Shire of Lake Grace

Ordinary Council Meeting

MINUTES

28 October 2026

Meeting Commencing at 3:30 pm

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Acknowledgement of Country

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

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

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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 28 October 2026 commencing at 3:30pm.

1.0 DECLARATION OF OPENING ANNOUNCEMENT OF VISITORS

Deputy President Steve Hunt opened the meeting at 3.30 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 SG Hunt	Deputy Shire President
Cr JL Roche	
Cr RA Lloyd	
Cr BJ Hyde	
Cr AJ Kuchling	
Cr DS Clarke	

3.2 APOLOGIES

Nil

3.3 IN ATTENDANCE

Mr Alan George	Chief Executive Officer
Mr Aaron Wooldridge	Deputy Chief Executive Officer
Mrs N Kuchling	Senior Finance Officer (onsite)
Mr Philip Burgess	Manager Infrastructure Services
Miss K McGougan	Executive Assistant

3.4 OBSERVERS / VISITORS

Mr Andrew Bolt – Demeter Cormack

3.5 LEAVE OF ABSENCE PREVIOUSLY GRANTED

Cr Len Armstrong – 1 October to 31 October 2026

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

RECOMMENDATION / RESOLUTION

RESOLUTION 14264

Moved: Cr Kuchling
Seconded: Cr Lloyd

That Cr Jennifer Roche be granted Leave of Absence for the 16 December 2026

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

5.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

6.0 PUBLIC QUESTION TIME

Nil

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

8.0 NOTATIONS OF INTEREST

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

Nil

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

Nil

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

Nil

9.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil

10.0 CONFIRMATION OF MINUTES

10.1 ORDINARY COUNCIL MEETING – WEDNESDAY 23 SEPTEMBER 2026

RECOMMENDATION / RESOLUTION

RESOLUTION 14265

Moved: Cr Roche
Seconded: Cr Kuchling

That the Minutes of the Ordinary Council Meeting held on Wednesday 23 September 2026 be confirmed as a true and accurate record of the meeting.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

10.2 SPECIAL COUNCIL MEETING

Nil

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

13.0 REPORTS OF COMMITTEES

Nil

14.0 REPORTS OF OFFICERS

14.1 INFRASTRUCTURE SERVICES

Nil

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

14.2.2 PROPOSED AMENDMENT NO.8 – SHIRE OF LAKE GRACE LOCAL PLANNING SCHEME NO.4

Applicant:	Edge Planning and Property on behalf of Development WA
File No.:	0525
Attachments:	Local Planning Scheme No.4, Scheme Amendment No.8
Author:	Joe Douglas – Town Planner
Disclosure of Interest:	Nil
Date of Report:	14 October 2026
Senior Officer:	Mr Alan George – Chief Executive Officer

Summary

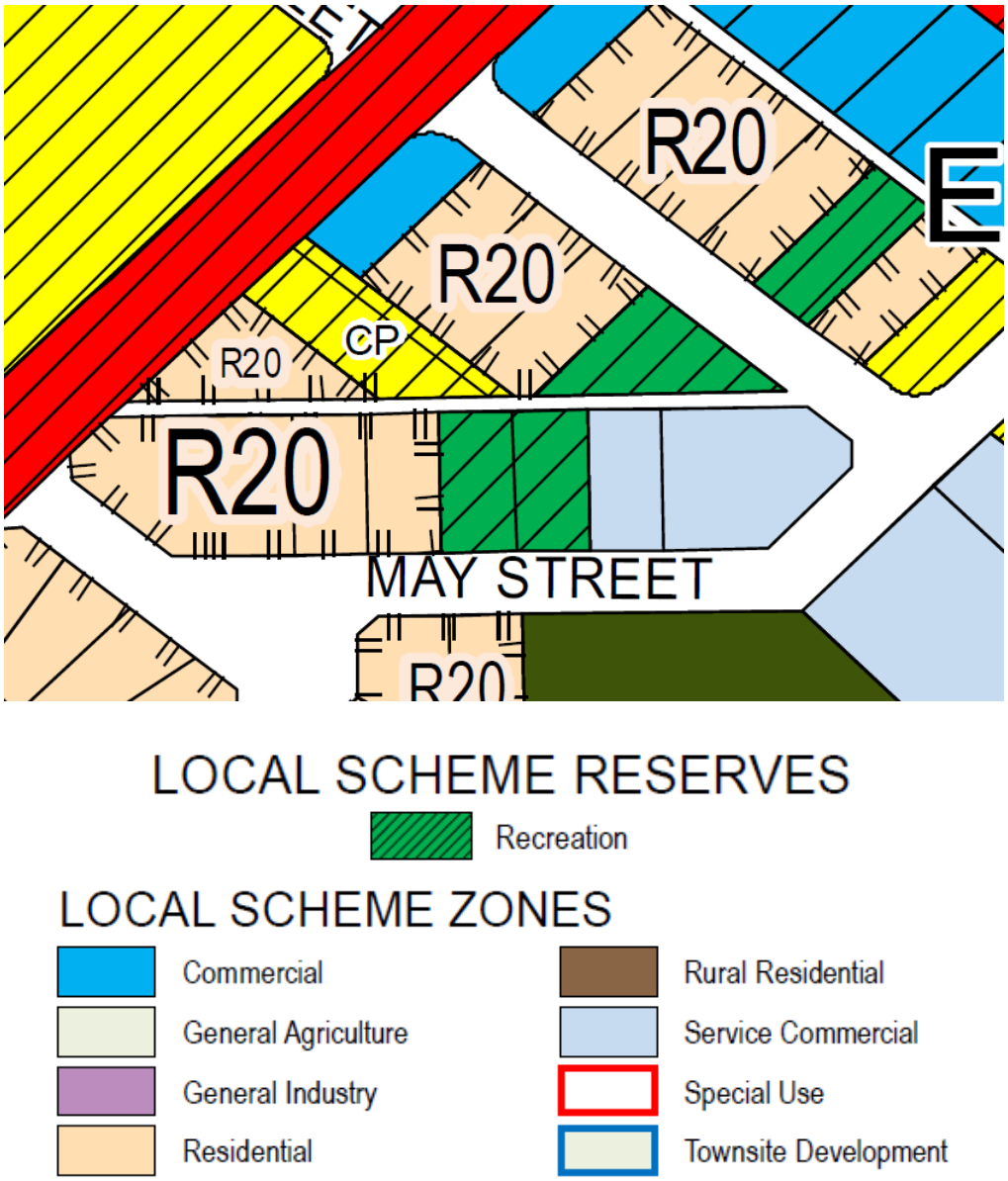
This report recommends that Council resolve to initiate proposed Amendment No.8 to the Shire of Lake Grace Local Planning Scheme No.4 to change the current classification of Lots 139 and 148 (Nos.9 & 11) May Street, Newdegate from 'Recreation' reserve to 'Service Commercial' zone.

