust back to the purchaser to cover the interim rates raised for the property.

### Legal Implication

Nil

### Policy Implications

Policy 3.9 Outstanding Rates Debtors

### Consultation

Internal: Tegan Hall – Manager of Corporate Services

External: Vivian Liao – Support and Managed Service Officer – Property and Rating

### Financial Implications

A loss of revenue of \$560.02 will occur with the write-off of penalty interest.

Strategic Implications

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

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

Voting Requirements

Simple majority required

**RECOMMENDATION / RESOLUTION**

**RECOMMENDATION**

That Council pursuant to *S6.12(c) of the Local Government Act 1995*, write off \$560.02 penalty interest accrued on A6950 – Lot 2221 Webb Road, Newdegate.

**Moved: Cr**  
**Seconded: Cr**

**CARRIED**

**For:**  
**Against:**

**14.6 COMMUNITY SERVICES**

**15.0 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

**16.0 INFORMATION BULLETIN – MAY 2026**

<b>Applicant:</b>	Internal Report
<b>File No.</b>	Nil
<b>Attachments:</b>	Information Bulletin Cover Page Only
<b>Author:</b>	Kate McGougan - Executive Assistant
<b>Disclosure of Interest:</b>	Nil
<b>Date of Report:</b>	22 May 2026
<b>Senior Officer:</b>	Mr Aaron Wooldridge - Deputy Chief Executive Officer

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Summary

The purpose of the Information Bulletin is to keep Elected Members informed on matters of interest and importance to Council.

Background / Comment

The Information Bulletin Reports deal with monthly standing items and other information of a strategic nature relevant to Council. Copies of other relevant Councillor information are distributed via email.

The May 2026 Information Bulletin attachments include:

Reports:

- Infrastructure Services Report May 2026

External Organisations

- Central Country Zone Meeting 17 April 2026

Circulars, Media Releases, Newsletters, Letters

- As circulated via email

Legal Implications

Nil

Policy Implications

Nil

Consultation

Nil

Financial Implications

Nil

Strategic Implications

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

<b>Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values</b>		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.1	Provide informed leadership on behalf of the community
Outcome	9	An efficient and effective organisation
	9.2	Comply with statutory and legislative requirements

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Voting Requirements

Simple majority required.

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council accepts the Information Bulletin Report for May 2026.

**CARRIED**

**For:**  
**Against:**

**17.0 CONFIDENTIAL ITEMS AS PER LOCAL GOVERNMENT ACT S5.23 (2)**

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council meet behind closed doors to consider the confidential item(s) in accordance with Section 3.7 of the Shire of Lake Grace Standing Orders Local Law 2015.

Item 17.1.1 - Endorsement for Auctioning of Assets  
Item 17.1.2 - Acting CEO  
Item 17.1.3 – CEO Annual Performance Review

These items and any attachments are confidential in accordance with Section 4.23(2)(a) of the *Local Government Act 1995*.

**CARRIED**

**For:**  
**Against:**

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**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council accept the recommendation contained in Confidential Item 17.1.1 – Endorsement for Auctioning of Assets

**CARRIED**

**For:**  
**Against:**

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council accept the recommendation contained in Confidential Item 17.1.2 – Acting CEO

**CARRIED**

**For:**  
**Against:**

**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council accept the recommendation contained in Confidential Item 17.1.3 – CEO Annual Performance Review

**CARRIED**

**For:**  
**Against:**

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**RECOMMENDATION / RESOLUTION**

**RESOLUTION**

**Moved:** Cr  
**Seconded:** Cr

That Council move out from behind closed doors and continue the meeting.

**CARRIED**

**For:**  
**Against:**

**18.0 DATE OF NEXT MEETING – 17 JUNE 2026**

The next Ordinary Council Meeting is scheduled to take place on Wednesday 17 June 2026 commencing at 3:30pm at the Council Chambers, 1 Bishop Street, Lake Grace.

**19.0 CLOSURE**

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