



Shire of
Katanning
Heart of the Great Southern

‘Katanning is a safe, sustainable and prosperous community.
We respect and celebrate our diverse culture.’

**NOTICE OF
ORDINARY COUNCIL MEETING**

The next Ordinary Council Meeting of the Shire of Katanning will be held on
Tuesday 25 August 2026 at the Shire of Katanning’s Council Chamber,
52 Austral Terrace, Katanning commencing at 5.30pm.

Peter Klein
CHIEF EXECUTIVE OFFICER
Thursday 20 August 2026

DISCLAIMER

Any applicant or members of the public is advised to wait for written advice from the Council before taking any action on an application or a Council decision.

PRESIDING MEMBER _____

DATE SIGNED _____

Table of Contents

Item No.	Item Heading	Page No.
1	Declaration of Opening/Acknowledgement of Country	3
2	Record of Attendance	3
3	Announcements by Presiding Member Without Discussion	4
4	Response to Previous Public Questions Taken on Notice	4
5	Disclosure of Financial/Impartiality Interest	4
6	Public Question/Statement Time	4
7	Applications for Leave of Absence	4
8	Petitions/Deputations/Presentations	4
9	Confirmation of Minutes of Previous Meetings	5
9.1	Ordinary Council Meeting – Tuesday 28 August 2026	5
10	Reports of Committees and Officers	6
10.1	General Manager Operations	6
10.1.1	Initiate Scheme Text and Map Amendments for Advertising	6
10.1.2	Policy Review - Signage on Road Reserves	11
10.1.3	Development Application - 'Warehouse /Storage' (grain handling facility) – Lots 531-534 Dore Street, Katanning (old saleyards precinct)	13
10.1.4	Proposed Saleyard Lease Terms - Commodity Ag	22
10.1.5	Shire of Katanning Bushfire Risk Management Plan (2026-2028)	26
10.2	Executive Manager Corporate Services	28
10.2.1	Schedule of Accounts – July 2026	28
10.2.2	Monthly Financial Report – July 2026	30
10.2.3	Proposed Lease of Reserve 7980 and Reserve 7548, Kojonup-Katanning Road to Katanning and Districts Pony Club Inc.	33
10.2.4	Proposed lease of portion of Reserve 37629 Airport Hanger	36
10.2.5	Support for 2026 Carols in the Park Event	39
10.3	Chief Executive Officer's Reports	41
10.3.1	Residential Housing Development Options	41
11	Elected Members Motion of Which Previous Notice Has Been Given	44
12	New Business of an Urgent Nature	44
13	Confidential Item	44
13.1	Outcome of Expression of Interest Process – Lease of Childcare Facility, 33 Daping Street, Katanning	45
13.2	Business Case: Replacement of EV Charger – Austral Terrace, Katanning	46
14	Closure of Meeting	46

PLEASE NOTE:

Council Meetings are recorded for accuracy of minute taking.

1. DECLARATION OF OPENING/ ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member declared the meeting open at pm.

Acknowledgement of Country

The Shire of Katanning acknowledges the Goreng Noongar people as the traditional custodians of the land that we live and work on. We recognise their cultural heritage, beliefs, and continuing relationship with the land and pay our respects to Elders past and present.

2. RECORD OF ATTENDANCE**PRESENT**

Presiding Member: Cr Kristy D'Aprile - President

Members: Cr Ian Hanna – Deputy Shire President
 Cr John Goodheart
 Cr Matt Collis
 Cr Gemma Trolove
 Cr Danny McGrath
 Cr Paul Totino

Council Officers: Peter Klein, Chief Executive Officer
 Graham Barnes, General Manager Operations
 David Blurton, Executive Manager Corporate Services
 Taryn Human, Executive Assistant to CEO

Gallery:

Media:

Apologies:

Leave of Absence:

3. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

4. RESPONSE TO PUBLIC QUESTIONS TAKEN ON NOTICE

5. DISCLOSURE OF FINANCIAL/IMPARTIALITY INTERESTS

6. PUBLIC QUESTION/STATEMENT TIME

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. PETITIONS/DEPUTATIONS/PRESENTATIONS

9. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**9.1 Ordinary Council Meeting – Tuesday 28 July 2026**
(See Attached Minutes)**Voting Requirement:** Simple Majority**MOVED: CR****SECONDED: CR****OC/26** That the minutes of the Ordinary Council Meeting held on Tuesday 28 July 2026 are confirmed as a true record of proceedings.**CARRIED/LOST:****FOR:****AGAINST:**

10. REPORTS OF COMMITTEES AND OFFICERS**10.1 GENERAL MANAGER OPERATIONS****10.1.1 Initiate Scheme Text and Map Amendments for Advertising**

File Ref:	LP.PL.5
Reporting Officer:	Adrian Nicoll, Town Planner
Date Report Prepared:	5 August 2026
Disclosure of Interest:	No Interest to disclose
Attachments:	Attachment 1-Katanning5Amd3-Report Document Attachment 2-Katanning5Amd3-Proposed Scheme Text Attachment 3-Katanning5Amd3-Proposed Maps1-3 Attachment 4-Katanning5Amd3-Proposed Maps4-9

Issue:

The Shire of Katanning *Local Planning Scheme No.5* (Scheme) is not satisfactory in its existing form. The Scheme is outdated and should be amended to align with State legislative and policy updates, especially for land-use classifications, land-use permissibility and for general provisions.

Shire administration has undertaken amendments to the current Scheme text and mapping to bring these up to date with State legislative and policy requirements.

The amendments have been informally reviewed by the Department of Planning, Lands and Heritage.

Body/Background:

At its 23 July 2025 Ordinary Council Meeting, the Shire of Katanning Council resolved to ask the Western Australian Planning Commission to allow the Shire of Katanning Local Planning Scheme No. 5 to be amended.

On the 11 December 2025, the Commission formally agreed that the Katanning *Local Planning Scheme No. 5* should be amended.

After the above advice, the Shire administration developed:

- An amended Scheme text document
- Documents showing Scheme map amendments
- A Scheme Amendment Report, which summarises proposed Scheme text and mapping changes

These documents are attached.

The Department of Planning, Lands and Heritage (DPLH) undertook an informal review of the proposed Scheme text and map amendments and recommended Council resolve to adopt & advertise the amended Scheme text and maps.

Officer's Comment:

Local planning schemes guide the use and development of land and are maintained through periodic reviews to ensure they remain contemporary. Amendments to local planning schemes must follow a process set out under the *Planning and Development Act 2005*.

The following is a summary of proposed Scheme text and map changes:

Scheme Text

Key scheme text changes, include:

- Updating the zoning table to comply with the 'Model' scheme
- Adding three additional use sites to recognise and ensure conforming uses;
 - Service station in tourism zone (Lot 6 Cornwall St)
 - Trade supplies in tourism zone (Lot 148 Cornwell Street)
 - Warehouse/storage in residential zone (Lots 391 and 392 Dore Street)
- Modifying the 'general development requirements'
- Deleting the 'Industrial Development' zone. Transferring properties zoned 'Industrial Development', to a zone that better reflects current or proposed use. In the case of the recently approved workforce accommodation site (Lot 101 Henry Street), this is proposed to go to the Residential Zone, in which workforce accommodation is permissible. The adjoining lots on Henry Road (Lots 2809 and 9000) are proposed for light and general industry. The Department of Primary Industries and Regional Development (DPIRD) Agricultural Research Station site (Lot 501 Katanning Nyabing Rd) is proposed to be rezoned to rural to recognise this ongoing established use as confirmed by DPIRD. The adjoining lot to the west (Lot 3) is hard zoned as light and general industry to ensure gradual separation to nearby residential areas
- Deleting the 'Enterprise' zone. Transferring properties zoned 'Enterprise' into either light industrial or residential zones to match their underlying predominant uses. This will reinforce the separation of conflicting land uses between industrial and residential uses
- Removal of three special area 'Rural Residential' designations contained in Schedule 1. This results in the removal of the corresponding minimum 2ha lot size allowing infill development where not constrained by physical features. The remaining special provisions are to be normalised into Part 4 general provisions, cl.67 of the deemed provisions and Schedule A - exempted development works
- Modifications to the Residential Design Codes (e.g. outbuildings and ancillary dwellings)
- Including provisions for car parking
- Deleting obsolete structure plan requirements. Structure plans remain in the background as a guide
- Updating land use definitions
- Inclusion of additional conditions in Schedule A (exemptions) that ensure Development Approval assessment against specific issues/constraints i.e.
 - Road and freight noise as per SPP5.4 trigger distances
 - Sensitive water resource areas as per SPP2.9 water (old sewer sensitive areas)
 - Agriculture intensive buffer trigger distances 300m
- Introducing criteria for advertisements (signage)

Scheme Mapping

Key zoning and reserve (mapping) classification changes include:

- Introducing a new Special Control Area dealing with potential flood areas
- Introducing density codes for 'Commercial' areas
- Introducing new zone and reserve classifications

- Consolidating the Caravan Park site in a 'Tourism' zone with Additional uses for service station and trade supplies
- Conversion of eight 'Special Use' zone areas and adjusting use permissibility's:
 - SU1 (St Patrick's Church and Private School) – converted to 'Private Community Purpose' zone
 - SU2 (Katanning Club - Private Club and Holiday Accommodation) - converted to 'Private Community Purpose' zone
 - SU3 (Carinya Gardens - Private Club and Recreation Residential Use) – converted to 'Private Community Purpose' zone
 - SU4 (Kobeelya - Place of Worship Educational Establishment (Private) Function Centre Boarding House, Residential Aged Care) – converted to 'Private Community Purpose' zone
 - SU5 (Katanning Country Club) – converted to 'Private Community Purpose' zone
 - SU6 (Clay Target Club) – converted to 'Private Community Purpose' zone
 - SU6 (Katanning Noongar Community Centre, Kindergarten and Child Care Centre) – converted to 'Private Community Purpose' zone
 - SU7 (WAMMCO - Abattoir, water storage, stockyards & skin-drying sheds) – converted to Rural zone
- Reserve 14400 (Lot 754 Drove Street) proposed to be reclassified from 'Enterprise' zone to a 'Public Purposes' scheme Reserve. This recognises the significant constraints over the site e.g. contamination and flooding. This can be amended as needed following any necessary investigations.