Background & Comment

The Shire has received a formal proposal from Edge Planning and Property on behalf of Development WA to amend the Shire of Lake Grace Local Planning Scheme No.4 to change the current classification of Lots 139 and 148 (Nos.9 & 11) May Street, Newdegate from 'Recreation' reserve to 'Service Commercial' zone.

It is understood approval is being sought to change the land's current classification in Local Planning Scheme No.4 to recognise the existing approved use of Lot 148 for service commercial purposes and create opportunity for additional development of this type on adjoining Lot 139 located immediately west.





Extracts - Current Zoning Map No.7 (Source: Shire of Lake Grace Local Planning Scheme No.4)

Following initial assessment of the proposal by the reporting officer having regard for:

a) all the information and justifications provided by the applicant in the scheme amendment documentation (see Attachment 1);

b) The development approval granted by Council in November 2021 to allow Lot 148 to be developed by private interests for service commercial purposes to provide for the expansion of the existing approved farm supply centre on Lots 146 and 147 located immediately east (Resolution No.13502);

c) Council's decision in February 2026 to not acquire Lot 139 from Development WA to allow the land to be developed by the Shire for active or passive recreation purposes in perpetuity and to instead support the land's reclassification in Local Planning Scheme No.4 to

'Residential' or 'Service Commercial' zone (Resolution No.14152); and

d) the small scale of any future possible commercial development on the subject land and likely minor impacts on the character and amenity of the immediate locality which are considered to be manageable through the mandatory development application process in due course through the imposition of conditions on any approval/s granted,

it is concluded it has merit and is worthy of Council's initial support.

Council should note any potential issues associated with the scheme amendment proposal will be considered and assessed in detail through the scheme amendment process which, if initiated by Council as recommended, will involve the following key steps:

i) Referral to the Environmental Protection Authority for review and environmental clearance;

ii) Referral to the Western Australian Planning Commission to obtain approval to commence public advertising (i.e. community consultation and referrals to all relevant government agencies and essential service providers);

iii) Community consultation for a period of sixty (60) days including referral to all relevant government agencies and essential service providers inviting their feedback and comment;

iv) Review and assessment of all submissions received and a further report to Council regarding the outcomes from public advertising and agency referrals, any key issues of concern raised, and a recommendation regarding final adoption of the scheme amendment proposal;

v) Referral back to the Western Australian Planning Commission for review, assessment and determination with respect to a final recommendation to the Minister for Planning regarding final approval; and

vi) Final determination by the Hon. Minister for Planning.

Given the proposal for Lots 139 and 148 is not consistent with the future proposed pattern of land use for the Newdegate townsite prescribed in the final endorsed Local Planning Strategy prepared in support of Local Planning Scheme No.4, it is defined as a 'complex amendment' in the *Planning and Development (Local Planning Schemes) Regulations 2015* and must be processed in accordance with the procedural requirements prescribed in the Regulations.

As can be seen from the above the process is comprehensive and affords significant opportunity for input by the local community, State government agencies and essential service providers before any final decisions are made.

Council should also note any issues associated with the future development and use of the subject land for service commercial-type purposes will be considered and addressed during the development application stage of statutory planning process.

On balance, and having regard for all of the above, it is concluded the proposal has planning merit and is worthy of Council's initial support. As such, it is recommended Council exercise discretion and resolve to initiate the proposed amendment to Local Planning Scheme No.4 and follow due process thereafter.

Legal Implications

- Environmental Protection Act 1986
- Planning and Development Act 2005

- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Lake Grace Local Planning Scheme No.4

Policy Implications

- State Planning Policy 2.0 – Environment and Natural Resources
- State Planning Policy 2.9 – Water
- State Planning Policy 3.0 – Urban Growth and Settlement
- State Planning Policy 4.1 – Industrial Interface

Consultation

To be undertaken in accordance with the procedural requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* as they apply specifically to complex amendments to local planning schemes.

Financial Implications

The total cost of progressing the proposed amendment to Local Planning Scheme No.4, which is expected to take approximately 12 to 15 months to finalise, is estimated to be $6,159.76 excluding GST. This estimate includes all assessment and reporting to Council, public advertising and referrals, and final gazettal if the amendment is ultimately approved by the Hon. Minister for Planning. A tax invoice for this amount has previously been issued to and paid by Development WA to cover all costs to be incurred by the Shire to progress the project.

Strategic Implications

Whilst the proposed amendment to Local Planning Scheme No.4 is not strictly consistent with the future proposed pattern of land use for the Newdegate townsite prescribed in the Shire's Local Planning Strategy, it is generally consistent with the following broader vision/objectives and strategies of the Local Planning Strategy and the Shire's latest Strategic Community Plan:

Economic Objective – A Prosperous economy supporting diversification of industry		
Outcome	1	An innovative, productive agriculture industry
Strategies	1.3	Support and promote the agricultural productivity of the district.

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

Voting Requirements

Simple majority required.

RECOMMENDATION / RESOLUTION

RESOLUTION 14266

Moved: Cr Hyde
Seconded: Cr Kuchling

That Council resolve as follows:

1. That the local government, pursuant to section 75 of the *Planning and Development Act 2005*, amend the Shire of Lake Grace Local Planning Scheme No.4 by:

a) Changing the classification of Lots 139 and 148 (Nos.9 and 11) May Street, Newdegate from 'Recreation' reserve to 'Service Commercial' zone; and

b) Amending the Scheme map accordingly.

2. The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

a) The amendment is not consistent with the local planning strategy for the scheme that has been endorsed by the Commission.

3. Authorise public advertising of the proposed amendment in accordance with the procedural requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* as they apply specifically to complex amendments to local planning schemes following receipt of written notification of:

a) the Environmental Protection Authority's determination pursuant to section 48A of the *Environmental Protection Act 1986* confirming the proposal is environmentally acceptable; and

b) the Western Australian Planning Commission's approval to commence public advertising.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.3 HEALTH AND BUILDING

Nil

14.4 ADMINISTRATION

14.4.1 MRWA AMMS NETWORK SUSTAINABILITY REVIEW - ENDORSEMENT OF SUBMISSION

Applicant	Regional Roads Group - Lakes Sub Group
File No.	0483
Attachments	1. AMMS–RAV Discussion Paper 2. Draft Shire of Kulin Submission – MRWA AMMS Network Sustainability Review
Author	CEO Shire of Kulin – RRG Lakes Sub Group Secretary
Disclosure of Interest	Nil
Date of Report	12 October 2026
Senior Officer	Alan George - Chief Executive Officer

Summary

This report presents the AMMS–RAV Discussion Paper for Council's consideration and seeks endorsement of a submission to Main Roads Western Australia on the proposed network sustainability arrangements for Accredited Mass Management Scheme Level 2 and 3 access.

The Discussion Paper provides the detailed policy and operational analysis underpinning the submission. The submission supports the objective of protecting road assets but raises concerns about the review's scope, the practical definition of the Freight Generator, the allocation of obligations, consistency between Road Managers, administrative burden, compliance and enforcement, and the need for meaningful Local Government and industry involvement.

