



Shire of
Katanning
Heart of the Great Southern

‘A prosperous, vibrant and diverse community working together.’

**NOTICE OF A
ORDINARY COUNCIL MEETING**

Dear Council Member

The next Ordinary Council Meeting of the Shire of Katanning will be held on
Tuesday 28 May 2019, in the Shire of Katanning Council Chambers,
52 Austral Terrace, Katanning, commencing at 6:00pm.

Julian Murphy
CHIEF EXECUTIVE OFFICER
Wednesday 22 May 2019

DISCLAIMER

The Council of the Shire of Katanning hereby
advises that before taking any action on an application or a
decision of the Council, any applicant or members of the
public should wait for written advice from the Council.

PRESIDING MEMBER _____

DATE SIGNED _____



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1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISTORS

The Presiding Member declared the meeting open at ____ pm.

2. RECORD OF ATTENDANCE**PRESENT**

Presiding Member: Cr Liz Guidera - President

Members: Cr John Goodheart – Deputy President
Cr Danny McGrath
Cr Serena Sandwell
Cr Martin Van Koldenhoven
Cr Owen Boxall
Cr Ernie Menghini
Cr Kristy D’Aprile

Council Officers: Julian Murphy, Chief Executive Officer
Lisa Hannagan, Executive Manager Finance and Administration
Alan Lamb, Acting Executive Manager Infrastructure and Development
Sam Davis, Executive Officer Projects & Community Building
Heidi Cowcher, Executive Manager Property and Assets
Libby French, Manager Finance
Sue Eastcott, Executive Assistant to CEO

Gallery:

Media:

Apologies:

Leave of Absence:

3. RESPONSE TO PUBLIC QUESTIONS TAKEN ON NOTICE**4. DISCLOSURE OF FINANCIAL/IMPARTIALITY INTERESTS****5. PUBLIC QUESTION/STATEMENT TIME****6. APPLICATIONS FOR LEAVE OF ABSENCE****7. PETITIONS/DEPUTATIONS/PRESENTATIONS****8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING****8.1 Ordinary Council Meeting – 30 April 2019
(SEE ATTACHED MINUTES)**

**OC218/19 That the minutes of the Ordinary Council Meeting held on Tuesday 30 April 2019
be confirmed as a true record of proceedings.**

Voting Requirement: Simple Majority

CARRIED/LOST:

9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**10. REPORTS OF COMMITTEES AND OFFICERS**

10.1 EXECUTIVE MANAGER INFRASTRUCTURE & DEVELOPMENT REPORTS

10.1.1 Industrial Expansion Area Structure Plan – Final Approval/Modified Document (ATTACHMENT)

File Ref: C/19/484 - GR.SR.1

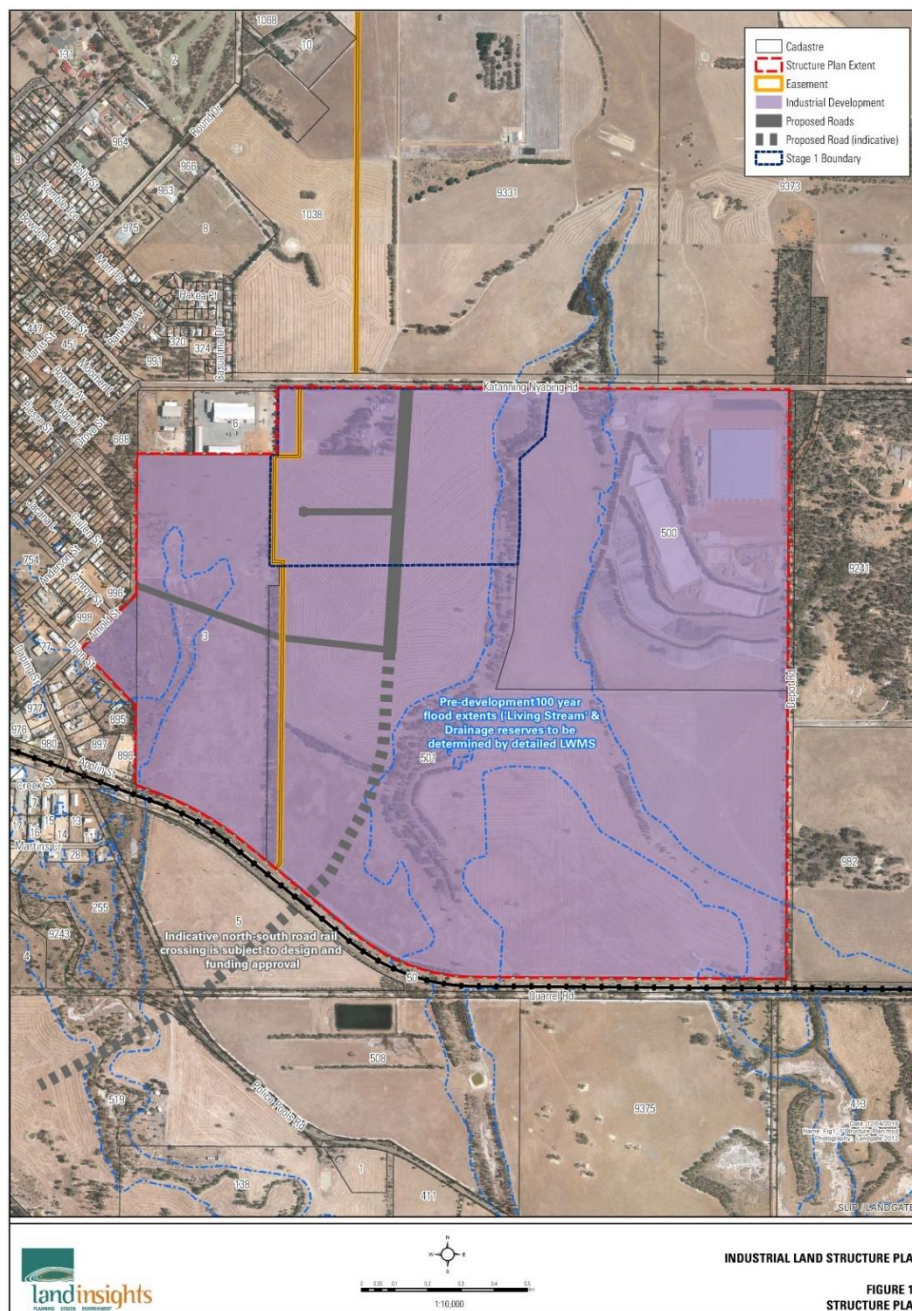
Reporting Officer: D Baesjou, Consultant Planner

Date Report Prepared: 29 April 2019

Issue:

To receive the final approved Industrial Expansion Area Structure Plan SPN/2029.

The Industrial Expansion Structure Plan has been prepared to provide guidance on the future development of this industrial area. The purpose is: *To provide for industrial expansion based around the new sales yards and existing rural service industries.*



The Industrial Expansion Structure Plan document comprises:

- Part 1 - Implementation
- Part 2 – Explanatory Section
- Figure 1.1 – Structure Plan
- Figure 2.1 – Context
- Figure 2.2 – Local Planning Scheme 5
- Figure 3.1 – Site Conditions and Constraints
- Figure 4.1 – Indicative Lot Layout

and 5 Technical Appendices:

1. Structure Planning – Environmental Investigations, – Project TE14012, Talis 2014
2. Katanning Industrial Site Local Water Management Strategy – Version C, Job 1409018, Shawmac Pty Ltd 4 August 2017
3. Bushfire Hazard Assessment – Project No. 14129, Bushfire Prone Planning July 2014
4. Transport Assessment, lots 500, 501 and 3, Preliminary Structure Plan - V1, Shawmac Pty Ltd October 2015
5. Servicing and Infrastructure – Doc #: LI-KT-01, Shawmac Pty Ltd September 2014

The Industrial Expansion Structure Plan (excluding the Appendices) is attached.

Body/Background:

The first draft of the Structure Plan was prepared in 2015, based on the Literature Review, Stakeholder Consultation, Opportunities and Constraints Plan and the findings of the supporting Technical Documents (2014). It was updated in 2016 to accord with the Planning and Development (Local Planning Schemes) Regulations 2015 and the associated Structure Plan Framework.

The industrial Expansion Structure Plan – KATA/2016/3 969-05 Version F was endorsed for advertising by the Council at its meeting held 24 May 2016 (Resolution **OC52/16** Item 10.1.2 refers). The draft Structure Plan was advertised in accordance with the Regulations and procedures. Notices were published in the local newspaper and on the Shire's website and displayed in the Administration Office. Landowners and public authorities were invited to view and comment on the Draft Plan. Copies of the documents and supporting Technical papers, Information Sheets and Submission Forms were available at the Administration Office and on-line. An information workshop was held on 21 June 2016. The formal, 28 day submission period closed on 15 July 2016. The Plan was re-referred to selected agencies, including the Department of Water (DoW) and an 'extension', as provided for under Clause 20 sub-regulation (1) (c), was granted by the WAPC to allow additional time for agency referral and for the Shire to prepare its response.

The submissions were considered by the Council at its meeting held 25 Oct 2016. It was resolved to adopt the Industrial Expansion Area Structure Plan, subject to four modifications (Resolution OC123/16 item 10.1.2 refers).