This report is requesting that the Council agree to request the approval of the Minister, to advertise the proposed Scheme text and map changes.

In accordance with s. 83A(2)(a) of the *Planning and Development Act 2005*, following approval by the Minister to advertise a proposed Scheme amendment, the local government must, as soon as reasonably practicable, advertise the proposed amendment for 60 days. Advertising is to be undertaken in accordance with applicable requirements, including publishing a notice in a form approved by the Commission, in the local newspaper, on the website and letters sent to landholders directly affected by the Scheme amendment.

Statutory Environment:

A local planning scheme is a statutory document that defines the way land can be used and developed. The proposed Scheme amendment has been prepared having regard to the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Model Scheme Text and Deemed Provisions contained therein.

The *Planning and Development (Local Planning Schemes) Regulations 2015* identifies three different levels of amendments – basic, standard and complex. The Scheme Amendment No.3 is considered a 'complex' amendment as it includes amendments not addressed by the Shire's local planning strategy.

In accordance with r. 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local government may resolve to prepare or adopt an amendment to a local planning scheme, with the amendment then required to be forwarded to the Commission to seek approval from the Minister to advertise.

As referenced in the officer's recommendation, should the Minister under section 83A(2)(b)

of the *Planning and Development Act 2005* require the local government to modify a proposed amendment submitted for approval to advertise, the local government must;

- modify the proposed amendment as required; and
- resubmit the modified proposed amendment to the Minister in accordance with s.83A of the *Planning & Development Act Act 2005*.

Policy Implications:

There are no policy implications relating to this item.

Financial Implications:

Advertising of the Scheme requires sending a letter to every landholder in the Shire, giving an opportunity to make comment on the Scheme.

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, current resources and well-established regulatory procedures and requirements.

Strategic Implications:

The proposal is generally consistent with the aims and objectives of the Shire of Katanning Local Planning Strategy 2013 as it applies specifically to economic development and growth and the following elements of the Shire of Katanning Strategic Community Plan 2022 – 2032:

Focus Area	Built Environment
Aspiration	Katanning is a beautiful, well serviced place that invites people to stay.
Objective	To take pride in our town to create an inviting and welcoming place.
Objective	To encourage a range of housing options to cater for our diverse population.
Objective	To provide infrastructure that enables safe movement through our community.
Focus Area	Economic
Aspiration	Katanning is an economic hub of the Great Southern region, offering a range of employment and business opportunities.
Objective	To enable more businesses to locate in Katanning to support the needs of the local population.
Objective	To work alongside local businesses to facilitate employment, growth and development.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26

That Council:

1. Agree to a moratorium on further amendments to *Local Planning Scheme No. 5* until such time that the Amendment No.3 has been endorsed by the Minister.
2. Pursuant to regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, agree to adopt Scheme Amendment No.3 (Amended Scheme text and mapping) to *Local Planning Scheme No. 5*, in accordance with the changes set out under Form2A in the Scheme Report (Attachment 1).
3. Pursuant to section 81 of the *Planning and Development Act 2005*, agree to refer the Scheme Amendment No.3 to the Environmental Protection Authority.
4. Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, agree that the amendment is 'complex', as it includes amendments not addressed by the Shire's local planning strategy.
5. Pursuant to regulations 37 and 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
 - a) Agree to refer the Amendment No. 3 to the Commission, requesting approval to advertise.
 - b) Agree to delegate responsibility to the CEO to undertake modifications to Amendment No. 3 as may be required by the Minister prior to advertising.
 - c) Agree to delegate responsibility to the CEO to advertise the Scheme Amendment No.3.

Note: When the amendment takes effect, the following structure plans are to be revoked:

- a) Area No.1-Piesse Lake
- b) Area No.5-O'Callaghan Park

CARRIED/LOST:

FOR:

AGAINST:

10.1.2 **Policy Review - Signage on Road Reserves** (Attachment)

File Ref: GV.PO.1
Reporting Officer: Graham Barnes, General Manager Operations
Date Report Prepared: 31 July 2026
Disclosure of Interest: No Interest to disclose

Issue:

Shire of Katanning Policy 7.3 (Signage on Road Reserves) has not had a comprehensive review for some years and currently does not align to Mainroads WA requirements. Specifically, it does not align with Mainroads WA Policy and Assessment Guidelines for Static Advertising Signs.

Body/Background:

The Council's policies are key governance documents and are the mechanism by which Councillors direct the values & performance of Council staff to ensure a consistent approach to work across the organisation that is compliant with required legislation, regulations, standards and codes of practice.

In conjunction with WALGA's RoadWise Road Safety Advisor the Shire undertook an informal review of the Signage on Road Reserves Policy to ensure that the policy was still relevant and addressed requirements for the management of signage in road reserves. The informal review identified areas for improvement and change within the policy. A more formal and comprehensive review of the policy was undertaken.

Officer's Comment:

An amended Signage on Road Reserves Policy has been completed following the completion of a comprehensive review. A summary of the key amendments is listed below:

- Shire of Katanning Local Planning Scheme No. 5 referenced in Policy Subject section
- Revised Policy Statement (removal of outdated information, reference to Shire of Katanning Town Planning Scheme No. 4)
- Inclusion of Assessment Principles section (this acts as the decision-making framework for the entire policy. It addresses Mainroads WA (MRWA) safety and assessment criteria and provides Council with a rationale should signage application need to be refused.
- Number of objectives reduced from five (5) to four (4) and reworded to align more closely with MRWA Policy and Guidelines for Static Advertising Signs
- Added the words 'accidental damage' to dot point 5 (Part A - Road/Street Name Plate and Advisory Signs Guidelines)
- Replaced 'Director of Engineering Services' with the words 'General Manager Operations' throughout the document.
- Re-wording of dot points 1 and 2 (Part B – directional Signs Guidelines).
- Improved formatting (Page 2 of 14)
- Included two headings under Part C – Advertising Signs within Road Reserves (Advertising Signs within Road Reserves Approval and Advertising Signs within Road Reserves Guidelines)
- Removed reference to categories of signs (Category 1, 2 ,3 and 4) (Part C – Advertising Signs within Road Reserves). The previous policy is still based on the older Main Roads categorisation system, which has been superseded. The current Policy and Assessment

Guidelines for Static Advertising Signs does not define those categories, so wording to mirror the new Main Roads terminology has been completed

- Reworded dot points under Part C to better align with MRWA Policy and Guidelines
- Re-word and re-format Appendix B to better align with MRWA Policy and Guidelines and better reflect Fees and Charges and insurance requirements
- All redundant MRWA links have been removed

Statutory Environment:

The *Local Government Act 1995* requires councils to develop policies through its definition of the council's governing role, especially under section 2.7 which states;

Councils must determine policies and set the strategic direction of the local government, while administration carries out those policies.

Policy Implications:

Policies will be treated in accordance with Council approvals.

Financial Implications:

There are no financial implications relevant to the policy amendments

Risk Implications:

Low.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 – 2032

Focus Area Built Environment

Aspiration Katanning's places, spaces and heritage assets are planned, maintained and enhanced to support community identity, liveability and visitor experience.

Voting Requirement: Simple Majority.