Background/Comment

Main Roads WA Heavy Vehicle Services emailed the Shire on Friday, 2 October 2026 inviting feedback on the proposed Accredited Mass Management Scheme Network Sustainability arrangements, described as a replacement for the former CA07 access condition approach. The consultation is directed to Road Managers, Transport Operators, Freight Generators, industry associations and other interested stakeholders and is open for four weeks.

HVS advised that the CA07 wording had been amended after legal concerns were identified with directly linking road maintenance fees to RAV access approvals and enabling third parties to effectively switch Main Roads access approvals on and off. HVS has since worked with WALGA and a reference group of Local Government representatives on the proposed replacement model, including the proposed NS1 condition and Road Maintenance Agreement Confirmation Letter process.

Administration has prepared the AMMS–RAV Discussion Paper at Attachment 1 to consolidate the key policy and practical issues arising from the proposal. It examines the relationship between the AMMS review and the broader RAV Network, seasonal and cumulative freight impacts, Freight Generator responsibilities, State-wide consistency, materiality and risk triggers, administrative demands, compliance and enforcement, Working Group representation and practical scenario testing. The Discussion Paper has informed the draft submission at Attachment 2.

The proposal allows a Transport Operator to commence using the road after lodging an application. Where a new agreement is required, the Freight Generator would have two months to negotiate with the Road Manager while operations continue. Main Roads has advised that, once arrangements are finalised, Transport Operators will be given six months to comply.

The objective of protecting road infrastructure from extraordinary wear is supported. AMMS also provides substantial freight productivity benefits, and the proposed framework should preserve those benefits while directing additional maintenance arrangements toward freight tasks that create a material and identifiable impact.

Several matters warrant representation to Main Roads WA before the framework is finalised.

Scope of the review

The review is confined to AMMS Level 2 and 3, although many underlying issues—road capacity, pavement condition, freight intensity, route suitability, cumulative movements, seasonal vulnerability, Road Manager involvement and compliance—also arise across the broader Restricted Access Vehicle Network. The submission asks why AMMS is being considered in isolation and whether the work could support a more integrated and readily understood RAV access framework.

Different freight tasks

A formal Road Maintenance Agreement is well suited to sustained and identifiable mining, quarrying, industrial or major construction tasks involving a known generator, route, tonnage and operating period. Agricultural freight can involve multiple producers, operators, origins, destinations and routes, with grain, fertiliser, hay, fodder, livestock and other movements occurring at different stages of the agricultural cycle. A single model may not adequately address these differences.

Freight Generator and allocation of obligations

The proposal depends on identifying the Freight Generator, but this may be unclear where the party producing, purchasing, arranging, transporting or receiving a commodity differs. The submission seeks an unambiguous definition and a State-wide responsibility matrix identifying who applies, notifies, negotiates, reports tonnage, contributes to maintenance, monitors impacts, monitors vehicle compliance and responds to a breach.

Consistency, thresholds and timing

Road Managers must retain appropriate discretion informed by local road construction, condition and seasonal vulnerability. However, common definitions, assessment criteria, documentation and materiality thresholds are needed to avoid inconsistent requirements across adjoining Local

Governments. The proposed two-month negotiation period may also be ineffective for short, intensive freight tasks that could be substantially completed before an agreement is finalised.

Administration, compliance and enforcement

Applications, confirmation letters, negotiations, reporting, auditing, invoicing and renewals may be reasonable for significant sustained tasks but disproportionate if applied broadly. Road Maintenance Agreements address administration and asset management; they do not establish whether vehicles comply with approved axle group masses. The submission therefore requests

details of HVS monitoring, enforcement resources, risk-based compliance activity, information sharing and the role expected of Road Managers.

Governance and practical testing

Further information is sought on the membership and Terms of Reference of the Committee or Working Group, including representation from WALGA, regional Local Governments, transport operators, Freight Generators and agricultural, mining and other freight sectors. Practical testing against representative scenarios, including agricultural, industrial, construction and multi-jurisdiction freight tasks, would assist in identifying unintended consequences before implementation.

Proposed position

The AMMS–RAV Discussion Paper provides the detailed basis for the proposed position. Consistent with that paper, the draft submission supports the network sustainability objective while recommending a proportionate, risk-based approach that distinguishes routine AMMS operations, seasonal or high-intensity freight, and extraordinary or sustained freight tasks that warrant a formal agreement or maintenance contribution.

Legal Implications

The proposal relates to Main Roads WA's administration of heavy vehicle access under the State's RAV and AMMS arrangements and to Local Government's responsibilities as a Road Manager. No immediate statutory change is created by endorsing the submission.

Policy Implications

No immediate policy amendment is required. Any final framework may require review of heavy vehicle access, road maintenance contribution, asset management and administrative procedures.

Consultation

RRG Lakes Sub-Group.

The submission advocates meaningful consultation and practical testing with Local Government, transport operators, Freight Generators and relevant industry sectors before implementation.

Financial Implications

No direct financial implications arise from endorsing and lodging the submission. The final MRWA framework may create future administrative, monitoring and road maintenance implications for Local Government; these cannot be quantified until the framework, thresholds and allocation of responsibilities are settled.

Strategic Implications

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

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

Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values		
Outcome	8.1	Provide informed leadership on behalf of the community
Strategies	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 14267

Moved: Cr Clarke
Seconded: Cr Roche

That Council:

1. notes the AMMS–RAV Discussion Paper at Attachment 1 and the key issues identified for the proposed network sustainability framework;
2. endorses the draft Shire of Kulin submission at Attachment 2 for lodgement with Main Roads Western Australia;
3. authorises the Chief Executive Officer to make minor editorial amendments that do not alter the substance of the submission before lodgement;
4. requests that Main Roads WA clarify the rationale for limiting the review to AMMS Level 2 and 3 and explain how the proposed arrangements will integrate with the broader RAV Network framework;
5. requests clear State-wide definitions, materiality thresholds and an allocation of responsibilities between the Freight Generator, Transport Operator, Road Manager and Main Roads Heavy Vehicle Services;
6. requests details of the Committee or Working Group membership, Terms of Reference and Local Government and industry representation; and
   supports practical scenario testing and a proportionate, risk-based framework before implementation.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.4.2 LIVINGSTON MEDICAL PTY LTD – ANNUAL REVIEW OF MEDICAL SUPPORT PAYMENT

Applicant	Livingston Medical Pty Ltd
File No.	0319
Attachments	Nil
Author	Chief Executive Officer - Alan George
Disclosure of Interest	Nil
Date of Report	5 October 2026
Senior Officer	Chief Executive Officer – Alan George

Summary

Council is requested to consider the review of the Practice Support Payment to Livingston Medical Pty Ltd in line with clause 11.5 of the Medical Practice Agreement.