The Draft Structure Plan documents were forwarded to the then Department of Planning (DoP)/WAPC in November 2016, as hard copies and through the eLodgement portal. Following several meetings and liaison with DoW, in March 2017 the DoP advised it required the Local Water Management Strategy – Appendix 2 to be revised and endorsed by the DoW.

The revised LWMS (version C) was received from Shawmac on 4 August 2017 and subsequently endorsed by DOW and forwarded to the Department of Planning Lands and Heritage (DPLH - formerly DoP) on 11 August 2017.

Following several meetings with DPLH to progress their assessment of the Structure Plan and provision of further copies of documents, the draft Structure Plan was re-referred to the Department of Health, the Public Transport Authority (PTA) and Arc Infrastructure (formerly Brookfield Rail) in November and December 2017. Agency comment was received on 9 February 2018. Shire staff compiled responses and forwarded draft updates to DPLH on 11 February 2018 regarding stormwater management, onsite waste water disposal, rail access and traffic planning.

Progress updates were sought from DPLH during 2018 and further copies of the documents were provided by Shire staff. Several meetings were held in November and December to discuss and consider the draft modifications and format of the Structure Plan.

On 11 February 2019 the WAPC advised it required eleven (11) modifications to the Industrial Expansion Structure Plan.

SPN 2029 Katanning Industrial Expansion Structure Plan Schedule of Modifications		
No	Modification	Reason
1.	Modify the document in accordance with the track changes version (attached)	
	COVER / EXECUTIVE SUMMARY / CONTENTS PAGES	
2.	Update 'List of Figures' page v to include all figures and tables from document	WAPC recommendation
3.	Update the 'Technical Appendices Index' on Page v and the corresponding cover pages of Appendices as follows: Structure Planning – Environmental Investigations, Talis 2014 Katanning Industrial Site Local Water Management Strategy – Version C, Job 1409018, Shawmac Pty Ltd 4 August 2017 Bushfire Hazard Assessment – Project No. 14129, Bushfire Prone Planning July 2014 Transport Assessment, lots 500, 501 and 3, Preliminary Structure Plan - V1, Shawmac Pty Ltd October 2015 Servicing and Infrastructure – Doc #: LI-KT-01, Shawmac Pty Ltd September 2014	Local Government recommendation

4.	Update names of State Government departments within Abbreviations page v to reflect all new department names and acronyms and modify all acronym references within document.	WAPC recommendation to reference newly formed Departments.
5.	Update all figures within the Structure Plan to include vacant UCL, Lot 365 Cnr Dijon st and Cullen St within Structure Plan area.	WAPC and Local Government recommendation
6.	Images and plans within the Structure Plan and the Technical Appendices to be consistent.	Local Government recommendation
PART ONE		
7.	<p>Update Figure 1.1 as follows:</p> <ul style="list-style-type: none"> • Show Q100 flood extents from figure 6 of the revised LVMS and include in Legend with notation: Pre-development 100 year flood extents ('Living Stream' & Drainage reserves to be determined by detailed LVMS) • Modify road layout to include an east west road linkage to Cullen St as per Appendix 4 'Transport Assessment' Figure 8. • Draw the indicative north south connector road as a dashed line below its junction with the east west connector road. Include a note within the Figure – <i>"Indicative north-south road rail crossing is subject to design and funding approval"</i>. (See attached annotated Figure 1.1) • Increase font of all lot numbers for legibility 	WAPC recommendation to include flood constraint, update proposed road connections and aid legibility.
PART TWO		
8.	Update Figure 2.2 to reference zones of current Local Planning Scheme No. 5 including correct colours	WAPC recommendation to correct zone reference
9.	<p>Update Figure 3.1 as follows:</p> <ul style="list-style-type: none"> • Show Q100 flood extents from figure 6 of the revised LVMS and include in Legend with notation: Pre-development 100 year flood extents. 	WAPC recommendation to show major flood constraint
10.	<p>Update Figure 4.1 as follows:</p> <ul style="list-style-type: none"> • Remove all indicative lots within "Subsequent Stages – Proposed Lots (ha)" • Draw the indicative north south connector road as a dashed line below its junction with the east west connector road. Include a note within the Figure – <i>"Indicative north-south road rail crossing is subject to design and funding approval"</i>. • Modify proposed road layout to include an east west road linkage to Cullen St as per Appendix 4 'Transport Assessment' Figure 8. 	WAPC recommendation to remove indicative lot layout as additional investigation is required into land capability, floodways and drainage reserves.
11.	Update Appendix Two with revised Local Water Management Strategy	WAPC recommendation

The modifications to the text and figures were completed and the documents were submitted to DPLH/WAPC on 1 May 2019. WAPC conformance advice was issued on 2 May 2019.

Officer's Comment:

The 11 modifications required by the WAPC are generally as recommended by the Council and/or in response to agency advice. The replacement Figures and minor revisions will result in a more consistent and contemporary document. The notable modifications are:

- 5. The inclusion of the Lot 365 within the Structure Plan Area.
This 2.7ha vacant Unallocated Crown Land, bounded by Dijon Street and Arnold/Cullen Street, is zoned 'Industrial Development' under Local Planning Scheme 5. It is considered appropriate to extent the Structure Plan to incorporate Lot 365.
- 7/10. Show the southern portion of the proposed north-south connector road as indicative and include a notation that "Indicative north-south road rail crossing is subject to design and funding approval" and include an east west road linkage to Cullen St as per Appendix 4 'Transport Assessment' Figure 8.
The nominated alignment of a future eastern 'bypass' has not been fully investigated and is not endorsed by the Public Transport Authority. Given the uncertainty of a further rail crossing, the constraints of the lower lying areas and the probable timeframe for the final stage of subdivision, it is appropriate to show the western connection through to Cullen Street on the Structure Plan.

Preparation of the Structure Plan meets statutory obligations and fulfils recommendations and objectives set out within the Council's Local Planning Strategy (LPS) and the SuperTowns Growth and Implementation Plan.

Statutory Environment:

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015, in particular Schedule 2, Part 4 – Structure Plans.

Policy Implications:

Nil

Financial Implications:

There have been administrative costs associated with finalising the Structure Plan documents, including Fees from Land Insights of approximately \$900.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The risk relates to timeliness, costs and the Shire's responsibility in modifying the draft structure plan prior to final approval by the Western Australian Planning Commission. The perceived level of risk for the project is considered to be "Low", based on:

- the "minor" consequence (2) of financial impacts and the "Unlikely" likelihood (2) that the Commission would take more than six months to approve the Plan; and
- the "minor" consequence (2) of reputational impacts and the "Rare" likelihood (1) that the Structure Plan is not supported by the Commission or the Minister for Planning.

The "Low" risk rank is considered acceptable with adequate controls, managed by routine procedures.

Strategic Implications:**Shire of Katanning Strategic Community Plan 2017 – 2027**

PRIORITY		
BUILT ENVIRONMENT		
ASPIRATION	B2	Places for the community to live, work and connect
OBJECTIVE	B2.2	Facilitate and encourage housing options; spaces for local service delivery, employment and recreation.
PRIORITY		
ECONOMIC		
ASPIRATION	E3	Sustainable economic and population growth
OBJECTIVE	E3.2	Continue to build Katanning's reputation as a strategic sub-regional service centre and economic hub.

Preparation and implementation of the Structure Plan is consistent with general and specific recommendations contained in the 2013 Local Planning Strategy and many of the Objectives/Tasks set out in the SuperTowns Growth and Implementation Plan.

Officer's Recommendation/Council Motion:

OC219/19 That Council receives and notes the final Industrial Expansion Structure Plan – version G SPN/2029.

Voting Requirement: Simple Majority

CARRIED/LOST:

10.1.2 Development Application – Addition to Oversize Outbuilding, Lot 22 (100) Braeside Road, Katanning

File Ref: A3549 Application No. 201819046
Reporting Officer: D Baesjou, Consultant Planner
Date Report Prepared: 8 May 2019