Officer's Recommendation/Council Motion:

OC/26 That Council approves the amended Signage on Road Reserves Policy

CARRIED/LOST:

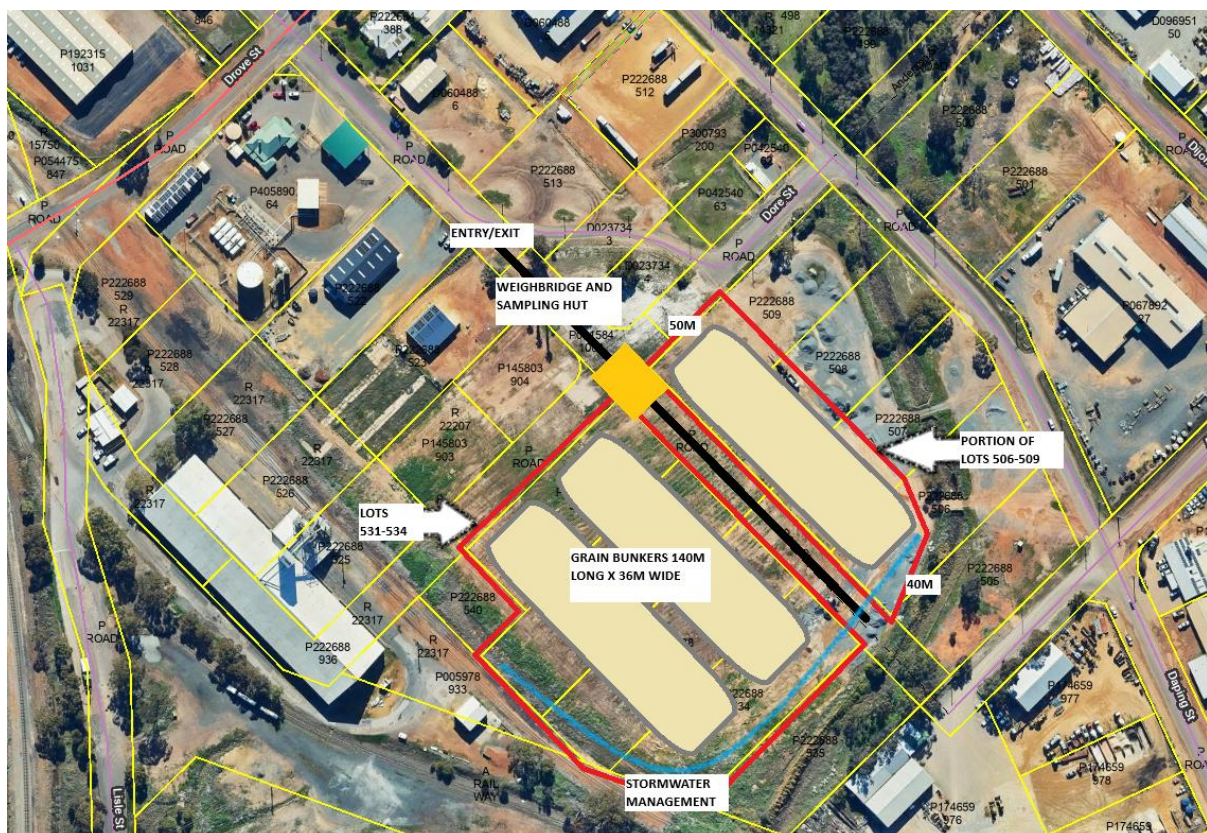
FOR:

AGAINST:

File Ref: A3575
Reporting Officer: Adrian Nicoll, Planning Officer
Date Report Prepared: 10 August 2026
Disclosure of Interest: No Interest to disclose

Commodity Ag (Broadacre Farming Enterprise) has submitted a Development Application seeking temporary planning approval to establish a grain storage and handling facility at the former saleyard precinct, comprising Lots 506-509 and 531-534 Dore Street, Katanning.

The subject development site, as illustrated in the figure below, comprises Lots 506-509 and 531-534, which are owned by the Shire of Katanning. It's proposed that trucks enter and exit the site via Dore Street. The Dore Street section onto Drove Street is a designated Rav 7 truck route and is therefore considered suitable for accommodating the anticipated heavy vehicle movements associated with the proposed use.



In accordance with the Shire's *Local Planning Scheme No.5*, the subject land is zoned 'General Industry'. An applicable objective of the 'General Industry' zone is to provide for the establishment of new industries that contribute to Katanning's economic growth, by taking advantage of the attributes of location, availability of services and transport facilities.

The subject site is ideally located to take advantage of a vacant site with available services.

The proposed 'Warehouse/Storage' facility complies with the objectives of the 'General Industry' zone, as it will facilitate a new industrial use that supports employment opportunities, investment and the region's ongoing economic development.

This report recommends that the Katanning Council grants temporary approval for the use of the subject precinct for the storage and handling of grain.

Body/Background:

Temporary development approval is sought by Commodity Ag for the storage and handling of grain at the southern portion of the former Katanning Saleyards site, Dore Street, Katanning (Lots 531-534 & 506-509).

Commodity Ag is confident it can become a key contributor to the sustainable economic prosperity of the Katanning community.

The subject development site is a cleared area, located in an existing industrial neighbourhood with frontage to designated trucking routes and other existing industrial activities such as transportation and storage depots, metal recycling and metal engineering.

Under the Contaminated Sites Act 2003, the subject site (old saleyards site) has been classified as "Contaminated - restricted use". A contamination assessment was carried out on the old saleyards site to assess its suitability for a light industrial use. The assessment found heavy metals and nutrients present in soil at concentrations exceeding Ecological Investigation Levels and Health-based Investigation Levels for residential sites, but below Health-based Investigation levels for commercial/industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment, 2003). Based on the available information, the Site is suitable for continued commercial/industrial land use.

Siteworks are proposed to be limited to the smallest necessary footprint to enable the storage of grain, the movement of trucks, incidental structures including a weighbridge and sampling hut, directional signage and boom gates and the management of stormwater.

Figure example of weighbridge and sampling hut



It's proposed that trucks enter the grain handling facility from Dore St where loads are tested/sampled and weighed and then offloaded at three storage bunkers. Trucks then leave the site via Dore St, heading towards Drove Street. Truck movements to and from the site are expected to be seasonal in nature and follow designated truck routes.

The grain bunkers will have underlying and overlying tarps, which are anchored at nominated points to the ground. The grain bunkers will be slightly raised above the natural ground level to mitigate the risk of inundation and contamination.

Noise, dust and sediment management plans have been provided to address both construction and operational management to ensure effective controls and contingencies are in place. Key management practices proposed include:

- Care to maintain the local amenity in the vicinity through the control of dust and noise to comply with the Department of Water and Environmental Regulation guidelines and the *Environmental (Noise) Regulations 1997*
- Safe and effective management of construction and siteworks
- Care to minimise impacts on surface and groundwater quality and the Katanning Town Creek which passes through the eastern portions of the site
- All artificial lighting will be contained within the subject site (Illuminated or animated signage is not proposed)

Officer's Comment:

The subject land is owned by the Shire and is zoned 'General Industry'. There are no identified constraints relating to site access, servicing or construction, and the proposal is not anticipated to adversely affect the industrial character or amenity of the area.

The proposed 'Warehouse/Storage' facility is consistent with the objectives of the 'General Industry' zone, as it will facilitate a new industrial use that supports employment opportunities, encourages investment, and contributes to the region's ongoing economic development.

The development application includes sufficient information to address key planning considerations, including:

- Truck movements
- Site layout and development design
- Noise and dust management and
- Stormwater management

The roads leading to the precinct are designated trucking routes. Should the Council approve the application, it is recommended that the following condition is included to ensure the applicant takes responsibility for any damage caused by the movement of grain trucks servicing the subject site:

The applicant is responsible for the cost of repairing any damage caused to the road network, including Dore Street and Drove Street, as a result of heavy vehicle movements associated with the approved development. Where, in the opinion of the Shire, the development has caused damage beyond normal wear and tear, the applicant is to make a financial contribution towards the cost of restoring the affected road infrastructure to a standard satisfactory to the Shire.

The proposed grain handling facility is relatively low impact in nature, comprising three grain storage bunkers. The unloading, storage and loading of grain will be undertaken in a manner that minimises the transfer of dust and grain particles beyond the boundaries of the site. Should the Council approve the proposed use of the site, it is recommended that the following condition is included to ensure the developer minimises the transfer of dust beyond the subject precinct:

Dust generated at the site is to be effectively controlled to ensure neighbouring land uses and environmental attributes are not impacted.

Subject to ensuring good management practices are adhered to, the proposal is not expected to result in unreasonable impacts on the amenity of the locality. Accordingly, it is proposed that the development be approved on a temporary basis, subject to conditions requiring the implementation of appropriate management measures and including leaving the site in a condition resembling pre-development. Recommended conditions and advice notes have been formulated to ensure the development operates in an appropriate manner and that the amenity of adjoining landowners and the broader community is protected throughout the temporary period of operation.

Statutory Environment:

The proposed development is classified as 'Warehouse/Storage', which is defined under the Scheme as premises, including indoor or outdoor facilities, used for:

- the storage of goods, equipment, plant or materials; or
- the display or wholesale sale of goods.

In accordance with the Scheme, 'Warehouse/Storage' is a 'D' (Discretionary) land use within the 'General Industry' zone and is therefore capable of being approved by the local government, subject to planning assessment.

A key objective of the Scheme is to strengthen and diversify the Shire of Katanning's economic base by providing a land use framework that supports existing businesses while facilitating new industry and investment.

Having regard to the nature and scale of the proposal, together with the surrounding industrial land uses, Shire Administration is satisfied that the development is consistent with the objectives and requirements of the 'General Industry' zone and is appropriate for the subject site.

Industrial operations are required to comply with the dust management criteria prescribed by the Department of Water and Environmental Regulation and assigned noise levels prescribed under the *Environmental Protection (Noise) Regulations 1997*. Should the Shire receive complaints regarding the operation of the facility, compliance inspections will be undertaken and, where necessary, enforcement action will be taken in accordance with the relevant legislation.

The below figure illustrates the zoning of the subject precinct and buffers to surrounding housing neighborhoods.



Policy Implications:

There are no Policy implications relating to this proposal.

The Great Southern Regional Planning and Infrastructure Framework prioritises regionally significant infrastructure upgrades and planning initiatives that will guide government investment decisions and support the growth of established industries such as agriculture, forestry and tourism as well as investment in new enterprises.