Background

The practice agreement states that the Practice Support Payment will be reviewed on an annual basis by the Shire, clause 11.5 however, does not have a figure allocated or have the word CPI included.

Increases in the past two years have been in line with shire staff salary increases of 3%.

Comment

Livingston Medical continues to provide quality medical and allied services to the Shire of Lake Grace in both Lake Grace and Newdegate.

Since taking over the running of the Lake Grace Medical Centre the services provided have greatly improved and the public is largely happy with the outcome. There have been periods where there has been some hiccups however these have been overcome with minor fuss.
They continue to pay all outgoings for the practice and are modest with their requests.

Regular communications are maintained between Livingston Medical and shire administration when considered necessary.

It is intended to keep the offer at 3%.

Legal Implications

The General Practice Agreement Clause 11.5 states that the Practice Support Payment will be reviewed on an annual basis by the Shire.

Policy Implications

Nil

Consultation

Livingston Medical Pty Ltd – Rachel Livingston

Financial Implications

A 3% increase in the existing Practice Support Payment will raise the monthly payment by $644 from October, bringing the total payment for the next 12 months to $273,720. For the remainder of this financial year, the budget will increase by $5,985.00, from $265,740 to $271,725.

There was no increase factored into the 2026/27 budget but given the modest amount of increase for the rest of this financial year it can be easily covered and included in the mid-year budget review.

Strategic Implications

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

Social Objective - A valued, healthy and inclusive community and lifestyle		
Outcome	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

Voting Requirements

Absolute Majority

RECOMMENDATION / RESOLUTION

RESOLUTION 14268

Moved: Cr Lloyd
Seconded: Cr Hyde

That Council:
Reviews the annual Practice Support Payment to Livingston Medical Pty Ltd and approves a 3% per annum increase ($644.00 per month) commencing in October 2026.
The resulting increase to the original budget of $265,740 for the financial year 2026/27 to $271,725 ($5,985) be adjusted at the mid-year budget review.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.4.3 DEMETER CORMACK PTY LTD T/AS DEMETER GRAINS – REQUEST FOR TEMPORARY WORKS AND USE EXEMPTION (GRAIN STORAGE) LOT 216 NEWDEGATE NORTH ROAD, NEWDEGATE

Applicant	Demeter Cormack Pty Ltd t/as Demeter Grains
File No.	0525
Attachments	1. Town Planner Information Request 2. Demeter Grains Response to Request
Author	Alan George – Chief Executive Officer
Disclosure of Interest	Nil
Date of Report	15 October 2026
Senior Officer	Alan George – Chief Executive Officer

Summary

Demeter Grains is seeking Council approval for the temporary development of grain storage on portion of Lot 216 on Deposited Plan 73436 Newdegate North Rd, Newdegate consisting of 2 x 450m x 35m steel framed open bulk heads for the storage of 100,000 tonnes of grain.

They have requested the waiver of the requirement for an immediate development approval for the temporary construction for a twelve (12) month period from the date construction is completed.

Background

In November 2021 Council gave approval to CBH's request for the temporary construction and use of emergency grain storage infrastructure on portion of Lot 216 on Deposited Plan 73436 Newdegate North Rd, Newdegate for a twelve (12) month period from the date of Council's decision subject to the certain conditions. This request came about due to a larger than anticipated harvest and the pressure being put on it to remove its infrastructure from the Newdegate Field Days Site. CBH was also actively seeking alternative permanent locations. CBH continued to use the site until the new Newdegate East site was completed.

CBH leased the land from the owner and the lease expired on 30 September 2026.

Lot 216 is located immediately adjacent to the north-eastern boundary of the Newdegate townsite, comprises a total area of approximately 66.33 hectares and is gently sloping from east to west.

The subject land has direct frontage and access to Newdegate Road North which is a sealed and drained local road under the care, control and management of the Shire as well as a Main Roads WA approved RAV network route (i.e. Tandem Drive 7.2 with conditions allowing for trucks up to a maximum length of 36.5 metres with a maximum gross mass of 115 tonnes).

Demeter Grains is a Western Australian grain exporter. They buy grain, pulses and oilseeds from growers, store and condition the product, and export it in containers and in bulk. A grain cleaning, processing, bagging and container packing facility is operated at Kwinana (export registered, FeedSafe and HACCP accredited, and licensed for fumigation), and up-country storage sites across the wheatbelt.

Demeter Grains purchased the property in July 2026, intending to establish a grain receival and storage site similar to CBH's operation. It appears Demeter may not have undertaken adequate due diligence as it seemingly expected to take over the existing site with its internal infrastructure intact as well as assuming the land use was permissible and had all the relevant approvals. A condition of the CBH approval was that all infrastructure was to be removed from the site and the site rehabilitated. After some friction between Demeter Grains and CBH Demeter Grains took over responsibility for the works including all site rehabilitation obligations which are yet to be fulfilled now CBH has vacated the site.

Portion of Lot 216 containing the floodplain area associated with Lake Stubbs is classified 'Conservation' reserve in the Shire of Lake Grace Local Planning Scheme No.4 (LPS4). The balance portion of the land comprising the higher ground located adjacent to Newdegate Road North on which the temporary bulkheads were located is classified 'Rural Residential' zone in LPS4.

The use as grain 'Warehouse/Storage' is technically not permitted within the zone and the land in question. The use of the land for permanent grain 'Warehouse/Storage' requires an amendment to Local Planning Scheme No.4 for a change of zone to 'General Agriculture' which is a process that will take anywhere from 12 to 15 months to complete before a development application can be lodged to formalise the development in its entirety.

Comment

Demeter Grains wish to have the site up and running for this coming harvest, as such they are seeking the temporary use without formal development approval.

Edge Planning & Property (Steve Thompson) has been engaged to prepare the scheme amendment to rezone Lot 216 from 'Rural Residential' to 'General Agriculture' under LPS4, so the grain storage use ('Warehouse/Storage') can be considered for approval on a permanent basis. The technical reports will be commissioned from suitably qualified consultants as follows.

Report	Status / approach	Target completion
Traffic impact assessment	Traffic engineer to be engaged	December 2026
Stormwater drainage management plan	Building on the Zone 50 survey and drawings 1056-003-01 and -03	January 2027
Dust management plan	Building on section 7.1 above	December 2026
Bushfire attack level (BAL) assessment	For the amenities building and any habitable building	December 2026
Bushfire management plan	Only if the BAL is BAL-40 or BAL-FZ	January 2027, if needed
Level 1 flora and fauna survey	Only if native vegetation clearing is needed. None is	n/a

Report	Status / approach	Target completion
	expected: the drawings show the loop road within the existing cleared footprint, clear of the trees to the north	
Site and soil assessment	For any permanent on-site effluent system	n/a

Given the requested use is for the same purpose as that approved for the previous 4 years it is for Council to determine whether to approve or refuse the request from Demeter Grains for the project without the development approval typically required. Should the request be approved, it would be subject to the following agreed conditions as set out in Attachment 2:

- Use and works generally in line with the attached site plan and this letter.
- A maximum term of twelve (12) months, after which use stops unless the scheme amendment is approved or the Shire extends the term.
- Hours of operation as set out in item (ii).
- Crossover construction to the Shire's specification, pre- and post-condition road inspections, repair of damage and lodgement of a bond (item v).
- No visible dust crossing the site boundary.
- Effluent removed by a licensed contractor, with no on-site disposal during the temporary term.
- All parking, queuing and manoeuvring contained on site, with vehicles entering and leaving in a forward gear.
- Lodgement of the scheme amendment request by end of February 2027.
- Removal of temporary buildings and reinstatement of the site if the use stops and the amendment does not proceed.