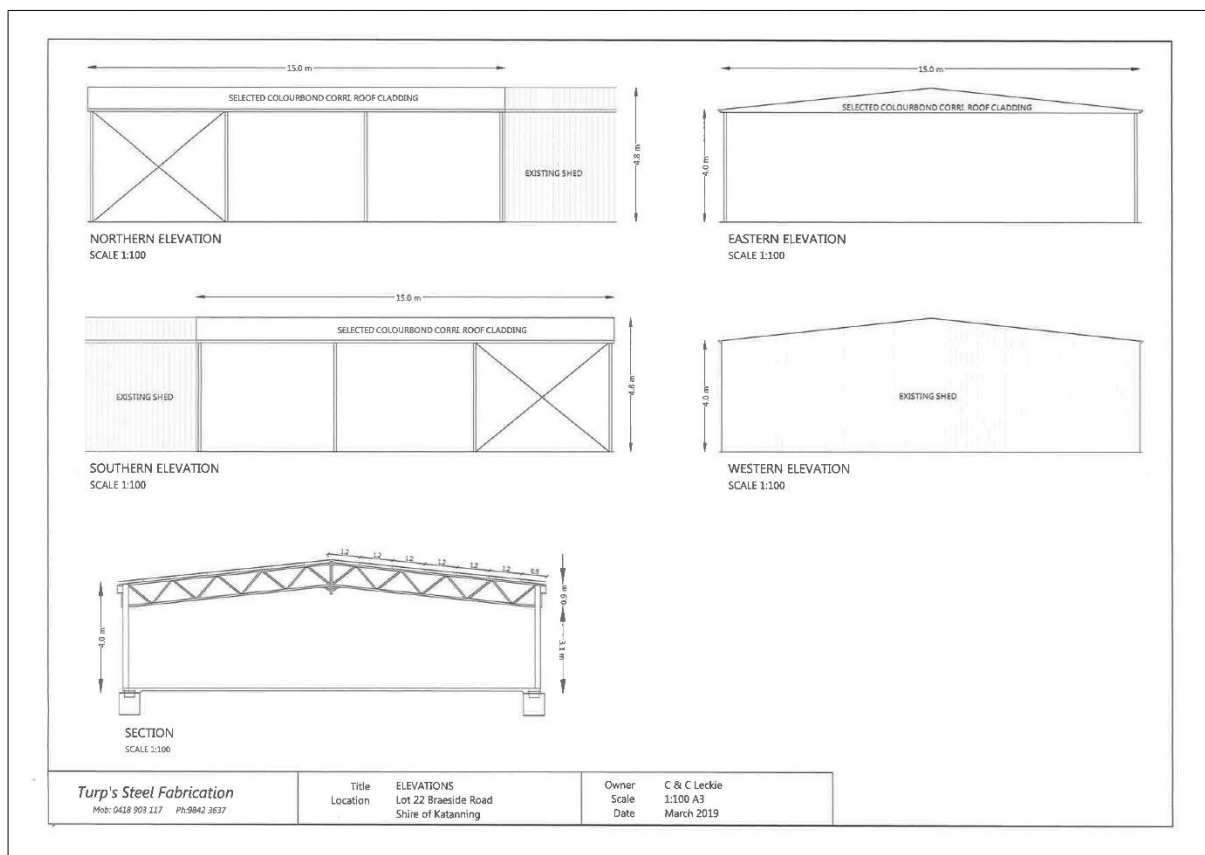
Issue:

To consider an application for a 225m² Addition to the existing 225m² Outbuilding at Lot 22 (100) Braeside Road, Katanning. The application for Development Approval requires determination by the Council because the cumulative floor area of the existing and proposed Outbuildings is greater than 200m², and because there is no Dwelling on the lot.

Body/Background:

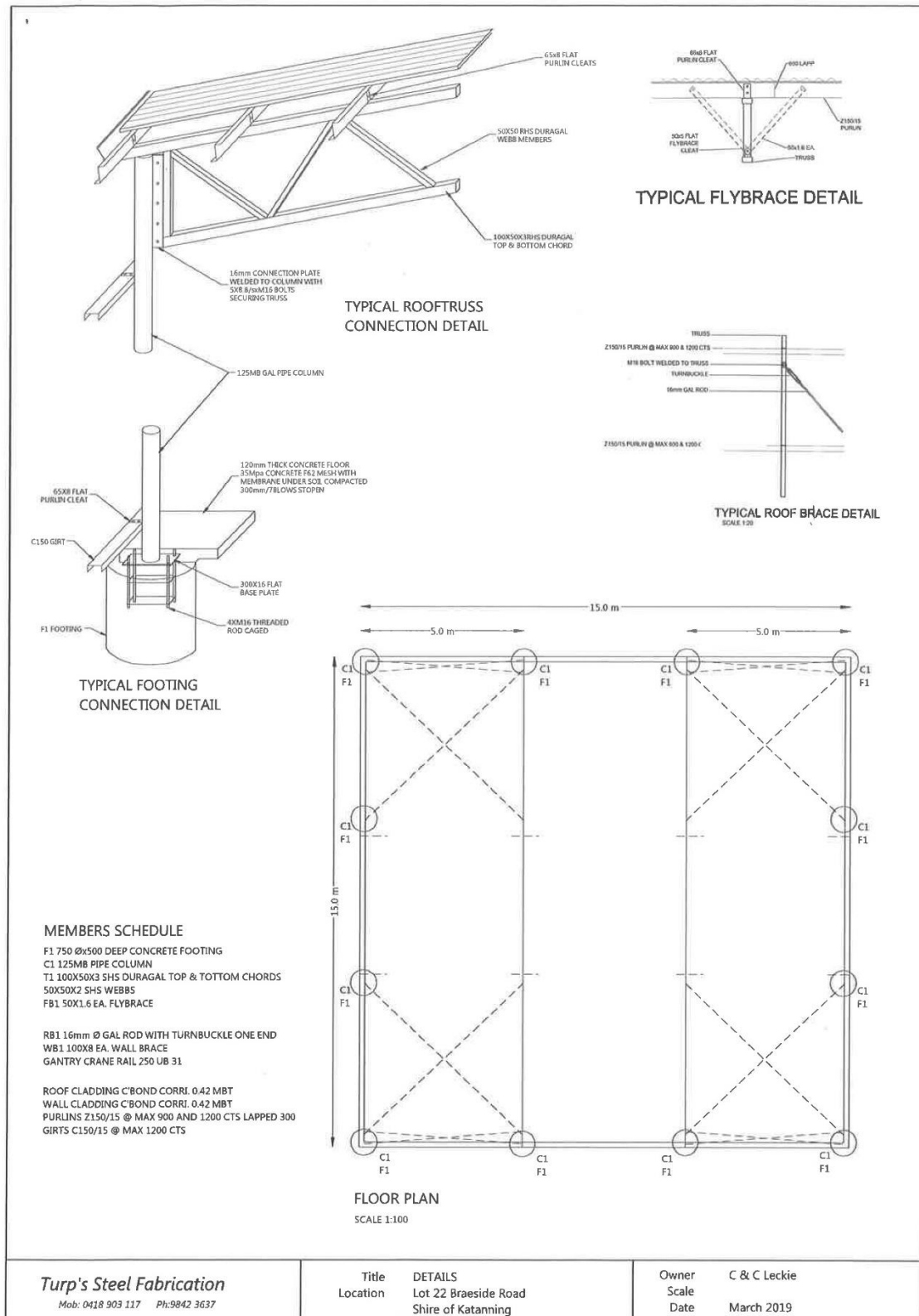
The Application was received on 17 April 2019. The proposal is for a 15m x 15m Addition on the east side of the existing Outbuilding. The plans indicate a steel-framed structure with 4m high walls (north and south) and 4.8m at the apex of the gable (average 4.4m east and west). The proposed addition is to be of matching style and materials; roof cladding is shown as dark blue colorbond® and the applicant has nominated cream walls.

The applicant has advised the Addition is to be used for storage of a boat, 6-wheeler caravan and a private collection of vehicles. It will provide weather protection and security.



Elevations

**Site Plan**



Floor Plan

Lot 22 is 2.0172ha and is an irregular battle-axe shape. It has frontage to Braeside Road along the southern portion of the western boundary. The crossover to Braeside Road is located at the southern extremity of the lot. The north-west corner of the lot adjoins Warren Road; however there is no practical vehicular access.

Existing development comprises an Outbuilding and water tank formed driveways and private open space.

The property is zoned 'Rural Residential' – Area 1 (RR1) under the Shire of Katanning Local Planning Scheme No. 5 (LPS5).

Land to the west is bushland Reserve 1952, designated as Public Open Space under LPS5. Adjoining land to the north and south is zoned Rural Residential Area 1. Land to the east is owned and occupied by the Katanning Country Club and is zoned Special Use 5.