Financial Implications:

There are no financial implications for this report.

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 2022 - 2032

Focus Area Economic

Aspiration Katanning is an economic hub of the Great Southern region, offering a range of employment and business opportunities. We will strive to facilitate the sustainable growth and development of our population and economy.

Objective To enable more businesses to locate in Katanning to support the needs of the local population.
To work alongside local businesses to facilitate employment, growth and development.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26 That Council grants TEMPORARY development approval for the proposed 'Warehouse / Storage' (bulk grain storage facility) at Lots 506-509 and 531-534 Dore Street, Katanning, subject to complying with the following conditions and advice notes:

Conditions

The occupation and use of the site for the purposes of a grain handling facility is limited to a period of two (2) years, unless otherwise extended or terminated under the terms of the Shire of Katanning lease agreement.

- 1. The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period it shall not be carried out without the further approval of the local government having first being sought and obtained.**
- 2. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required because of any condition(s) of this approval or otherwise approved by the local government.**
- 3. Prior to the commencement of works, a joint inspection of Dore Street and Drove Street shall be undertaken by the applicant and the Shire to determine the existing condition of the roads and intersections.**

4. Following the first and again after the second harvest period a joint inspection of Dore Street and Drove Street shall be undertaken by the applicant and the Shire to determine any damage caused because of heavy vehicle movements associated with the approved development.
5. The applicant is responsible for the cost of repairing any damage caused to the road network, including Dore Street and Drove Street, as a result of heavy vehicle movements associated with the approved development. Where, in the opinion of the Shire, the development has caused damage beyond normal wear and tear, the applicant/owner is to make a financial contribution towards the cost of restoring the affected road infrastructure to a standard satisfactory to the Shire.
6. Prior to occupation of use, access design arrangements are to be finalized between the subject precinct and the Dore Street entry and exit location, to the satisfaction of the Shire of Katanning. All design works must be carried out by, and at the expense of, the applicant.
7. Prior to occupation of use, the access between the subject precinct and the Dore Street and exit location is to be upgraded to the satisfaction of the Shire of Katanning. All work must be carried out by, and at the expense of, the applicant.
8. Prior to occupation of use, internal access being developed to the satisfaction of the Shire of Katanning. All work must be carried out by, and at the expense of, the applicant.
9. The internal access being maintained by the applicant to the satisfaction of the Shire of Katanning.
10. The applicant shall implement, maintain, and, where necessary, upgrade vermin (rodent) control measures to prevent infestation on the site. All such measures are to be carried out to the satisfaction of the Shire of Katanning.
11. Dust generated at the site is to be effectively controlled to ensure neighbouring land uses and environmental attributes are not impacted.
12. For any proposed operations between the hours of 10pm and 7am, or on a Sunday or public holiday, a noise management plan is to be prepared by a suitably qualified person and submitted to the Shire, demonstrating how the operations comply with the *Environmental Protection (Noise) Regulations 1997*.
13. All external lighting is to be designed, positioned and shielded to prevent light spill beyond the boundaries of the site, in accordance with

Australian Standard AS 4282—1997 Control of the obtrusive effects of outdoor lighting.

- 14. Stormwater shall be managed and attenuated on-site to the satisfaction of the Shire of Katanning, ensuring that the quantity and rate of stormwater discharge does not adversely affect adjoining properties or the Shire's infrastructure, including through flooding or erosion and does not contaminate any creek systems. In relation to stormwater management, a silt trap/sediment basin is to be developed to ensure pollutants are trapped prior to entering any creek systems.**
- 15. Upon cessation of the approved use, the site is to be restored and remediated to its pre-development condition, suitable for its future use, to the satisfaction of the Shire. This is to include the removal of all temporary structures, plant, equipment, waste materials, storage areas and other infrastructure associated with the approved use, together with the rehabilitation of any areas disturbed by the development.**

Advice

- 1. It is incumbent upon the applicant to ensure these conditions of approval are met.**
- 2. It is incumbent upon the applicant to ensure traffic generated by the proposed development does not hinder the safe operation of the road network.**
- 3. It is the responsibility of the applicant to obtain any other necessary approvals, consents, building permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.**
- 4. Prior to occupation of use, floor and elevation plans are to be submitted and approved (building permit) for the Sampling Hut/Office and Weighbridge, by the Shire of Katanning.**
- 5. All new structures the subject of this approval are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.**
- 6. The applicant is responsible for ensuring the correct siting of the development on the land the subject of this approval, including fill and final finished floor levels. An identification survey demonstrating correct siting and setbacks of structures, fill and final floor levels may be requested by the local government to ensure compliance with this determination notice and all applicable provisions.**

7. Stormwater is to be designed to ensure the environmental attributes of the Katanning Town Creek are protected. This includes the water quality and riparian vegetation. Stormwater should be designed to minimise the chance of sediment and/or pollutants being transported to the watercourse.
8. All waste is to be appropriately managed to the satisfaction of the Shire of Katanning.
9. Management of windborne material must comply with the Department of Water and Environmental Regulation guideline - *A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites, remediation and other related activities*.
10. Noise generated by any activities on-site is not to exceed the levels set out under the *Environmental (Noise) Regulations 1997*. If directed by the Shire of Katanning, the applicant shall at their own cost, install noise loggers at agreed locations to evidence compliance.
11. The applicant is hereby informed that Under the Contaminated Sites Act 2003, the subject site (old saleyards site) has been classified as "Contaminated - restricted use".
12. Failure to comply with any development approval conditions constitutes an offence under the Planning and Development Act 2005 and the Shire of Katanning Local Planning Scheme No.5 and may result in legal action being initiated by the local government.
13. If the applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

CARRIED/LOST:
FOR:
AGAINST:

10.1.4 **Proposed Saleyard Lease Terms - Commodity Ag** (Attachment)

File Ref:

Reporting Officer: Peter Klein, Chief Executive Officer

Date Report Prepared: 11 August 2026

Disclosure of Interest: No Interest to disclose

Issue:

Consideration of this paper is subject to Council approving Commodity Ag's Development Application made in respect to the former saleyards precinct, Dore Street, Katanning.

This paper seeks Council's approval for the conditions of lease between Commodity Ag and the Council in respect to the Old Saleyard site.

Body/Background:

Commodity Ag has confirmed a request to lease Lots 531–534 and Lots 506-509 Dore Street, Katanning and intends to receive & store grain at the site and dispatch the grain for export through their Albany Port facilities. Grain will be delivered and dispatched by truck.

The subject land is owned by the Shire and is zoned 'General Industry'. There are no identified constraints relating to site access, servicing or construction and the proposal is not anticipated to materially affect the industrial character or amenity of the area.

The proposed 'Warehouse/Storage' facility is consistent with the objectives of the 'General Industry' zone, as it will facilitate a new industrial use that supports employment opportunities, encourages investment, and contributes to the ongoing economic development of the Katanning region.

Management intends to negotiate a temporary 2-year lease, without an option to extend the term, to provide Commodity Ag with the opportunity to progress negotiations for a permanent and more substantive facility.

Some proposed lease terms specific to this agreement are as follows;

Item	Details
Term	2 years commencing on the Commencement Date.
Further Term / option	Nil
Rent	Annual rent subject to valuation report.
Rent review	CPI reviews on the lease anniversary.
Permitted purpose	Receipt, storage, handling and dispatch of grain, including bulk grain storage, fumigation/treatment, weighbridges, sampling and receival facilities, truck access/manoeuvring/parking, refuelling and servicing, and ancillary activities.
Development obligation	Lessee must design, construct, complete and operate the grain receival/storage/handling/dispatch facility at its own cost and risk.

Item	Details
Development approval	Lessee must obtain all development approvals, building permits and other approvals at its cost and risk. Lessor gives no warranty approvals will be granted.
Completion deadline	Development Works must be completed within 6 months after the Commencement Date, unless the Lessor agrees to a later date. Lessor may terminate if approvals are not obtained within 6 months.
Premises condition	Premises are leased on an “as is” basis, vacant and unimproved, with no services. Lessee relies on its own investigations and notes the site has been classified as "Contaminated - restricted use"
Services and utilities	Lessee is responsible for arranging, connecting, upgrading and paying for all services required for the development and use.
Outgoings	Lessee pays all outgoings and charges relating to the Premises, including local government rates, taxes, rubbish/garbage charges, ESL, land tax if assessed, water/drainage/sewerage charges, utilities, consumption/statutory charges and must reimburse Council for the cost it incurs in establishing a site rental valuation.
Legal and transaction costs	Lessee must pay the Lessor's reasonable legal costs and disbursements for preparation, negotiation and execution of the lease, plus duty, registration fees and enforcement costs.
Performance guarantee	Required amount is equivalent to six months' Rent at all times.
Public liability insurance	Minimum \$20 million.
Other insurance	Lessee must maintain insurances a prudent landowner would hold, including property insurance for Improvements, contract works insurance where applicable, and workers compensation/employer's liability. Lessor is not required to insure the Premises or Improvements.
Access Road	Lessee must design and construct an extension to Dore Street to the Premises at its cost. It vests in the Lessor on completion without compensation.
Access Road defects liability	Lessee remains responsible for defects in the Access Road arising from design or construction while the Lease remains in-force.
Environmental obligations	Lessee is responsible for preventing contamination, preparing an Environmental Management Plan at least 60 days before operations, complying with environmental laws, notifying contamination incidents, remediating contamination, and indemnifying the Lessor.
Maintenance and repair	Lessee must keep the Premises and Improvements, clean, safe and in good tenantable repair, including services and operational areas.
Assignment/subletting	No assignment, subletting, change in control, mortgage or other dealing without Lessor's prior written consent. Lessor may withhold consent in its absolute discretion and impose conditions.
End of lease obligations	On expiry or termination, Lessee must surrender the Premises, remove all Improvements, clear and reinstate the Premises, remove

Item	Details
	footings/ slabs/ underground services/ debris/ contaminants, unless the Lessor agrees Improvements may remain.
Vesting of Improvements	If Lessor agrees Improvements need not be removed, they vest in the Lessor without compensation and must be delivered free of encumbrances and in good repair.
Termination rights	Lessor may terminate for default, failure to obtain approvals within 6 months, or failure to complete development and commence operations within 6 months.
Holding over	Month-to-month tenancy with Lessor's prior written consent, at one-twelfth of the previous annual Rent per month, terminable on one month's notice.
Local government approvals	Lease is preliminary and subject to Council approval and compliance with section 3.58 of the Local Government Act 1995. The Lessor's statutory approval functions are not fettered by the lease.