Also to include:

1. There is to be no encroachments proposed on any portion of Lot 216 containing the floodplain area associated with Lake Stubbs which is classified Conservation' reserve in the Shire of Lake Grace Local Planning Scheme No.4 (LPS4)
2. All stormwater drainage associated with the proposed development on the subject land shall be contained and disposed of on-site; and
3. A Development Application shall be prepared and submitted for consideration and final determination by Council prior to expiry of the term of this approval. If the applicant does not wish to formalise the works and use hereby permitted on a temporary basis only all improvements associated with the proposed development shall be removed from the land and the land reinstated to its natural state prior to the development insofar as practicable within 60 days of expiry of the temporary approval term to the specifications and satisfaction of the local government.

Alternatively, Council may refuse the request for the temporary development of the grain storage facility and the waiver of the requirement for an immediate development approval based on the following;

- Lot 216 is identified in the Shire's endorsed Local Planning Strategy as being the preferred location for future rural living-type development in Newdegate. The use of the land for grain handling and storage purposes on a temporary or permanent basis is not consistent with the endorsed strategic planning direction.
- Lot 216 is zoned Rural Residential and under the Shire LPS4 with the use class 'warehouse/storage' listed as a prohibited use within this zone (i.e. it is not technically permitted).
- CBH was given favourable support to develop the land on a temporary basis only under extraordinary circumstances at the time despite the proposed development not being permitted and, on the basis, and understanding CBH was actively seeking alternative permanent sites.
- All other temporary exemptions approved for CBH at other sites were on suitably zoned land where the use class 'warehouse/storage' was listed as having scope to be approved
- CBH was told in clear terms the Shire wouldn't be supporting any further temporary approvals for this property once its new facility in East Newdegate was completed, which was also articulated in the development approval granted for its new facility in East Newdegate and further advice provided to CBH thereafter.
- As the land must technically be rezoned from Rural Residential to General Agriculture to accommodate the proposed development, community consultation is required to be undertaken to confirm local support for the proposed change in zoning and land use (i.e. due process must be followed to ensure the local community is supportive and has no major issues or concerns). No community consultation has ever been undertaken by the Shire in relation to the temporary development previously approved.
- The short notice provided by Demeter Grains to assess and process the request given the property in question was purchased in early July 2026 and the temporary approval request was only received at the beginning of October 2026.

Legal Implications

Local Planning Scheme No.4
Planning and Development (Local Planning Schemes) Regulations 2015
Planning and Development Act 2005 (as amended)

Policy Implications

Nil

Consultation

Town Planner Mr Joe Douglas – Exurban Rural and Regional Planning

Mr Andrew Bolt Chief Executive Officer Demeter Grains-Demeter Cormack Pty Ltd

Financial Implications

None at this stage. Demeter Grains will be liable for all costs associated with the proposed works and the future rezoning and development approvals.
Once the land is rezoned appropriate rates will be raised according to the new zoning.

Strategic Implications

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

Economic Objective - A prosperous economy supporting diversification of industry		
Outcome	1	An innovative, productive agriculture industry
Strategies	1.3	Support and promote the agricultural productivity of the district

Social Objective - A valued, healthy and inclusive community and lifestyle		
Outcome	6	An engaged, supportive and inclusive community
Strategies	6.1	Maintain and enhance services and infrastructure that meets the needs of the community

Leadership Objective – Strong governance and leadership, demonstrating fair and equitable community values		
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

Voting Requirements

Simple Majority

RECOMMENDATION / RESOLUTION

RESOLUTION **14269**

Moved: **Cr Clarke**
Seconded: **Cr Lloyd**

That Council:

A. **Supports** and approve Demeter Cormack Pty Ltd t/as Demeter Grains request to waive the requirement for an immediate development approval for the temporary construction and use of emergency grain storage infrastructure on portion of Lot 216 on Deposited Plan 73436 Newdegate North Rd, Newdegate for a twelve (12) month period from the date of Council's decision subject to the following conditions:

1. Use and works generally in line with the site plan provided.
2. A maximum of term of twelve (12) months, after which use stops unless the scheme amendment is approved or the Shire of Lake Grace extends the term.
3. Hours of operation -

Period	Activity	Proposed hours
Harvest receival (mid-October – December)	Grower deliveries, sampling, weighing, tipping, bunker filling and tarping	6:00 am – 7:00 pm, seven days
Outturn (January – June)	Loading and dispatch to port or to Demeter's packing facility	6:00 am – 6:00 pm, Monday to Saturday
Balance of the term	Inspection, tarp maintenance, fumigation, occasional loading	7:00 am – 5:00 pm, Monday to Friday
Site works	Earthworks, loop road, crossover and building set-up	7:00 am – 6:00 pm, Monday to Saturday. No work on Sundays or public holidays

4. Crossover construction to the Shire's specification, pre and post condition road inspections, repairs and lodgement of a bond as determined.
5. No visible dust crossing the site boundary.
6. Effluent removed by a licensed contractor with no on-site disposal during the term of the temporary approval.
7. All parking, queueing and maneuvering must occur on-site, with vehicles entering and leaving in forward gear.
8. Lodgement of the Scheme Amendment request by 28 February 2027.
9. Removal of temporary buildings and reinstatement of the site if the use stops and the amendment does not proceed.
10. No development or works may encroach on any part of Lot 216 within the Lake Stubbs floodplain, which is classified as a 'Conservation' reserve under the Shire of Lake Grace Local Planning Scheme No. 4 (LPS4).
11. All stormwater drainage associated with the proposed development on the subject land shall be contained and disposed of on-site; and
12. A Development Application shall be prepared and submitted for consideration and final determination by Council prior to expiry of the term of this approval. If the applicant does not wish to formalise the works and use hereby permitted on a temporary basis only all improvements associated with the proposed development shall be removed from the land and the land reinstated to its natural state prior to the development insofar as practicable within 60 days of expiry of the temporary approval term to the specifications and satisfaction of the local government.

Or **B. Declines** the request from Demeter Cormack Pty Ltd T/as Demeter Grains until such time as Lot 216 on Deposited Plan 73436 Newdegate North Rd, Newdegate is suitably rezoned following public consultation and a Development Application is subsequently approved.