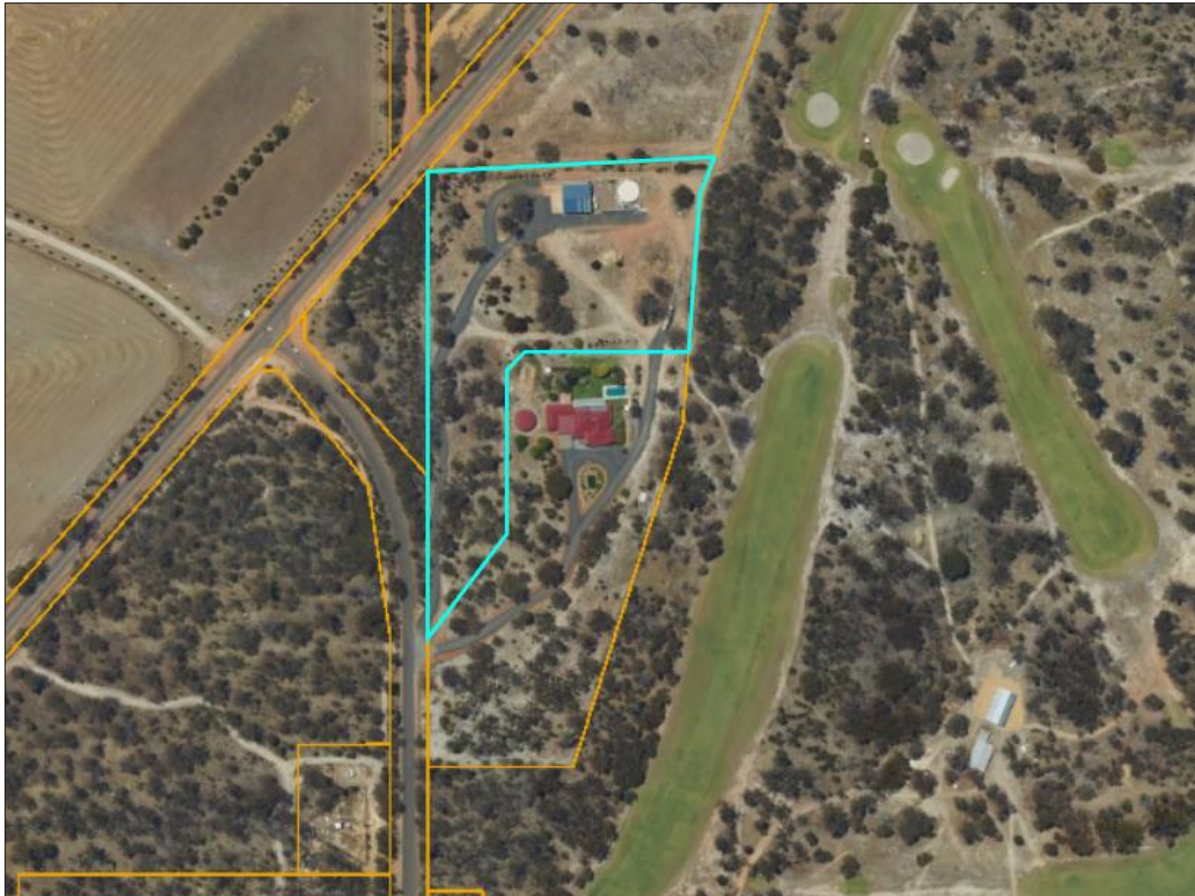


Image of Subject Land – Source: Landgate (Aerial June 2017)



Image showing Subject Land and Bushfire Prone designation

Officers Comment

The application was assessed against the requirements set out in Table 3 and Schedule 1 of LPS5, Shire of Katanning Local Planning Policy No. 1 – Outbuildings (LPP1) and the P&D Regulations 2015.

Tables 2, 3 and Schedule 1 of LPS5 set out the following relevant Objectives and Requirements for the Rural Residential Zone:

Objectives

- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land and avoid off-site impacts such as nutrient loss, drainage and/or potential conflicts with adjoining land uses.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.

Planning Scheme considerations include rural amenity, vegetation protection, landscaping, fire safety, water supply, fencing and keeping of animals/Rural Pursuit activities.

The following Table shows the required and proposed setbacks for the Outbuilding.

Minimum Setbacks - Proposed Addition to Outbuilding, Lot 22 (100) Braeside Road, Katanning			
Boundary	Required Setback	Proposed Setback	Comment/ Assessment
Front (west): Warren Road	30m	Est. 87m	<i>Compliant</i> (behind existing Outbuilding)
Front (west): Braeside Road	10m	>165m	<i>Compliant</i>
Northern Side	10m	11m	<i>Compliant</i>
Southern Side	10m	74m	<i>Compliant</i>
Rear/Eastern side	10m	45m	<i>Compliant</i>

This proposal satisfies the zone provisions set out in Table 3 of LPS5.

Lot 22 is considered to be of sufficient size to accommodate the proposed oversize Outbuilding. Notwithstanding the substantial length of the northern wall, it is considered the appearance, size and bulk of the proposed development will not have a significant detrimental impact on adjoining land. The proposed structure is to be located behind the existing Outbuilding and is considered to be adequately screened from view/public roads. The development is compatible with nearby land uses, including the KCC golf course, and is considered to meet the Objectives for the Rural Residential zone set out in LPS5. Development Approval is recommended, subject to conditions.

The Council is under no obligation to approve the proposed Addition to the oversize Outbuilding. Should the Council decide to not support the Development Application, an alternative recommendation for refusal is set out below.

Statutory Environment:

Shire of Katanning Local Planning Scheme No. 5 (LPS5).

The Planning and Development (Local Planning Schemes) Regulations 2015 (P&D Regs 2015).

The subject land is not of historical cultural significance. The site is not recorded in the State Register of Heritage Places, the Municipal Inventory or other Heritage lists. Based on a recent search using the DoPLH online Aboriginal Heritage Inquiry System, it is not listed as a Registered Aboriginal Site or Survey Area.

The subject land is designated as a Bush Fire Prone Area (BFPA) as identified by the Fire and Emergency Services Commissioner. Notwithstanding the lot area is greater than 1100m², in this case an 'Exemption' from the requirements of SPP 3.7 and the associated deemed provisions is considered to apply to the Outbuilding which is more than 6m from any Dwelling. Furthermore, the landowner is obligated to comply with the Shire of Katanning Fire Management Requirements (Bush Fire Notice), including provision of a '2.5 metre wide bare earth firebreak immediately inside along all external boundaries'.

Policy Implications:

Shire of Katanning Local Planning Policy No. 1 – Outbuildings (LPP1) sets the permitted development criteria for Outbuildings according to the zone and site area. Within the Rural Residential zone, LPP1 provides for Outbuildings up to 4.2m in wall height and a maximum cumulative total floor area of 200m². The proposed 4m high front and rear walls comply with the Policy.

The proposed 4.4m high end walls are within the scope of the 20% variation allowable under Clause 11 and therefore accord with SoK LPP1. The proposed 225m² Outbuilding is additional to the existing 225m² oversized Outbuilding. The cumulative area of will be 550m² and therefore requires determination by the Council. Clause 9 of LPP1 deals with Outbuildings on vacant land and is relevant in this case as there is no Dwelling House on the subject lot.

The Applicants own and occupy the existing Dwelling on the adjoining Lot 21 to the south. Their intention in the medium term is to ‘downsize’ by constructing a new Dwelling on Lot 22. In the interim, it is proposed to extend the Outbuilding on the subject lot and continue to use it for storage purposes. Under Clause 9 of the LPP1, Council may seek written confirmation, in the form of a statutory declaration, that the building will not be used for residential, commercial or industrial purposes. This is reflected in Condition 2 of the Officer Recommendation.

Financial Implications:

The Application Fee of \$295, is required as set out in Council’s Schedule of Fees and Charges.

Risk Implications:

This item has been evaluated against the Shire of Katanning’s Risk Assessment and Acceptance Criteria.

The risks relate to:

- A. Financial and Reputational Consequences, in the event the Applicants exercise their right to apply for a review by the State Administrative Tribunal (SAT) should they be aggrieved by the determination (either Approval or Refusal) of the Development Application; and
- B. Property and Environmental Consequences should the oversized Outbuilding be used for any industrial or commercial purpose, contrary to the conditions of approval.

In this case, the perceived level of risk in relation to A (above) is considered to be “Low (2)” based on the “Minor” (2) consequence of Financial or Reputational impacts, and the “Rare” (1) likelihood that the Applicant would challenge the Council’s decision on this proposal. In the “Unlikely” (2) event of non-approved use of the premises, any “Minor” (2) damage or impact could be rectified or reversed through routine procedures and responses, therefore risk in relation to B (above) is considered to be “Low (4)”.

The “Low” risk rank is considered acceptable with adequate controls, managed by routine procedures.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	BUILT ENVIRONMENT	
ASPIRATION	B2	Places for the community to live, work and connect
OBJECTIVE	B2.3	Orderly development (Town Planning)
PRIORITY	ECONOMIC	
ASPIRATION	E3	Sustainable economic and population growth
OBJECTIVE	E3.2	Continue to build Katanning's reputation as a strategic sub-regional service centre and economic hub.

Officer's Recommendation/Council Motion:

OC220/19 That Council grants Development Approval for Lot 22 (100) Braeside Road, Katanning Pinwernying for the purpose of Addition to oversized Outbuilding (15m x 15m) subject to the following conditions:

- 1) Development is to be generally in accordance with approved plans.
- 2) Written confirmation from the applicants in the form of a Statutory Declaration to the effect that the existing Outbuilding and the proposed Addition will not be used for habitation or commercial purposes.
- 3) Maintenance of the crossover is the responsibility of the developer.
- 4) All stormwater runoff from the new structure to be adequately controlled on-site. Any connection to the district drainage system to be to the satisfaction of the Shire of Katanning, in accordance with Engineering requirements and design guidelines.

Advice Notes

- I. Future use and development to comply with the Building Code of Australia and relevant statutes.
- II. Lot 22 is designated as a Bush Fire Prone Area (BFPA) as identified by the Fire and Emergency Services Commissioner. In this instance, the Outbuilding is regarded as 'Exempt' from the requirements of SPP 3.7 and the relevant deemed provisions. In any case, the landowner is obligated to comply with the Shire of Katanning Fire Management Requirements (Bush Fire Notice).