Statutory Environment:

A lease is recognised by the *Local Government Act 1995* as a disposal of land and the section 3.58 process must be followed before a lease agreement with Commodity Ag can be executed.

The relevant extract from section 3.58 follows;

3. A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
 - (a) it gives local public notice of the proposed disposition —
 - i) describing the property concerned; and
 - ii) giving details of the proposed disposition; and
 - iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

Please note, there is also a requirement to establish a valuation carried out not more than 6 months before the proposed disposition or as declared by a resolution of the Council based on a valuation carried out more than 6 months before the proposed disposition.

Policy Implications:

Nil.

Financial Implications:

This matter presents a financial benefit to Council & the Katanning community as it mobilises the land's lease & rateable values and by activity on the lease site creating economic activity.

Risk Implications:

This risk of Council not facilitating this business opportunity has been evaluated against the Shire's Risk Assessment and Acceptance Criteria and is considered to present a "Likely" reputational risk, as many grain growers would expect Council to facilitate grain marketing competition and the consequence of not doing so to be "Moderate".

Consequence	Insignificant	Minor	Moderate	Major	Extreme
Likelihood					
• Almost Certain	Medium	High	High	Severe	Severe
• Likely	Low	Medium	High	High	Severe
• Possible	Low	Medium	Medium	High	High
• Unlikely	Low	Low	Medium	Medium	High
• Rare	Low	Low	Low	Low	Medium

Mitigation of this risk by accommodating these leases, as outlined by this paper, will reduce the likelihood of reputational risk to “Low” with a “Minor” consequence.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 – 2032

Focus Area Economic

Aspiration Katanning is an economic hub of the Great Southern region, offering a range of employment and business opportunities.

Objective To enable more businesses to locate in Katanning to support the needs of the local population.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26

That Council approves;

- i) the allocation of Lots 531–534 and Lots 506-509 Dore Street, Katanning to Commodity Ag to facilitate its business objectives.
- ii) the Shire President and Chief Executive Officer executing the Lease Agreement, under Common Seal, in accordance with section 9.49A of the Local Government Act 1995.

CARRIED/LOST:

FOR:

AGAINST:

10.1.5 Shire of Katanning Bushfire Risk Management Plan (2026-2028) BRM Plan (Attachment)

File Ref: ES.PL.1
Reporting Officer: Graham Barnes, General Manager Operations
Date Report Prepared: 11 August 2026
Disclosure of Interest: No Interest to disclose

Issue:

In June 2026 DFES enquired as to the status of the Shire of Katanning Bushfire Risk Management Plan (BRM Plan) and confirmed that it had not been received by the Office of Bushfire Risk Management (OBRM).

This was primarily due to the plan following a previous outdated, format, not utilising the updated OBRM plan template and not containing the revised and relevant information required by the OBRM

Body/Background:

On Friday 12th June, Graham Barnes (GM Operations) and Richard Bralich (Manager Works and Services) attended a Bushfire Risk Management and Mitigation briefing session at the Shire of Broomehill/Tambellup. At this meeting we were asked as to the current status of the Shire of Katanning Bushfire Risk Management Plan (2026-2028). This matter was later followed up, and it was apparent that no plan had been submitted by the Shire to DFES/OBRM, despite being endorsed by the Council at an earlier Ordinary Council Meeting (OCM).

The previously endorsed Council plan was subsequently submitted to the OBRM for their approval and endorsement. Unfortunately, the plan was not approved by the OBRM. This was primarily due to the following key factors:

- The deadline for review of the Shire's plan was the 31st of May 2026. The OBRM had not received any correspondence as to why the review had not been submitted or an extension of time sought.
- The plan was not submitted using the newly amended
- Specific information requested by the OBRM was not included
- The document was a copy/paste of earlier submitted plan with new information

Officer's Comment:

In early July 2026 the Shire's officer submitted a request to the OBRM for an extension of time to complete the required BRM Plan. The extension was subsequently granted, and a new Shire of Katanning BRM Plan was completed and submitted to the OBRM for approval. On 3rd August 2026 the Shire's BRM Plan was officially endorsed by the OBRM.

Statutory Environment:

Bush Fires Act 1954

Environment Protection and Biodiversity Conservation Act 2025 (EPBC Act)

Local Government Act 1995 Western Australia State Planning Policy 3.7

Policy Implications:

Policies will be treated in accordance with Council approvals.

Financial Implications:

There are no financial implications relevant to the policy amendments

Risk Implications:

Low.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 - 2032

Focus Area Built Environment

Aspiration Katanning is a beautiful, well serviced place that invites people to stay.

Objective To provide well maintained public and open spaces that facilitate active and passive recreation.

Focus Area Natural Environment

Aspiration We will work to preserve and enhance our natural environment for current and future generations.

Objective To support and enhance our local biodiversity.

Voting Requirement: Simple Majority.

Officer's Recommendation/Council Motion:

OC/26 That Council approves the amended Shire of Katanning Bushfire Risk Management Plan (2026-2028)

CARRIED/LOST:

FOR:

AGAINST:

10.2 EXECUTIVE MANAGER CORPORATE SERVICES

10.2.1 Schedule of Accounts – July 2026 (Attachment)

File Ref: FM.FI.4
Reporting Officer: Patrick Kennedy, Manager Finance
Date Report Prepared: 7 August 2026
Disclosure of Interest: No Interest to disclose.

Issue:

To receive the Schedule of Accounts Paid for the period ending 31 July 2026.

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	EFT Payments 2026/27	Cheques 2026/27	Payroll 2026/27	Direct Debit 2026/27	Credit Cards 2026/27	Total Payments 2026/27
July	\$1,793,223.82	\$564.00	\$404,101.90	\$107,899.12	\$16,236.22	\$2,322,025.06
August						
September						
October						
November						
December						
January						
February						
March						
April						
May						
June						
Total	\$1,793,223.82	\$564.00	\$404,101.90	\$107,899.12	\$16,236.22	\$2,322,025.06

Officer's Comment:

The schedule of accounts for the month of July 2026 is attached.

Statutory Environment:

Local Government Act 1995.

6.8. Expenditure from municipal fund not included in Annual Budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —

- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
- (b) is authorised in advance by resolution*; or
- (c) is authorised in advance by the mayor or president in an emergency.

* Absolute majority required.

Policy Implications:

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

Financial Implications:

Expenditure in accordance with s6.8 (1) (a) of the Local Government Act 1995.

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 2022 - 2032

Focus Area Leadership

Aspiration Katanning is an inclusive and respectful community.

Objective To ensure that Shire resources are utilised in a manner that represents the best interest of the whole community.

Voting Requirement: Simple Majority.

Officer's Recommendation/Council Motion:

OC/26 That Council endorses the Schedule of Accounts as presented, being EFT payments 41802-41983 totalling \$1,793,223.82, Cheques 42546-42548 totalling \$564.00, Payroll payments totalling \$404,101.90 Direct Debit payments totalling \$107,899.12, Credit Cards (June) totalling \$16,236.22, all totalling \$2,322,025.06 authorised and paid in July 2026.

CARRIED/LOST:

FOR:

AGAINST:

10.2.2 Monthly Financial Report – July 2026 (Attachment)

File Ref: FM.FI.4
Reporting Officer: David Blurton, Executive Manager Corporate Services
Report Prepared: 18 August 2026
Disclosure of Interest: No Interest to disclose

Body/Background:

This item presents the Monthly Financial Report, which contains the 'Statement of Financial Activity' for the period ending 31 July 2026.

The report includes information which meets the statutory requirements of the Local Government Act and Financial Management Regulations. Other relevant financial information is provided to Elected Members to compare finance performance of the various business functions of the Shire against adopted budgets.

Council adopted (in conjunction with the Annual Budget) a material reporting variance threshold of 10% with a minimum value of \$10,000. Material variances between budgeted and actual expenditure are reported at Report 3 of the Monthly Financial Report.