CARRIED **5/1**

For: **Cr Hunt, Cr Clarke, Cr Roche, Cr Lloyd, Cr Hyde**
Against: **Cr Kuchling**

14.4.4 NEWDEGATE CRICKET CLUB – SUPPORT FOR NEW CRICKET PRACTICE NETS

Applicant	Newdegate Cricket Club
File No.	0438
Attachments	1.Quote from Integrity Fencing and Gates 2.Letter of Support
Author	Alan George Chief Executive Officer
Disclosure of Interest	Nil
Date of Report	8 October 2026
Senior Officer	Alan George Chief Executive Officer

Summary

Newdegate Cricket Club is requesting Shire support of $20,000 towards the replacement of its existing outdated and below standard cricket practice nets at the Newdegate sporting precinct.

Background

In December 2025 Newdegate Cricket Club applied for a $40,000 grant from Cricket Australia to upgrade its outdated practice facility. The total project was $103,455 with additional funding from the cricket club, cash and in-kind, Newdegate Community Cropping project and $20,000 from the Shire if the grant was successful.

At the 2025/26 mid-year budget review a transfer from the Recreation Reserve was approved for this purpose. The cricket club were advised by Cricket Australia in April 2026 that the grant application was unsuccessful and the transfer from the Reserve did not transpire.

Comment

The cricket club has now decided to progress with the project and have received a new quote for the sum of $101,365 GST inc. with funding $20,000 from the club, $20,000 from the Shire and the balance being provided by the Newdegate Community Cropping Project.

The cricket club has opted not to go for the grant this time in order to get the project done rather than wait for another 6 months to find out the result of the application.

This is seen as a worthwhile project given the current state of repair of the existing facilities and the injection for funds from the Newdegate Community Cropping Project.

Legal Implications

Nil

Policy Implications

Nil

Consultation

Newdegate Cricket Club

Financial Implications		Expenditure	Income
The Project cost is			$101,365.00
Funded by	Newdegate Cricket Club	$20,000.00	
	Shire of Lake Grace	$20,000.00	
	Newdegate Community Cropping Project	$61,365.00	
		$101,365.00	$101,365.00

There is no provision in the budget for this funding however it is requested that the funds be withdrawn from the Recreation Reserve as was previously approved last financial year but not taken. This can be done at the mid-year budget review.

Strategic Implications

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

Social Objective - A valued, healthy and inclusive community and lifestyle		
Outcome	6	An engaged, supportive and inclusive community
Strategies	6.1	Maintain and enhance services and infrastructure that meets the needs of the community
	6.2	Maintain and support the growth of education, childcare, youth and aged services
	6.3	Actively promote and support local events and activities for the community
Outcome	7	A healthy and safe community
Strategies	7.1	Improve access to sport, leisure and recreation facilities, services and programs

Voting Requirements

Simple majority

RECOMMENDATION / RESOLUTION

RESOLUTION 14270

Moved: Cr Kuchling
Seconded: Cr Roche

That Council:
Approves the transfer of $20,000 from the Recreation Reserve to assist with the construction of new cricket nets for the Newdegate Cricket Club.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.4.5 15 STUBBS STREET, LAKE GRACE (FUTURE OF THE PINK BUILDING)

Applicant	Internal
File No.	0720
Attachments	1. Survey Results - The Future of the Pink Building (PDF) 2. Pink Building Survey Responses – October 2026
Author	Aaron Wooldridge – Deputy Chief Executive Officer
Disclosure of Interest	Nil
Date of Report	22 October 2026
Senior Officer	Alan George – Chief Executive Officer

Summary

The Shire of Lake Grace undertook community consultation in October 2026 to seek feedback on the future of the Pink Building at 15 Stubbs Street, Lake Grace, following consideration of the Structural Inspection Report and the earlier community consultation process.

The survey received 22 responses. All 22 respondents (100%) selected the option to replace the existing building with a new purpose-built facility, while no respondents selected retaining and substantially upgrading the existing building. Written responses referred to the building's age and deteriorated condition, repair and maintenance costs, safety and flooding concerns, and the opportunity to plan a facility or use better suited to future needs.

It is recommended that Council note the consultation results and authorise the Chief Executive Officer to seek quotations from suitably qualified architectural or design consultants to prepare

concept plans for the site. This would allow Council to consider alternative options, site constraints and preliminary costs before deciding on a preferred use or committing to demolition or construction.

Background

The future of the Pink Building has been the subject of community discussion, including a community consultation meeting in February 2026. Following further consideration of the building's condition and the Structural Inspection Report, the Shire invited residents and ratepayers to provide feedback through an online survey in October 2026.

The survey was open for 15 days and received 22 responses. The survey summary records that all 22 respondents identified as residents or ratepayers of the Lake Grace Shire. Of those respondents, 21 indicated Lake Grace as their town of residence and one selected "Other".

The survey asked whether the findings of the Structural Inspection Report and Community Meeting Summary changed respondents' views, how Council should proceed considering the inspection findings, and whether respondents had any further comments for Council.

Comment

The results show unanimous support among survey participants for replacing the existing building with a new purpose-built facility:

22 respondents (100%) selected "Replace the existing building with a new purpose-built facility".

0 respondents (0%) selected "Retain and substantially upgrade the existing building".

When asked whether the Structural Inspection Report and Community Meeting Summary changed their views, 10 respondents answered yes and 12 answered no. This question measures whether the information changed respondents' views; it is distinct from the question about the preferred way forward.

Written responses raised several recurring themes:

Building condition and appearance: comments referred to the building's age, deterioration and appearance, including its prominent position at the entrance to town and on the main street.

Cost-effectiveness: respondents questioned whether extensive repairs and ongoing maintenance would represent a responsible or cost-effective use of ratepayer funds.

Safety and site matters: comments referred to the structural inspection findings, asbestos, termites and flooding. These are matters raised by respondents; technical conclusions should be based on the relevant professional reports.

Future purpose: respondents supported the opportunity to plan a new facility around an identified community need.

Possible uses: suggestions include a community gym, a community facility or hub, and traveller or caravan parking. Other ideas were also raised in written comments.

The survey establishes a clear preference among participants for replacement rather than substantial upgrading, but it does not establish a single preferred use, design, building size or facility mix. The suggested uses should therefore inform concept planning rather than be treated as a final community decision.

Seeking quotations for concept plans is a proportionate next step. The brief could request alternative site-use concepts and high-level indicative cost estimates, taking account of site layout, access, planning and building requirements, accessibility, services and relevant site constraints. This would give Council an evidence base for a later decision on a preferred option.

The proposed recommendation does not authorise demolition, construction or selection of a final use. Those matters would return to Council following consideration of the concept plans, estimated costs and funding implications.