Voting Requirement: Simple Majority

CARRIED/LOST:

Alternative Recommendation:

Alternatively, should Council decide not to support the proposal, it is recommended that Council refuse to Grant Development Approval for Lot 22 (100) Braeside Road, Katanning Pinwernying for the purpose of Addition to oversized Outbuilding (15m x 15m) on the following grounds:

- 1) The proposed development does not satisfy the 200m² maximum floor area criteria set out in the Shire of Katanning Local Planning Policy 1 – Outbuildings.
- 2) The size and scale of the proposed development is not in keeping with a shed used as a domestic Outbuilding.

10.1.3 Development Application – Grouped Dwellings Lot 165 (125) Beaufort Street, Katanning

File Ref: A151 DA Ref 6J
Reporting Officer: D Baesjou, Consultant Planner
Date Report Prepared: 17 May 2019

Issue:

To consider an application for twelve (12) Grouped Dwellings on Lot 165 (125) Beaufort Street, Katanning.

Body/Background:

A development application has been received for twelve (12) two bedroom single storey Grouped Dwellings.

The 11.75 x 6.5m Dwellings have an internal floor area of 65m², together with an 18m² Carport, 6m² rear verandah and 2m² front Porch. The design includes a skillion roof with window openings in the raised ceiling space. The application does not specify materials and finishes, other than colorbond® roofing, fascias, gutters and front wall features.

The subject land is zoned Residential under Local Planning Scheme 5 (LPS5). The R25 Density Code applies. Grouped Dwelling is a 'D' (Discretionary) land use under LPS5. Accordingly the development requires the determination by the Council.

Lot 165 is 4249m² and has frontage to Beaufort Street and Beach Street Road along the full length of the southern and eastern boundaries respectively. It adjoins a rear lane-way along the length of the north-western boundary. The site is undeveloped vacant land.



Image of Lot 165 from Beach Street frontage, showing undeveloped site, trees and existing wooden fence on common boundary with 18 Beach Street (right), and cream colorbond fence on opposite side of the laneway.

Adjoining lots are zoned Residential and are used accordingly. Lot 935 on the opposite side of Beaufort Street is Unallocated Crow Land and is zoned Enterprise. Reserves 14321 and 24222 are designated as Public Use under LPS5.

Conditional Planning Consent for a similar proposal was granted by the Shire of Katanning 28 March 2012. Refer Item 10.1.1. That approval has since lapsed and the landowner is seeking a new approval. Since then, LPS5 has been adopted and the dual Density Coding on the subject land has been removed. Furthermore, the WAPC amended the R-Codes in August 2013, October 2015 and March 2018.

There is no requirement to formally advertise the proposed Grouped Dwellings. In this instance, as a courtesy and given the history, the Applicant agreed to invite comment from adjoining landowners. At the time of preparing this report, two submissions had been received. A Table summarising the issues raised, Officer Comment and Recommendation, together with the full submissions, and the response from the Applicant's Planning Consultant are attached.

Officers Comment

In addition to satisfying the requirements of the Local Planning Scheme (LPS5) and the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, all residential development is required to comply with the Western Australian Planning Commission (WAPC) State Planning Policy 3.1 Residential Design Codes (R-Codes).

Table 2 of LPS5 includes the following relevant Objectives for the Residential Zone:

- To provide for a range of housing and a choice of residential densities to meet the needs of the town and its anticipated growth in population.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas that
 - Maintains the character and amenity of established residential areas and ensures that new development, including alterations and additions, is sympathetic with the character and amenity of those areas;
 - Incorporates energy efficient design principles; and
 - Where appropriate, facilitates ageing in place through the incorporation of adaptable housing design.

The current application is supported by completed R-Codes Residential Development Compliance Checklist. Notwithstanding the need for additional technical and design detail, the proposal generally accords with the minimum site area requirements, setbacks and relevant principles set out in the R-Codes.

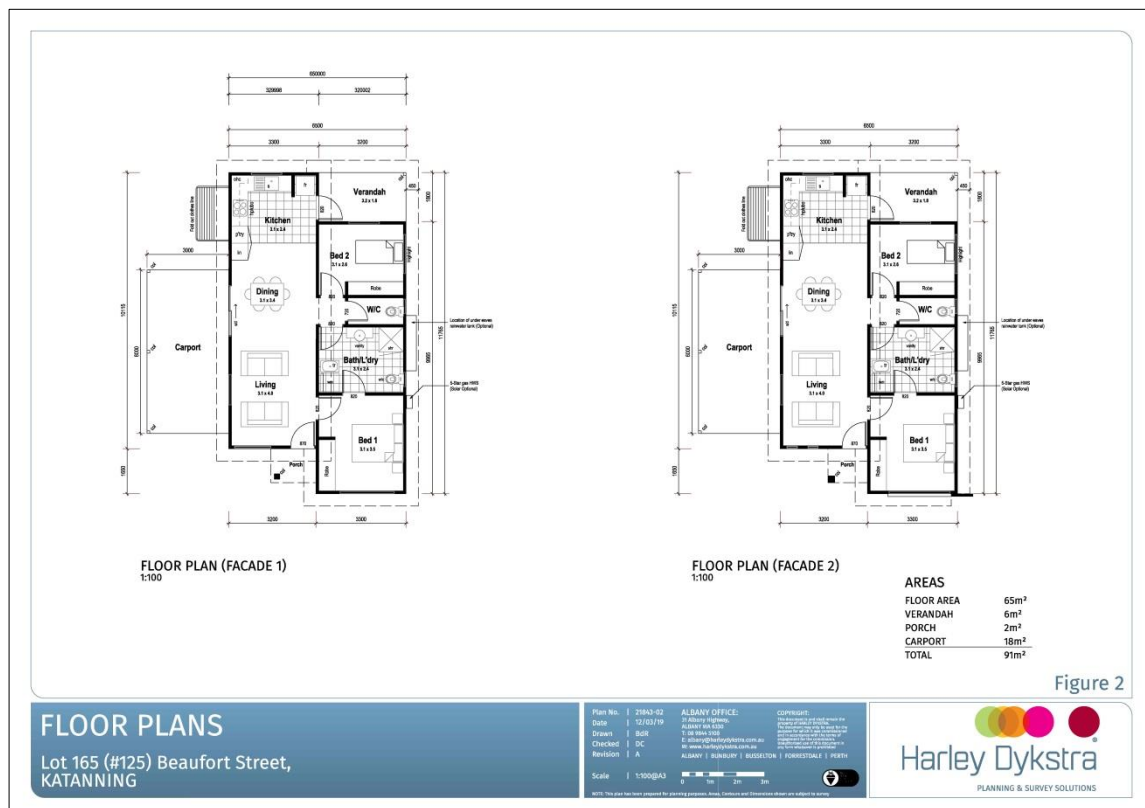
Officers consider that because of the clay soil, site conditions and intensity of development, connection to the local stormwater network is required.

The subject land is within 90m of the creek line and the southernmost corner of the site is within the mapped Flood Extent. By extrapolating the anticipated 1 in 100 flood level, based on the 2m intervals and mapping contained in the 2013 Shire of Katanning Flood Assessment, it is estimated the flood edge in the vicinity is estimated to be 303m AHD. The site plan shows a Finished Surface Level of 303m and Finished Floor Levels (FFL) of 303.5m for the proposed Grouped Dwellings. It would appear that the FFL of the development achieves the 500mm clearance from known flood level, as required by part 3(a) in Table 8 of LPS5.

The proposal is considered to meet the Objectives of the Residential zone and satisfies the deemed-to-comply requirements of the R-Codes. Following conferral with the Development Services Team it is recommended that the development be supported subject to conditions.



Site Plan



Floor Plan

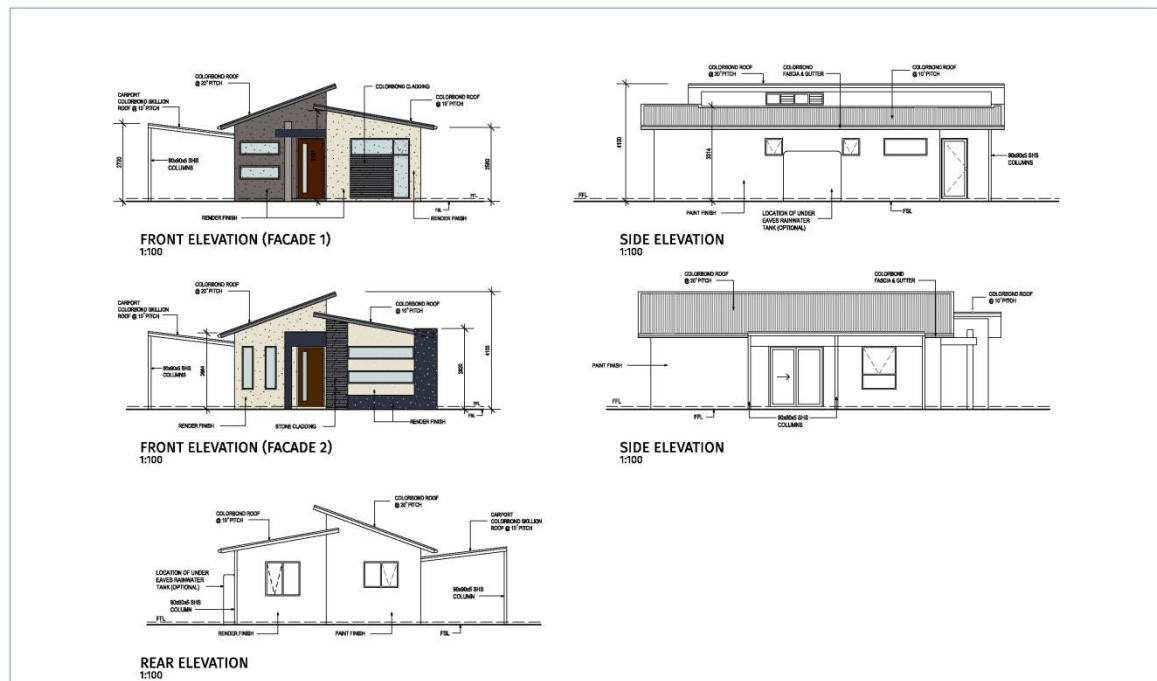


Figure 3

ELEVATIONS

Lot 165 (#125) Beaufort Street,
KATANNING

Plan No. | 21943-03 | ALBANY OFFICE:
Date | 12/03/19 | 31 Albany Highway,
Albany WA 6173
Drawn | BGR | T: 08 9494 5100
Checked | JC | E: albany@harleydykstra.com.au
Revision | A | www.harleydykstra.com.au
Scale | 1:100@A3 | ALBANY | BUNBURY | BROOKLYN | HOBARTVILLE | PERTH