Officer's Comment:

Below are the highlights for this reporting period:

Revenue from Operating Activities

Operating Grants and Subsidies are \$85,934 less than budgeted for the following reasons;

- 80% of Federal Assistant and Direct Grants allocation has been prepaid in 25/26. This amount is paid quarterly, and YTD budget needs to be adjusted to reflect this.
- CESM contribution is \$59,799 more than budgeted. This relates to recoup of expenses for shared position accrued from March to June 2026 so may need to be adjusted to 25/26 financial year.

Fees and Charges are \$220,766 less than budget for the following reasons;

- Refuse site disposal charges show \$227,197 less than budget, however the YTD budget needs to be adjusted to reflect the budget amount spread across twelve months.

Interest revenue is \$11,407 more than budget mainly relating to interest on reserves being more than anticipated.

Other Revenue is \$17,267 more than Budget relating to reimbursement of expenses for workers compensation and utilities.

Profit on asset disposal is \$13,672 less than budget as no assets have been disposed yet.

Expenditure from Operating Activities

Employee costs are \$130,743 more than budget as the YTD budget for each salary account applies 1/12th of the total budget and there were three pay periods processed in July. The YTD budget will be adjusted next month.

Materials and Contracts is \$121,848 less than budget. The following variances from budget are noted

- Computer software subscriptions- Admin are \$14,400 over budget
- Debt collection expenses are \$10,000 under budget
- Audit Fees are \$76,900 under budget however an accrued expense journal has been processed to transfer expected audit fees in 26/27 to 25/26 as was the case in previous financial year.
- Hard waste Pickup is \$16,207 over budget, however YTD budget needs adjusting.
- Works Program – material is \$14,396 over budget
- KAC contract management is \$11,980 under budget however YTD budget needs adjusting.
- Building Program – other recreation is \$31,232 under budget
- Computer Software subscriptions PWO is \$10,554 over budget however YTD budget needs adjusting.

Utility charges are \$10,626 under budget relating to the timing of payments for accounts.

Finance Costs are \$14,397 more than budget due to interest accruals to 25/26 FY.

Insurance costs are \$60,403 more than budget, however YTD budget needs to be reassessed.

Other Expenditure is \$20,721 under budget relating to community grants and donations and vehicle licence fees.

Proceeds from capital grants, subsidies and contributions are \$622,443 more than budget relating to

- Katanning Early Childhood Hub Project grants are \$318,374 more than budget. All grant funding has now been received and only interest on grants funds remain outstanding.
- Regional Road Group Grant is \$334,065 more than YTD budget.
- Roads to Recovery is \$20,988 more than budget
- Airport runway grants is \$50,985 less than budget.

Proceeds from disposal of assets are \$137,350 less than budget which reflects a deferment in sale of some plant items.

Acquisition of Property, Plant and Equipment and infrastructure is \$21,001 less than expected for the following reasons;

- Hockey building upgrades is \$32,663 less than budget
- Early Childhood Project is \$170,218 more than budget
- Noongar Artwork is \$30,155 less than budget
- Road construction is \$56,543 less than budget.
- Saleyards buildings (ramps) is \$46,662 less than budget

Surplus after imposition of rates is \$2.498m more than budget mainly due to the prepayment of 80% of Federal Assistance Grants at year end 25/26. Only 50% was expected to be prepaid.

Statutory Environment:

Local Government Act 1995

Section 6.4 Financial Report

- (1) A local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.

Local Government (Financial Management) Regulations 1996.

Regulation 34 Financial activity statement required each month (Act s.6.4)

Regulation 34 of the Local Government (Financial Management) Regulations 1996 sets out the form and content of the financial reports which have been prepared and are presented to Council.

Policy Implications:

The Shire has several financial management policies. The finances have been managed in accordance with these policies.

Financial Implications:

There are no financial implications for this report.

Risk Implications:

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

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 - 2032

Focus Area Leadership

Aspiration Katanning is an inclusive and respectful community.

Objective To ensure that Shire resources are utilised in a manner that represents the best interest of the whole community.

Voting Requirement: Simple Majority.

Officer's Recommendation/Council Motion:

OC/26 That Council, in accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996, receives the Monthly Statement of Financial Activity for the period ending 31 July 2026, as presented.

CARRIED/LOST:

FOR:

AGAINST:

10.2.3 **Proposed Lease of Reserve 7980 and Reserve 7548, Kojonup-Katanning Road to Katanning and Districts Pony Club Inc.**

File Ref: A3146
Reporting Officer: David Blurton, Executive Manager of Corporate Services
Date Report Prepared: 7 August 2026
Disclosure of Interest: No interest to disclose.

Issue:

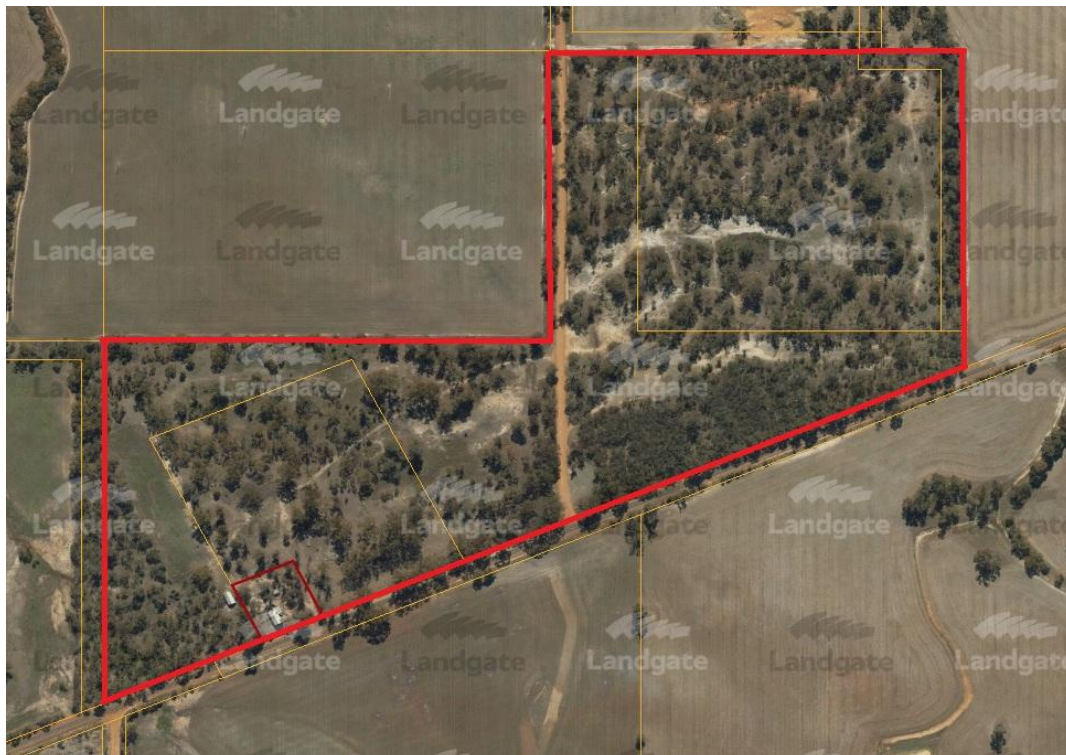
To consider entering into a five-year lease with Katanning and Districts Pony Club Inc. over Reserve 7980 and Reserve 7548, Kojonup-Katanning Road, noting the exemption from the requirements of section 3.58 of the Local Government Act 1995 under regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996, and subject to Minister for Lands consent.

Body/Background:

The previous lease for the reserve areas occupied by Katanning and Districts Pony Club Inc. expired on 31 December 2020. The site map is indicated in the image below.

Officers met with representatives of Katanning and Districts Pony Club Inc. on 6 August 2026. Officers were advised that the Club currently has six riding members; however, events are held from time to time which can attract approximately 40 people to the site.

In relation to the draft lease, Club officials raised concerns regarding the proposed annual rental amount of \$100, noting that the previous expired lease provided for an annual rental of \$1. Club officials also raised concern regarding the Club being responsible for any insurance excess payable in the event of an insurance claim relating to the hall.



The club also requested shire attendance to several maintenance items and alerted officers to illegal dumping and illegal camping frequently occurring at the site. They also requested assistance with white Ant control and the use of the Shire's mosquito Fogger for an upcoming event.

Officer's Comment:

Whilst renewal of the lease is supported, officers do have some concern with the clubs capacity to manage the site effectively particularly regarding firebreaks and maintaining the Carrolup Hall to the required standard given the lack of membership base.

The Carrolup Hall is listed on the shire's municipal heritage inventory and a separate building maintenance assessment process is being undertaken to fully understand maintenance required at the Hall.

Statutory Environment:

Local Government Act 1995, section 3.58

Land Administration Act 1997, sections 18 and 46

Local Government (Functions and General) Regulations 1996

Section 3.58 of the Local Government Act 1995 provides that disposing of property includes leasing property.

Regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996 provides an exemption from the application of section 3.58 where land is disposed of to a body, whether incorporated or not, whose objects are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature, and whose members are not entitled or permitted to receive any pecuniary profit from the body's transactions. On this basis, the proposed lease to Katanning and Districts Pony Club Inc. is considered capable of being treated as an exempt disposition, provided the Club satisfies the criteria in regulation 30(2)(b).