Legal Implications

No specific legal implications arise solely from noting the survey results or seeking quotations for concept plans. Any future proposal involving demolition, development or construction will need to be assessed against applicable planning, building, procurement, work health and safety, asbestos-management, heritage (if applicable) and other statutory requirements. Relevant approvals and obligations should be confirmed before works are authorised.

Policy Implications

Any consultant engagement should be undertaken in accordance with the Shire's applicable purchasing and procurement requirements and relevant delegations. The applicable policy and purchasing thresholds should be confirmed by the administration before quotations are sought.

Consultation

The Shire conducted an online survey over 15 days in October 2026 and received 22 responses. The survey summary records 22 respondents identifying as Shire residents or ratepayers, with 21 residing in Lake Grace and one selecting "Other". Written responses supplied with the survey results have been considered in preparing this report.

The results reflect the views of survey participants and should not be represented as a vote of the entire Shire community. Council may consider further engagement once concept options have been prepared.

Financial Implications

The supplied survey material does not identify the cost for preparing concept plans, demolishing the existing building, preparing the site or constructing a future facility.

The cost of engaging an architectural or design consultant will be established through quotations. Before any engagement is confirmed, the administration should verify the applicable procurement process, available budget and relevant delegation. The recommendation seeks quotations and a further report to Council; it does not authorise construction expenditure.

A subsequent report should include the consultant's fee, high-level indicative costs for the concepts, likely site preparation requirements and potential funding considerations, to the extent this information can be established at concept stage.

Strategic Implications

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

Social Objective – A Valued, healthy and inclusive community and lifestyle		
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
	7.1	Improve access to sport, leisure and recreation facilities, services and programs
Leadership Objective – Strong governance and leadership, demonstrating fair and equitable community values		
Outcome	8	A strategically focused, unified Council functioning efficiently
Strategies	8.2	Promote and advocate for the community and district
Outcome	9	An efficient and effective organisation
Strategies	9.1	Maintain accountability and financial responsibility through effective planning

Voting Requirements

Simple Majority

RECOMMENDATION / RESOLUTION

RESOLUTION 14271

Moved: Cr Roche
Seconded: Cr Kuchling

That Council:

1. **NOTES** the results of the October 2026 community consultation regarding the future of the Pink Building at 15 Stubbs Street, Lake Grace, including that 22 of 22 respondents (100%) supported replacing the existing building with a new purpose-built facility and no respondents supported retaining and substantially upgrading the existing building;

2. **ACKNOWLEDGES** the range of possible future uses raised in written responses, including a community gym, community facility or hub, and traveller or caravan parking, noting that no single future use was established by the survey;

3. **AUTHORISES** the Chief Executive Officer to seek quotations from suitably qualified architectural or design consultants for the preparation of concept plans for the Pink Building site, including alternative site-use options informed by the consultation feedback;

4. **REQUESTS** that, where practicable, the quotation scope includes consideration of site layout and access, relevant planning and building requirements, accessibility, services and site constraints, together with high-level indicative cost estimates for each concept; and

5. **REQUESTS** that a further report be presented to Council outlining the proposed concepts, consultant costs, indicative project costs, potential funding considerations and recommended next steps before Council makes a decision on a preferred concept or commits to demolition or construction.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.4.6 LAKE GRACE OP SHOP - REQUEST FOR FUNDING ASSISTANCE

Applicant	Lake Grace Op Shop Committee
File No.	0779
Attachments	Request Letter for Funding Assistance
Author	Chief Executive Officer
Disclosure of Interest	Nil
Date of Report	22 October 2026
Senior Officer	Chief Executive Officer

Summary

The Lake Grace Op Shop Committee has requested financial assistance from Council to support the re-establishment and on-going costs of the Lake Grace Op Shop following Council's decision to demolish the former Uniting Church building.

Background

Correspondence has been received from the Lake Grace Op Shop Committee requesting financial assistance for the re-establishment of the Lake Grace Op Shop. The request follows Council's decision at its May 2026 meeting to demolish the former Uniting Church building which had previously accommodated the Op Shop.

The Committee advises that it has secured use of the front section of the West Coast Wools building, located on the corner of Stubbs and Bishop Streets. Due to the loss of the previous premises and associated arrangements, the Committee expects to incur costs relating to rent, electricity, insurance and miscellaneous expenses.

The Committee has requested Council consideration of financial assistance to offset these costs and enable the Op Shop to continue operating within the community.

Comment

The Lake Grace Op Shop has historically provided a community service through the collection and resale of donated goods. In the past all funds have been sent to Activ Industries in Albany for distribution. The Committee has advised that future funds generated through the Op Shop will be directed toward supporting local community causes.

Council may wish to consider:

- The community benefit provided by the Op Shop.
- The financial impact of providing assistance.
- The duration and value of any support.
- Whether assistance is best provided through a direct financial contribution, subsidy of operating costs, waiver of fees or other form of support.

Legal Implications

Nil

Policy Implications

Policy 2.9 Community Funding Request

POLICY: Community Funding Request is available to community groups / not-for-profit organisations within the Shire of Lake Grace for activities which will benefit the community and demonstrate the principal interest of the Shire of Lake Grace.

OBJECTIVES: The Shire of Lake Grace Community Funding program provides financial support to community groups within the shire to:

- support community driven initiatives and activities that will enhance community engagement and development,
- build community resilience and wellbeing, and
- develop pride and leadership.

This request loosely aligns to the above policy and could be set up as an annual support amount once the OP Shop financial status is ascertained.

Consultation

Correspondence received from the Lake Grace Op Shop Committee dated 20 October 2026

Financial Implications

Over the past 6 years Council's costs for the ex-Uniting Church averaged $1279.00 per year. These costs covered building insurance, pest control, Emergency Services Levy (ESL) and building maintenance. Annual expenditure varied depending on the maintenance undertaken. The current YTD cost is $560.92.

Previously, proceeds from Op Shop sales were directed to Activ Industries in Albany, who administered the funds. The funding request indicates that Activ Industries also contributed to the Op Shop's operating costs. As all funds were remitted to Activ Industries it would be assumed that it used these funds to subsidise the operating costs. The extent of the amount being subsidised has not been advised at this time.

The annual costs in the new premises have been estimated at $10,200. It would be expected that sale proceeds from the shop would be used to offset at least some of these costs.

Until actual sales income and the level of support previously provided by Activ Industries are confirmed, it is recommended that Council limit its contribution to $1,500 per annum. This amount reflects the average annual expenditure over the past six years, rounded up. No funds have been allocated in the current year's budget for the requested assistance. Any future funding may be considered as part of the mid-year budget review.