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Elevations

Figure 4

STREETSCAPE

Lot 165 (#125) Beaufort Street,
KATANNING

Plan No. | 21943-04 | ALBANY OFFICE:
Date | 10/04/19 | 31 Albany Highway,
Albany WA 6173
Drawn | BGR | T: 08 9494 5100
Checked | JC | E: albany@harleydykstra.com.au
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Streetscape

Statutory Environment:

Shire of Katanning Local Planning Scheme No. 5

The Planning and Development (Local Planning Schemes) Regulations 2015

WACP - SPP 3.1 Residential Design Codes (R-Codes)

The application was assessed, based on the procedures and requirements set out in LPS5, the Planning Regulations and the current R-Codes.

The following summary lists the key Design Principles and Deemed-to-comply (C) reference contained in the R-Codes, together with the Officer's assessment/comment.

R-Codes Evaluation - Proposed Grouped Dwellings, Lot 165 Beaufort Street				
Design Principle	Deemed-to-comply reference	Requirement	Proposal	Comment/Assessment
5.1.1 Site Area	C1.1 and C1.2 ii Minimum	300m ²	311m ²	<i>Compliant</i>
5.1.1 Site Area	C1.1 Average	350m ²	345m ²	<i>Compliant</i>
5.1.2 Primary Street setback	Beaufort St - C2.1 i	6m	10m Lot 1: 4.1m	<i>Compliant</i> <i>Compliant</i>
5.1.2 Secondary Street setback	Beach St - C2.1	1.5m	1.5m	<i>Compliant</i>
5.12 Secondary Street setback	ROW - C2.1 iv	2.5m	6m	<i>Compliant</i>
5.1.3 Lot boundary setback	North east- C3.1i, Tables 1 and 2b Side wall – Lot 4	1.5m	4.1m	<i>Compliant</i>
	End walls – median height 3.382m	1.5m	10m	<i>Compliant</i>
5.1.3 Internal lot boundary setbacks	C3.1iii Side wall, 10m in length, < 3.5m high with major openings.	1.5m	4.1m	<i>Compliant</i>
	Carport 6m in length, < 3.5m high, non-habitable.	1m	1.5m 1.1m	<i>Compliant</i> <i>Compliant</i>
	End walls – median height 3.382m	1.5m	4.2m	<i>Compliant</i>
5.2.5 Sight Lines	C5 -	unobstructed at crossover		<i>subject to submission of details on fencing and driveways</i>

5.4.2 Solar Access	C2.1			<i>Compliant: single storey development; no neighbouring residential property with northern boundary</i>
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The proposed Dwellings are setback 4.3m and 10m from the Beaufort Street boundary, 1.5m from the Beach Street boundary, 6m from the laneway and 4.1 and 10m from the common boundary with the adjoining lot to the north east.

Details relating to on-site stormwater management, geotechnical assessment, landscaping, building materials, colours and finishes and fencing have not been provided by the applicant, pending Council's determination of the application.

Should the Council choose to support the proposed development, supplementary information and technical details can be provided subsequent to Council's determination of this Development Application. Clause 74 - Approval subject to later approval of details of the LPS regulations sets out:

- (1) The local government may grant development approval subject to a condition that further details of any works or use specified in the condition must be submitted to, and approved by, the local government before the developer commences the development.
- (2) The local government may only impose a condition referred to in subclause (1) if the local government is satisfied that the further matters that are to be approved would not substantially change the development approved.

The Officer Recommendation contains various conditions relating to the submission of further details. The onus is on the applicant to undertake the necessary site testing and to provide the required technical detail. It is acknowledged that the layout of the development may require modifications to accommodate on-site drainage infrastructure, given the area of hardstand/impervious surface, the soil types, depth to groundwater and proximity to the creek line. Nonetheless, the site is of sufficient size to accommodate twelve (12) grouped dwellings proposed in this development application.

Policy Implications:

Nil

Financial Implications:

Based on the nominated Development Value of \$1.5m and in accordance with the published schedule of Fees and Charges, the Planning Application Fee is \$4,270.00.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The risk relates to Financial and Reputational Consequences, in the event the Applicants exercise their right to apply for a review by the State Administrative Tribunal (SAT) should they be aggrieved by the determination for the proposed Development. In this case, the perceived risk is considered to be "Low (2)" based on the "Minor" consequences (2) and the "Rare" likelihood (1) that the Applicant would challenge the Council's decision to grant development approval subject to standard conditions, in accordance with Local Planning Scheme No. 5 and the R-Codes. The "Low" risk rank is considered acceptable with adequate controls, managed by routine procedures.

Alternatively, should the Council decide to refuse to grant development approval, the perceived risk is considered to be "High (12)" based on the "Moderate" consequences (3) and the "likelihood" (4) that the Applicant would challenge the Council's decision on a Discretionary use given compliance with the Deemed Provisions of the R-Codes.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	BUILT ENVIRONMENT	
ASPIRATION	B2	Places for the community to live, work and connect
OBJECTIVE	B2.3	Orderly development (Town Planning)
PRIORITY	ECONOMIC	
ASPIRATION	E3	Sustainable economic and population grow
OBJECTIVE	E3.2	Continue to build Katanning's reputation as a strategic sub-regional service centre and economic hub

Officer's Recommendation/Council Motion:

- OC221/19** That Council grants Development Approval for Lot 165 (125) Beaufort Street, Katanning for the purpose of Twelve Grouped Dwellings, subject to the following conditions:
1. Development to be generally in accordance with the approved plans.
 2. The Finished Floor Level of the proposed Grouped Dwellings to be not less than 303.5m AHD.
 3. Prior to the commencement of works, the landowner/applicant is to provide a geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development.
 4. Prior to commencement of works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required. Any such remediation is to be completed and validated in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation Guidelines, to ensure that the site is suitable for Residential use.
 5. The land being filled, stabilised and drained, as required, to ensure that the site can accommodate the intended development.
 6. Prior to the occupation of the development, the rear laneway adjoining the subject land is to be upgraded, sealed and drained to the satisfaction of the Shire of Katanning in accordance with Engineering requirements and design guidelines.

7. **Vehicle crossovers in Beach Street and servicing the Grouped Dwellings fronting the laneway are to be constructed to the specification and satisfaction of the Local Government.**
8. **Provision and maintenance of a minimum of two clearly marked 'visitor parking bays' in accordance with Design Principle 5.3.3 and 5.3.4 of the R-Codes.**
9. **The communal driveway is to be designed for two-way access to allow vehicles enter the street in forward gear and pedestrian access, in accordance with Design Principles 5.3.5 and 5.3.6 of the R-Codes.**
10. **The construction and maintenance of internal driveways and accessways is the responsibility of the landowner.**
11. **All stormwater resulting from the development must be adequately contained on-site and disposed of via connection to the existing drainage system to the satisfaction of the Shire of Katanning in accordance with Engineering requirements and design guidelines.**
12. **Prior to lodging an application for a building permit, stormwater management and disposal plans, details and calculations must be submitted for approval by the Shire of Katanning and thereafter implemented, constructed and maintained to the satisfaction of the Shire of Katanning.**
13. **A schedule of the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, must be submitted to and approved by the Shire of Katanning, prior to lodging an application for a building permit. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the Local Government, prior to occupation of the development.**
14. **Any fences / walls in the front setback of the property must comply with the provisions of the Residential Design Codes, which require front walls and fences to be visually permeable:**
 - a. **1.2 metres above natural ground level within the primary street setback area; and**
 - b. **0.75 metres above natural ground level within 1.5 metres of the intersection of a driveway and a public street or where two streets intersect.**
15. **Prior to lodging an application for a building permit, a detailed landscaping and reticulation plan for the subject site and the road verges is to be submitted to and approved by the Shire of Katanning, and must include the following:**
 - (a) **The location, number and type of proposed trees and shrubs including tree pit sizes and planting density;**
 - (b) **Any lawns to be established;**
 - (c) **Any existing vegetation to be retained; and**
 - (d) **Any verge treatments.**
16. **Appropriate measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by the proposed development.**