As the land comprises Crown reserves, the proposed lease will also require the appropriate approval or consent of the Minister for Lands. Under the Land Administration Act 1997, dealings with interests in Crown land and the granting of leases or licences over managed reserves generally require prior written Ministerial approval unless an exemption applies.

Policy Implications:

The proposed lease is to be prepared in accordance with Council's standard lease terms and conditions and Council's Lease/Licence of Community Assets Policy. The lease should include requirements relating to permitted use, maintenance, insurance, indemnity, compliance with legislation, assignment and subletting, default, termination and any other standard provisions required by Council policy and legal advice.

Financial Implications:

Lease consideration is covered by the policy which specifies a lease fee of \$100/yr.

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. Key controls include confirming the applicability of the regulation 30(2)(b) exemption, obtaining Minister for Lands consent, ensuring the Club maintains appropriate public liability insurance and clearly documenting maintenance, compliance and indemnity obligations in the lease.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 – 2032

Focus Area	Social
Aspiration	Katanning is a vibrant, active place that encourages its community to thrive.
Objective	To provide support for the physical and mental health and wellbeing of our community.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26

That Council:

- 1. Supports, in principle, the lease of Reserve 7980 and Reserve 7548, Kojonup-Katanning Road, Katanning, to Katanning and Districts Pony Club Inc. for a term of five years.**
- 2. Notes that the proposed lease is considered capable of being treated as an exempt disposition under regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996.**
- 3. Notes that the proposed lease is subject to the prior written consent of the Minister for Lands.**
- 4. Subject to the Minister for Land's consent, authorises the lease to be executed in accordance with Section 9.49A(2).**

CARRIED/LOST:

FOR:

AGAINST:

10.2.4 Proposed lease of portion of Reserve 37629 Airport Hanger

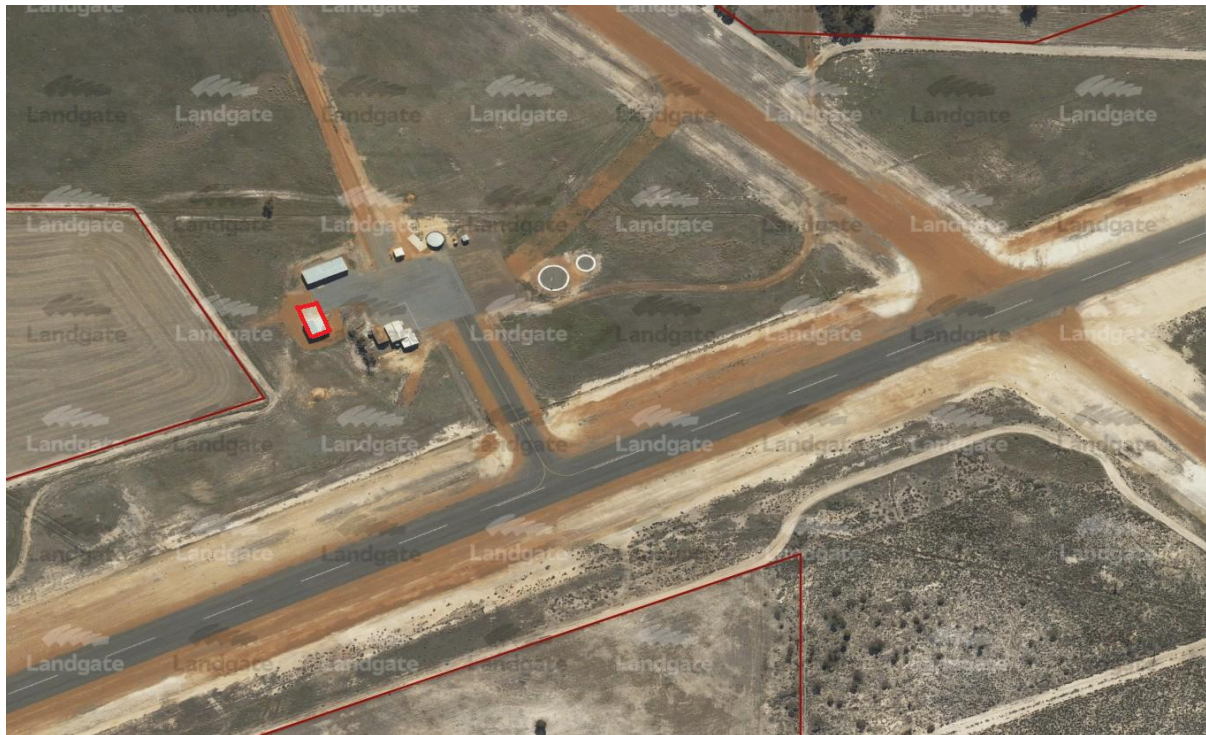
File Ref: A3084
Reporting Officer: David Blurton, Executive Manager of Corporate Services
Date Report Prepared: 7 August 2026
Disclosure of Interest: No interest to disclose.

Issue:

To consider entering a five-year lease with Ryan McGrath over a portion of Reserve 37629, being Aircraft Hanger as per the requirements of section 3.58 of the Local Government Act 1995 and subject to Minister for Lands consent.

Body/Background:

The original lease of the Aircraft Hanger was to Garry William Smith for a period of 20 years at an annual rental of \$250 and the lease expired on 30 March 2026. In April 2021, officers were advised that the lease was transferred to Ryan McGrath who has occupied the site in since this time. The site map is indicated in the image below with the aircraft hanger identified in red.



Reserve 37629 is vested to the Shire of Katanning for the purposes of “Aerial Landing Ground” with the power to lease up to a maximum of 21 years subject to the Ministers consent.

Officers discussed the lease renewal with Ryan McGrath on 11 August 2026 who indicated a willingness to continue to lease the hangar.

Officer’s Comment:

Whilst renewal of the lease is supported, officers note the need to ensure lease obligations for Reserve 37629 are clearly documented, including permitted use, maintenance, insurance, compliance, risk management requirements, and a special condition providing access to the landing strip, which is outside the lease area.

In accordance with section 3.58 of the Act, an independent market valuation will be required to be obtained and it is suggested that a lease document be formally prepared by McLeod's Lawyers to ensure Council's interest are protected. As per Council policy this is at the cost of the Lessee.

Statutory Environment:

Local Government Act 1995, section 3.58

Land Administration Act 1997, sections 18 and 46

Local Government (Functions and General) Regulations 1996

Section 3.58 of the Local Government Act 1995 provides that disposing of property includes leasing property.

As the land comprises Crown reserve 37629, the proposed lease will also require the appropriate approval or consent of the Minister for Lands.

Policy Implications:

The proposed lease is to be prepared in accordance with Council's standard lease terms and conditions and Council's Lease/Licence of Community Assets Policy. Two categories of leases are identified in the policy being Community lease or Government/Commercial.

As this is effectively a private lease to Mr McGrath to conduct his hobby, neither of the above categories are applicable, however it is suggested that the standard terms and conditions applicable to community leases are applied with the exception of annual lease fee which should be market rates determined by valuer.

It is suggested that the policy be revisited to accommodate circumstances where Council controlled property is leased to private individuals.

Financial Implications:

Any costs to be recovered from the lessee should be specified in accordance with Council policy and the final lease terms.

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. Key controls include confirming the applicable legislative pathway, obtaining Minister for Lands consent, ensuring Ryan McGrath maintains appropriate public liability insurance, and clearly documenting maintenance, compliance and indemnity obligations in the lease.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2022 – 2032

Focus Area Social

Aspiration Katanning is a vibrant, active place that encourages its community to thrive.

Objective To provide support for the physical and mental health and wellbeing of our community.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26

That Council:

- 1. Supports, in principle, the lease of a portion of Reserve 37629 to Ryan McGrath for a term of five years.**
- 2. Notes that the proposed lease is subject to the prior written consent of the Minister for Lands, under the Land Administration Act 1997 and the relevant management order conditions for Reserve 37629.**
- 3. Note that a market valuation will need to be provided in accordance with Section 3.58, which also requires a public notice period, and that the valuation cost should be borne by the lessee.**
- 4. Authorises management to draft the lease in accordance with Council's Lease/Licence of Community Assets Policy.**
- 5. Subject to the Minister for Land's consent, the lease terms not deviating materially from the terms outlined in the Policy and no adverse community feedback, Council authorises the lease to be executed in accordance with Section 9.49A(2).**

CARRIED/LOST:

FOR:

AGAINST:

10.2.5 Support for 2026 Carols in the Park Event

File Ref:

Reporting Officer: David Blurton, Executive Manager Corporate Services

Date Report Prepared: 12 August 2026

Disclosure of Interest: No Interest to disclose

Issue:

To consider providing an unbudgeted contribution of \$5,000 plus GST to Katanning Baptist Church to support the running of the 2026 Carols in the Park event.

Body/Background:

Katanning Baptist Church has coordinated the annual Carols in the Park event, which provides a community-focused Christmas celebration for residents and visitors. Council has supported the event since 2022 through funding from the Community Grants fund.

The 2026 Carols in the Park funding allocation was omitted during the 2026/27 budget process. As a result, the proposed contribution is unbudgeted and requires a Council decision before funds can be committed.

Officer's Comment:

The Carols in the Park event aligns with the objectives of the Shire's Community Grants Program, which supports initiatives that promote community capacity, social participation, inclusion, harmony and resident involvement in community activities.