Strategic Implications

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

Environment Objective - Protect and enhance our natural and built environment		
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

Social Objective - A valued, healthy and inclusive community and lifestyle		
Outcome	6	An engaged, supportive and inclusive community
Strategies	6.1	Maintain and enhance services and infrastructure that meets the needs of the community
	6.3	Actively promote and support local events and activities for the community

Voting Requirements

Simple majority

RECOMMENDATION / RESOLUTION

RESOLUTION 14272

Moved: Cr Kuchling
Seconded: Cr Roche

That Council:

1. Receives the correspondence from the Lake Grace Op Shop Committee regarding funding assistance for the re-establishment of the Lake Grace Op Shop; and
2. Determines whether financial assistance is to be provided and, if so, the amount and conditions of that assistance.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

RECOMMENDATION / RESOLUTION

Council moved to amend the resolution by inserting point 3 'Provide the Op Shop with $5000 with funds allocated from community requests budget to then be reviewed in 12 months.'

RESOLUTION 14273

Moved: Cr Kuchling
Seconded: Cr Roche

That Council:

1. Receives the correspondence from the Lake Grace Op Shop Committee regarding funding assistance for the re-establishment of the Lake Grace Op Shop; and
2. Determines whether financial assistance is to be provided and, if so, the amount and conditions of that assistance.
3. Provide Op shop with $5,000 with funds allocated from community requests budget to then be reviewed in 12 months.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.5 FINANCE

14.5.1 ACCOUNTS FOR PAYMENT – SEPTEMBER 2026

Applicant	Internal Report
File No	0277
Attachments	List of Accounts Payable
Author	Mrs Nicola Kuchling – Senior Finance Officer Onsite
Disclosure of Interest	Nil
Date of Report	8 October 2026
Senior Officer	Mr Alan George – Chief Executive Officer

Summary

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

Background

List of payments for the month of September 2026 through the Municipal account 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

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 September 2026 from the Municipal account
Total $1,389,644.39

Strategic Implications

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

Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values		
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 14274

Moved: Cr Lloyd
Seconded: Cr Hyde

That Council ratify the list of payments totalling $1,389,644.39 as presented for the month of September 2026 incorporating:

Payment Method	CHQ/EFT/DD Number	Amount
Electronic Funds Transfers	EFT30178 – EFT30318	$1,314,771.20
Direct Debits	DD12070.1 – DD12105.15	$61,900.33
Fuel Cards	EFT30241	$4,339.96
Credit Cards	DD12092.1	$8,632.90
	TOTAL	**$1,389,644.39**

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

Shire of Lake Grace

CERTIFICATE OF EXPENDITURE
September 2026

This Schedule of Accounts to be passed for payment, covering

Payment Method	CHQ/EFT/DD Number	Amount
Electronic Funds Transfers	EFT30178 – EFT30318	$1,314,771.20
Direct Debits	DD12070.1 – DD12105.15	$61,900.33
Fuel Cards	EFT30241	$4,339.96
Credit Cards	DD12092.1	$8,632.90
	TOTAL	**$1,389,644.39**

to the Municipal account, totalling $1,389,644.39 which were submitted to each member of the Council on 28 October 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 costings and the amounts shown are due for payment.

Alan George
CHIEF EXECUTIVE OFFICER

14.5.2 FINANCIAL REPORTS – 30 SEPTEMBER 2026

Applicant	Internal Report
File No.	0275
Attachments	• Monthly Financial Reports • Bank Reconciliations – 30 September 2026
Author	Mrs Victoria Fasano - Senior Finance Officer Investments & Reporting
Disclosure of Interest	Nil
Date of Report	30 September 2026
Senior Officer	Mr Alan George - Chief Executive Officer

Summary

Consideration of the Monthly Financial Reports for the period ending 30 September 2026 and Bank Reconciliations for the month ending 30 September 2026.

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 at 30 September 2026, operating revenue is slightly under the target by $12,209 (0.17%), mainly due to Fees and charges.

Operating expenditure is below YTD budget by $2,182,297 (46.35%), mainly due to Depreciation, which will be posted in Synergy after 25/26 Annual Financial Statement audit.

Investing activities expenses are below the target by $1,013,141 (43.20%) due to early days in the new FY. The bulk of Capital projects are not being initiated (70.21%) or are in an early stage of completion.

Cash at bank is slightly higher than the corresponding period last year. An investment agreement is in place for Overnight Cash Deposit with WA Treasury Corporation for total of $6,576,318, as well as 2 term deposits invested in CBA – a total of $9,376,743.

Outstanding rates are tracking well and have recovered 79.6% to date.

General debtor is $156,733 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 September 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.

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

Mr Alan George – Chief Executive Officer

Financial Implications

Nil

Strategic Implications

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

Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values		
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 14275

Moved: Cr Clarke
Seconded: Cr Lloyd

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

1. Statements of Financial activity for the period ended 30 September 2026 and
2. Municipal, Trust and Reserve Funds bank reconciliations for the period ended 30 September 2026.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

RECOMMENDATION / RESOLUTION

Council resolved to lay Item 14.5.2 on the table regarding Financial Reports at the next scheduled meeting on 25 November 2026 pending correct reports being provided.

RESOLUTION 14276

Moved: Cr Clarke
Seconded: Cr Lloyd

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

1. Statements of Financial activity for the period ended 30 September 2026 and
2. Municipal, Trust and Reserve Funds bank reconciliations for the period ended 30 September 2026.
3. Item laid on table until next month due to wrong reports provided

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

14.6 COMMUNITY SERVICES

Nil

15.0 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

16.0 INFORMATION BULLETIN – OCTOBER 2026

Applicant:	Internal Report
File No.	Nil
Attachments:	Information Bulletin Cover Page Only
Author:	Kate McGougan - Executive Assistant
Disclosure of Interest:	Nil
Date of Report:	23 October 2026
Senior Officer:	Mr Aaron Wooldridge - Deputy Chief Executive Officer

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 October 2026 Information Bulletin attachments include:

Reports:

- Infrastructure Services Report

External Organisations

- Provision of GP Services
- Lake Grace Visitor Centre July-Sept 2026
- Lake King Library Report July-Sept 2026
- Newdegate Library Report July-Sept 2026
- Newdegate Library Statistics 2026
- NDIA Flyer
- LG EHO Report July-Sept 2026
- Eastern Wheatbelt Biosecurity Group Annual Report 2025-2026
- EWBG Meeting Minutes AGM 12th Oct 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

Leadership Objective - Strong governance and leadership, demonstrating fair and equitable community values		
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

Voting Requirements

Simple majority required

RECOMMENDATION / RESOLUTION

RESOLUTION 14277

Moved: Cr Roche
Seconded: Cr Hyde

That Council accepts the Information Bulletin Report for October 2026.

CARRIED 6/0

For: Cr Hunt, Cr Clarke, Cr Roche, Cr Kuchling, Cr Lloyd, Cr Hyde
Against: Nil

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

Nil

18.0 DATE OF NEXT MEETING – 25 NOVEMBER 2026

The next Ordinary Council Meeting is scheduled to take place on Wednesday 25 November 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 4.11 pm.

20.0 CERTIFICATION

I, Steve Hunt, certify that the minutes of the Meeting held on Wednesday 28 October 2026 as shown were confirmed as a true record of the meeting.

_____ _____

Signature Date