- 17. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Katanning. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Katanning.**
- 18. Each Grouped Dwelling is to be provided with a mobile rubbish bin and bin storage area, designed and located in accordance with Design Principle 5.2.3 and C2v. of the R-Codes. The Bin Collection Pad shown within the Beach Street road verge is to be designed and constructed to the satisfaction of the Shire of Katanning.**

Advice Notes

- I. Construction and siting of any proposed crossover requires prior approval and is to be in accordance with Shire of Katanning specifications and requirements.**
- II. Any retaining walls more than 500mm in height require a building permit prior to construction. Retaining walls more than 600mm in height also require Development Approval.**
- III. Any damage or disruption to infrastructure within the road reserves is to be remediated at the proponent's cost.**
- IV. This Development Approval does not constitute a Building Permit.**
- V. Future use and development is to comply with the Building Code of Australia and the requirements of relevant statutes.**

Voting Requirement: Simple Majority

CARRIED/LOST:

10.2 EXECUTIVE MANAGER FINANCE & ADMINISTRATION REPORTS

10.2.1 Schedule of Accounts (ATTACHMENTS)

File Ref: FM.FI.4
Reporting Officer: Libby French, Manager Finance
Report Prepared: 8 May 2019

Body/Background:

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996. A Local Government is to develop procedures for the authorisation of, and payment of, accounts to ensure that there is effective security for, which money or other benefits may be obtained.

Below is a summary of the payments made for the financial year:

Month	Cheques 2018/19	EFT Payments 2018/19	Direct Debits 2018/19	Credit Card 2018/19	Payroll 2018/19	Trust 2018/19	Total Payments 2018/19
July	49,856.02	1,304,275.74	263,772.85	8,263.63	328,265.62	1,166.35	1,955,600.21
August	43,071.62	1,677,488.87	266,397.60	-	343,394.41	11,358.67	2,341,711.17
September	59,931.92	730,022.40	202,453.71	-	318,147.13	226.60	1,310,781.76
October	33,516.56	1,433,099.82	303,461.87	-	338,329.85	226.60	2,108,634.70
November	31,679.80	1,313,834.19	326,711.28	-	500,094.12	-	2,172,319.39
December	47,238.94	1,286,575.65	378,902.55	15,990.74	335,876.84	434.00	2,065,018.72
January	85,128.73	1,005,750.38	292,968.54	-	337,673.45	1,902.86	1,723,423.96
February	97,090.14	988,593.68	186,113.98	19,039.64	330,238.84	56.65	1,621,132.93
March	2,718.86	581,497.36	236,397.46	-	343,976.97	788.91	1,165,379.56
April	65,962.68	4,077,570.50	316,090.10	2,188.53	319,945.30	-	4,781,757.11
May	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-
Total	516,195.27	14,398,708.59	2,773,269.94	45,482.54	3,495,942.53	16,160.64	21,245,759.51

Officer's Comment:

The schedule of accounts for the month of April 2019 are attached.

The Finance Forum held on 14 May 2019 gave attending Councillors an opportunity to ask questions regarding the presented accounts paid.

Statutory Environment:

Local Government (Financial Management) Regulations 1996.

Policy Implications:

There are no direct policy implications in relation to this item.

Financial Implications:

Expenditure in accordance with the 2018/19 Annual Budget.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "Low" risk and can be managed by routine procedures and with current resources.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	LEADERSHIP	
ASPIRATION	L2	A collaborative, progressive and resilient local government which is sustainably resourced.
OBJECTIVE	L2.1	Optimise use of shire resources – improve organisational systems.

Officer's Recommendation/Council Motion:

O222/19 That Council endorses the Schedule of Accounts as presented, being cheques 42187-42196 totalling \$65,962.68, EFT payments 27361-27512 totalling \$4,077,570.50, direct payments totalling \$316,090.10, credit card payments totalling \$2,188.53 authorised and paid in April 2019.

Voting Requirement: Simple Majority.

CARRIED/LOST:

10.2.2 Monthly Financial Reports (ATTACHMENTS)

File Ref: FM.FI.4
Reporting Officer: Libby French, Manager Finance
Report Prepared: 8 May 2019

Body/Background:

The Local Government (Financial Management) Regulation 34 states that a local government must prepare a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget for the month.

Variances between budgeted and actual expenditure including the required Material Variances (10% with a minimum value of \$10,000) are included in the variance report.

Officer's Comment:

A variance report is included with the monthly financial statements attachment.

The Finance Forum held on 14 May 2019 gave attending Councillors an opportunity to ask questions regarding the presented financial statements.

Statutory

Local Government (Financial Management) Regulations 1996.

Environment:

Policy Implications:

There are no direct policy implications in relation to this item.

Financial Implications:

Monthly Statement of Financial Activity.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "Low" risk and can be managed by routine procedures and with current resources.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	LEADERSHIP	
ASPIRATION	L2	A collaborative, progressive and resilient local government which is sustainably resourced.
OBJECTIVE	L2.1	Optimise use of shire resources – improve organisational systems.

Officer's Recommendation/Council Motion:

OC223/19 That Council adopts the Statement of Financial Activity for the month ending 30 April 2019, as presented.

Voting Requirement: Simple Majority.

CARRIED/LOST:

10.2.3 **Corporate Business Plan – Quarterly Review** (ATTACHMENT)

File Ref: CM.PL.2

Reporting Officer: Lisa Hannagan, Executive Manager Finance & Administration

Date Report Prepared: 1 May 2019

Issue:

For Council to note the quarterly update of the Corporate Business Plan for the January to March 2019 period.

Body/Background:

Council are provided a quarterly report that notes progress of the Corporate Business Plan.

Officer's Comment:

The attached document was reviewed by Council at the March Forum. Council commentary has been incorporated in the attached document.

Statutory Environment:

Local Government Act 1995

Section 6.12 Power to defer, grant discounts, waive or write off debts.

Policy Implications:

Nil.

Financial Implications:

Nil.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "Low" risk and can be managed by routine procedures and with current resources.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	LEADERSHIP	
ASPIRATION	L1	An inclusive community, recognised as a great place to live and visit.
OBJECTIVE	L1.2	Provide effective leadership and good governance.

Officer's Recommendation/Council Motion:

OC224/19 That Council notes the quarterly update of the Corporate Business Plan for the period January to March 2019.

Voting Requirement: Simple Majority

CARRIED/LOST:

10.2.4 Annual Review of Delegations Register **(ATTACHMENT)**

File Ref: GV.AT.1
Reporting Officer: Lisa Hannagan, Executive Manager Finance & Administration
Date Report Prepared: 16 May 2019

Issue:

To review delegations from Council to the Chief Executive Officer

Body/Background:

In accordance with section 5.18 a local government is to keep a register of delegations made under this division and review the delegations at least once every financial year.

In accordance with section 5.42 of the Local Government Act 1995, a local government is able to delegate some of its powers and duties to the Chief Executive Officer. The Chief Executive Officer may also delegate to other employees.

Officer's Comment:

The 2019 review of the Delegations Register has been undertaken to address suggested/required changes to the existing delegations (if applicable) with the view to improving the day to day functioning of the Shire and also comply with the requirement to review this document at least once every year.

The Delegations Register was workshopped with Council at the Forum held on 14 May 2019.

Statutory Environment:

Local Government Act 1995

Section 5.18 states that 'A local government is to keep a register of the delegations made under this Division and review the delegations at least once every financial year.'

Section 5.42 Delegation of some powers and duties to CEO

- (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under —*
 - (a) this Act other than those referred to in section 5.43; or*
 - (b) the Planning and Development Act 2005 section 214(2), (3) or (5).*
- * Absolute majority required.*

Policy Implications:

There are no policy implications in this matter.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "Low" risk and can be managed by routine procedures and with current resources.

Financial Implications:

There are no financial implications in this matter.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	LEADERSHIP	
ASPIRATION	L2	A collaborative, progressive and resilient local government which is sustainably resourced.
OBJECTIVE	L2.1	Optimise use of shire resources – improve organisational systems.

Officer's Recommendation/Council Motion:

OC225/18 **That Council:**

- 1) Adopts the Delegations Register as proposed; and**
- 2) Revokes all previous delegations.**

Voting Requirement: Absolute Majority

CARRIED/LOST:

10.3 EXECUTIVE MANAGER, PROJECTS AND COMMUNITY BUILDING REPORTS**10.3.1 Katanning Aquatic Centre Management**

File Ref: A3098
Reporting Officer: Sam Davis, Executive Manager Projects & Community Building
Date Report Prepared: 20 May 2019

Issue:

To invite public tenders for the management and operation of the Katanning Aquatic Centre.

Body/Background:

The Katanning Aquatic Centre is a large part of community life during its operational months - November through March. The pool was originally built in 1938 followed by an upgrade of the 50-metre pool, plant room and concourse in 1976. In 2010 a major redevelopment was undertaken that included construction of new change rooms, bathrooms, first aid room, kiosk facility and the construction of a new 285m Leisure pool with beach entry and water features.