Providing the requested contribution will assist Katanning Baptist Church to plan and deliver the 2026 event and will continue Council's established support for this community celebration.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Shire of Katanning Community Grants Program.

Financial Implications:

The proposed contribution is \$5,000 plus GST. As the item was omitted from the 2026/27 budget process, the expenditure is unbudgeted and will require Council approval by absolute majority.

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 2022 – 2032

Focus Area Social

Aspiration Katanning is a vibrant, active place that encourages its community to thrive.

Objective To provide support for the physical and mental health and wellbeing of our community.

Voting Requirement: Absolute Majority

Officer's Recommendation/Council Motion:

OC/26

That Council,

- 1. By absolute majority, approves a contribution of \$5,000 plus GST to Katanning Baptist Church to support the delivery of the 2026 Carols in the Park event.**
- 2. Approves \$5,000 being transferred from Community Grants to the Councillors Donations line item in the FY27 budget.**
- 3. Supports the Inclusion of an allocation of \$5,000 plus GST in the 2027/28 and 2028/29 Annual Budgets to support the Carols in the Park event.**
- 4. Requires all recipients of a Councillors Donation to present to Council on the expenditure of funds received.**

CARRIED/LOST:

FOR:

AGAINST:

10.3 CHIEF EXECUTIVE OFFICER'S REPORTS

10.3.1 Residential Housing Development Options (Attachment)

File Ref:

Reporting Officer: Peter Klein, Chief Executive Officer

Date Report Prepared: 10 August 2026

Disclosure of Interest: No Interest to disclose

Issue:

1. Provide a summary of residential housing development options; and
2. Gain Council's support for investigating the Claude Street site as the next Council-led residential development opportunity.

Body/Background:

Increasing the availability of residential housing is needed to secure local business & community resilience to workforce loss to new and potentially higher paying local employment opportunities.

Council's application to Development WA's Regional Development Assistance Program in respect to Baldwin Park is progressing favourably and Council should now identify the next opportunity for it to pursue in preparation for the release of future State and/or Federal government housing grant opportunities.

A review has identified several Shire controlled or relatively accessible sites that may have potential for residential housing development. These sites vary in size, location, servicing requirements, planning constraints, development complexity and likely suitability for short, medium or longer-term delivery. These options are summarised in the following table;

Residential Housing Site Options

Site	Owner	Indicative land area	Preliminary observations
Chipper Street – Lot 1015 on DP 56387	Crown Land	Approximately 1.08 hectares	Larger landholding that may provide future residential development potential, but likely requires broader structure, servicing and staging consideration.
Claude Street – Lot 53 on DP 56387	Shire Owned	Approximately 5,383m ²	Manageable site area with potential to be progressed as a focused next-stage project, subject to detailed planning, servicing and cost assessment.
Carinya Gardens – Lot 968 on DP 8282	Crown Land	Approximately 2,024m ²	Smaller site that may offer future infill potential, although scale and configuration may limit development yield. Current purpose is Public Recreation.
Round Drive – Lot 966 on DP 28170	Crown Land	Approximately 18,900m ²	Existing hostel-related landholding that may have redevelopment potential but would require careful consideration of current use, tenure and service

Site	Owner	Indicative land area	Preliminary observations
			implications. Currently to be used for the purpose of the School Education Act 1999.
50 Piesse Street – Lot 479 on DP 222686	Privately Owned	Approximately 4,854m ²	Central location with potential opportunities, subject to planning suitability, built form considerations and highest-and-best-use assessment.
7 Casuarina Drive – Lot 324 on DP 11943	Crown Land	Approximately 5,403m ²	Residential-scale landholding requiring further assessment of access, surrounding land use and infrastructure readiness.
Adam Street – Lot 991 on DP 11943	Crown Land	Approximately 2.157 hectares	Larger site that may be suited to a longer-term or staged residential outcome, subject to detailed structure, servicing and funding analysis. Currently for public recreation

Officer Comment:

The townsite hosts several landholdings that will support residential housing development. However, not all sites are equally suitable to be advanced at the same time. Larger sites such as Chipper Street and Adam Street may provide important long-term opportunities, but are likely to require more detailed structure planning, servicing analysis, staged delivery planning and funding consideration before they can be advanced.

Claude Street is recommended as the next site for more detailed investigation because it appears to offer a practical balance between scale, development potential and delivery complexity. Its land area is sufficient to warrant further residential design investigation, while remaining a manageable project for Council to progress through preliminary planning, servicing, cost estimation and grant funding assessment.

Progressing the investigation of Claude Street does not commit Council to do anything beyond investigating the design and establishing a cost estimate for developing this site. A commitment from Council will provide a clear next step and position Council to make a well-informed grant application, as future opportunities arise.

Statutory Environment:

Any future development proposal will need to be assessed against relevant statutory and policy requirements, including the Local Government Act 1995, Planning and Development Act 2005, Shire of Katanning Local Planning Scheme provisions, applicable local planning policies, building and infrastructure requirements, procurement obligations and any land disposition requirements that may apply.

Financial Implications:

The recommendation is limited to staff investigating a Claude St development and if necessary presenting a budget amendment to a subsequent Council meeting for funding the design and cost estimation.

Risk Implications:

This item has been evaluated against the Shire of Katanning's Risk Assessment and Acceptance Criteria and is considered to present a "moderate" reputational risk. The following table explores the likelihood of there being a housing supply shortfall in Katanning in response to planned economic growth and the consequence to Council's reputation from doing nothing.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Extreme
• Almost Certain	Medium	High	High	Severe	Severe
• Likely	Low	Medium	High	High	Severe
• Possible	Low	Medium	Medium	High	High
• Unlikely	Low	Low	Medium	Medium	High
• Rare	Low	Low	Low	Low	Medium

Strategic Implications:**Shire of Katanning Strategic Community Plan 2022 – 2032**

Focus Area Economic

Aspiration Katanning is an economic hub of the Great Southern region, offering a range of employment and business opportunities.

Objective To enable more businesses to locate in Katanning to support the needs of the local population.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26

That Council:

1. Notes the preliminary review of residential housing development options available to the Shire, including Chipper Street, Claude Street, Baldwin Park, Carinya Gardens, Round Drive, Piesse Street, Casuarina Drive and Adam Street sites.
2. Notes that the Claude Street site, being Lot 53 on Deposited Plan 56387, has been identified as a preferred next site for further investigation due to its manageable land area, residential context and potential suitability for staged Council-led housing development.
3. Requests management to investigate and prepare the Claude Street site as the next residential housing development site for Council consideration, including planning, servicing, design, cost estimates, funding options and any required statutory approvals.
4. Requests that a further report be presented to Council before any application is made for grant funding.

CARRIED/LOST:

FOR:

AGAINST:

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 ITEMS****PROCEDURAL MOTION****MOVED:****SECONDED:****OC/26**

That Council closes the meeting to the public to consider the following items relating to:

- **Outcome of Expression of Interest Process – Lease of Childcare Facility, 33 Daping Street, Katanning**
- **Business Case: Replacement of EV Charger – Austral Terrace, Katanning**

CARRIED/LOST:**FOR:****AGAINST:**

13.1 Outcome of Expression of Interest Process – Lease of Childcare Facility, 33 Daping Street, Katanning

File Ref: CP.PL.11
Reporting Officer: David Blurton, Executive Manager of Corporate Services
Date Report Prepared: 5 August 2026
Disclosure of Interest: No Interest to disclose

Reason For Confidentiality

The report is confidential in accordance with section **5.23 (2) (e) (iii)** of the *Local Government Act 1995*, being a matter that, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

- OC/26** **That Council:**
- 1. Notes the completion of the Expression of Interest process for the proposed lease and operation of the childcare facility at 33 Daping Street, Katanning.**
 - 2. Endorses the selection panel's recommendation of a preferred applicant, subject to satisfactory completion of lease negotiations, due diligence, statutory requirements and any necessary approvals.**
 - 3. Subject to ministerial approval and no submission being received through the local public notice of its intention to dispose of property under section 3.58 of the act, authorises the Chief Executive Officer to negotiate the final terms of the lease agreement based on the draft lease as previously presented to Council.**
 - 4. The Shire President and Chief Executive Officer execute the Lease Agreement, under Common Seal, in accordance with section 9.49A of the Local Government Act 1995.**

CARRIED/LOST:
FOR:
AGAINST:

13.2 Business Case: Replacement of EV Charger – Austral Terrace, Katanning (Attachments)

Reporting Officer:	Lisa Smith, Project Officer
Date Report Prepared:	28 July 2026
Disclosure of Interest:	No Interest to disclose

Reason For Confidentiality

The report is confidential in accordance with section **5.23 (2) (e) (iii)** of the *Local Government Act 1995*, being a matter that, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.

Voting Requirement: Simple Majority

Officer's Recommendation/Council Motion:

OC/26 **That Council;**

- a) Decommission and remove the failed Austral Terrace charger.**
- b) Engage an electrician to identify options to locate a future fast charger bank and provide a cost estimate for the supply of power to identified locations.**

CARRIED/LOST:
FOR:
AGAINST:

PROCEDURAL MOTION

MOVED: **SECONDED:**

Officer's Recommendation/Council Motion:

Voting Requirement: Simple Majority

OC/26 That Council reopens the meeting to the public.

CARRIED/LOST:
FOR:
AGAINST:

14. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at pm.