The Shire of Katanning has directly managed the operations of the Aquatic Centre in the past; however, since the 2014/15 financial year the YMCAWA has managed the operations of the Katanning Aquatic Centre through various arrangements. After conducting a tender process, in November 2016 the Shire of Katanning contracted the YMCAWA to manage and operate the Katanning Aquatic Centre for a three-year term. This term expired on 31 March 2019, at the conclusion of the 2018/19 swimming season.

Officer's Comment:

Due to the expiration of the previous Katanning Aquatic Centre Management and Operation contract with YMCAWA, the Shire of Katanning has considered the Aquatic Centre's operations and has discussed options for the future operation of the centre, most recently at its April 2019 Council Forum.

The three main options that have been discussed included:

1. Conduct a Public Tender Process for the Contract Management and Operation of the Katanning Aquatic Centre; evaluate and consider submissions;
2. Shire of Katanning to take on the direct operation and management of the Katanning Aquatic Centre; or
3. Conduct a Public Tender Process for the Contract Management and Operation of the Katanning Aquatic Centre, with the intention that the Shire of Katanning prepares a tender submission of its own; evaluate and consider submissions.

To ensure that the Shire of Katanning receives value for money in operating the Katanning Aquatic Centre, it is recommended that Council proceeds with option three to invite public tenders for the operation of the centre and submits a tender of its own.

The value of the potential contract to manage and operate the Katanning Aquatic Centre is expected to exceed \$150,000. For this reason, Council is required to invite public tenders.

Statutory Environment:

The Shire of Katanning Purchasing Policy 2.5 in line with the Local Government (Functions and General) Regulations 1996 - Reg 11.1 which states:

11. When tenders have to be publicly invited

- (1) *Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$150,000 unless sub regulation (2) states otherwise.*

Policy Implications:

Shire of Katanning Purchasing Policy 2.5

Financial Implications:

In 2018/19 Council budgeted \$432,872.00 for the management and operation of the Aquatic Centre.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "Moderate" and can be managed by routine procedures and with current resources.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	SOCIAL	
ASPIRATION	S1	A Capable, Vibrant, Healthy & Connected Community
OBJECTIVE	L1.2	Provide sport, recreation and leisure opportunities that contribute to the health and wellbeing of our growing and diverse community.

Officer's Recommendation/Council Motion:**OC226/16 That Council:**

- (1) Invites tenders for the management and operation of the Katanning Aquatic Centre for a period of no less than three years: and
- (2) Submits an In- house tender.

Voting Requirement: Simple Majority

CARRIED/LOST:

10.4 EXECUTIVE MANAGER, PROPERTY & ASSETS REPORTS**10.4.1 Great Southern Housing Initiative: Katanning Build**
(ATTACHMENT)**File Ref:** CP.PL.12**Reporting Officer:** Heidi Cowcher, Executive Manager Property and Assets**Report Prepared:** 22 May 2019**Issue:**

The Shire of Katanning have secured a funding allocation for the construction of 4 independent living units (ILUs) and 3 key worker housing units to be constructed in the new Piesse Lake Residential subdivision. Council's endorsement of the project is required to progress the project.

Body/Background:

The Shire of Broomehill-Tambellup on behalf of a number of local governments, successfully secured Federal Government funding in 2017 for the Great Southern Housing Initiative to construct up to 52 housing units to address the shortage of quality and affordable housing across the Upper Great Southern region. The initiative was based on an identified need established through the 2012 Great Southern Housing Needs Analysis, the 2015 Statewide Ageing in the Bush Report, the Affordable Housing Strategy 2010-2020 and local reviews undertaken by the local governments.

The project initially involved 9 local governments and, with anticipated matching State Government funding from Royalties for Regions, the project was to see up to 16 housing units in Katanning. Following the 2017 State Government election, the State funding was withdrawn, and the project was in jeopardy if additional funding could not be sourced. At this stage, the Shires of Woodanilling and Plantagenet withdrew from the project.

The Federal funding secured is to be used in conjunction with the State funding to facilitate the construction of a total of 52 dwellings and independent living units as part of the Great Southern Housing Initiative and to provide all infrastructure necessary to support the housing including (without limitation) internal subdivision roads, drainage and services such as water, power and sewer.

The Shire of Kojonup was successful in securing funding from the Regional Aged Accommodation Program (RAAP) which committed funding for the construction of the project's identified total 21 independent living units across the 7 shires.

Officer's Comment:

It is proposed that the Shire of Katanning's independent living units and key worker housing be built at the Piesse Park Residential subdivision (currently Lot 1 on Diagram 26384 and Lot 79 on Diagram 13273). The subdivision is currently in its final stages before formal submission to the DoLPH with engineering and planning confirming requirements to ensure that the subdivision can be approved without further amendment.

The proposal is to build 4 independent living units (3 x 1) and 3 key worker accommodation units (one 4 x 2 and two 3 x 2) in the new subdivision. The indicative lots have been selected as the four-pack lots 5-8 for the ILUs; Lots 10 & 11 for the 3 x 2 townhouse and Lot 30 for the 4 x 2 townhouse.

The Shire has engaged H & H Architects to develop schematic/concept drawings including elevations for the ILUs and the key worker accommodation units.

Statutory Environment:

Local Government Act 1995

Building Code of Australia 2016

Shire of Katanning Local Planning Scheme 5

Policy Implications:

Nil

Financial Implications:

The project has attracted funding from two external sources: Building Better Regions Fund (BBRF) secured by the Shire of Broomehill-Tambellup on behalf of the regional group, with the Shire of Katanning to receive \$1,234,375; and Regional Aged Accommodation Program (RAAP) secured by the Shire of Kojonup on behalf of the regional group with the Shire of Katanning to receive \$434,318.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria. The perceived level of risk is considered to be "low" and can be managed by routine procedures and with current resources

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	BUILT ENVIRONMENT	
ASPIRATION	B1	Infrastructure that meets community need
OBJECTIVE	B1.1	Sustainably manage current and future assets and infrastructure.
PRIORITY	BUILT ENVIRONMENT	
ASPIRATION	B2	Places for the community to live, work and connect.
OBJECTIVE	B2.2	Facilitate and encourage housing options; spaces for local service delivery, employment and recreation
PRIORITY	ECONOMIC	
ASPIRATION	E3	Sustainable economic and population growth
OBJECTIVE	E3.2	Continue to build Katanning's reputation as a strategic sub-regional service centre and economic hub.

Officer's Recommendation/Council Motion:**OC227/19 That Council:**

- (1) endorses the construction of four (4) independent living units and three (3) key worker housing units in the Piesse Lake Residential subdivision;**
- (2) notes the financial contribution from RAAP funding secured by Shire of Kojonup (\$434,318 Shire of Katanning allocation) and BBRF funding secured by the Shire of Broomehill-Tambellup (\$1,124,375 Shire of Katanning allocation);**
- (3) supports the sale of two Shire owned properties (Marri Drive & Beaufort Street) with revenue of the properties to be applied to this project;**
- (4) supports the allocation of reserve funds totalling \$640,057 to be equally sourced from the Land & Buildings Reserve and the Land & Building Facilities for Seniors Reserve;**
- (5) supports the raising of a loan to the value of \$280,000 for the construction project; and**
- (6) includes the financial details for the project in the 2019/20 Annual Budget and Long Term Financial Plan.**

Voting Requirement: Simple Majority

CARRIED/LOST:

10.5 CHIEF EXECUTIVE OFFICER'S REPORTS

10.5.3 WALGA AGM Voting Delegates

File Ref: GR.LR.1
Reporting Officer: Julian Murphy, Chief Executive Officer
Date Report Prepared: 22 May 2019

Issue:

To appoint voting delegates to represent the Shire of Katanning at the WA Local Government Association (WALGA) 2019 Annual General Meeting.

Body/Background:

Correspondence has been received from WALGA requesting registration of Council's voting delegates for the WALGA Annual General Meeting to be held on Wednesday 7 August 2019.

Officer's Comment:

In previous years the voting delegates for the Shire of Katanning have generally been the President and Deputy President.

WALGA also has provision for Council to nominate proxy voting delegates. Council may wish to consider nominating proxy voting delegates for the AGM.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Shire of Katanning – Attendance at Local Government Convention Policy – provides for 5 Council delegates to attend WALGA Convention.

Financial Implications:

Nil.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	LEADERSHIP	
ASPIRATION	L1	An inclusive community recognised as a great place to live and visit.
OBJECTIVE	L1.2	Provide effective leadership and good governance.
ASPIRATION	L2	A collaborative, progressive and resilient Local Government which is sustainably resourced.
OBJECTIVE	L2.1	Optimise use of Shire resources – Improve organisational systems.

Officer's Recommendation/Council Motion:

OC228/19 That Council appoints the following voting delegates and proxies for the 2019 WALGA Annual General Meeting:

Voting Delegates

Cr _____

Cr _____

Proxy Voting Delegates

Cr _____

Cr _____

Voting Requirement: Simple Majority

CARRIED/LOST:

10.6 ADVISORY COMMITTEE MEETING**11. ELECTED MEMBERS MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING****13. CONFIDENTIAL ITEM****14. CLOSURE OF MEETING**

The Presiding Member declared the meeting closed at ____ pm