



Shire of
Katanning
Heart of the Great Southern

‘Together, We’re Building Katanning’s Future’

**NOTICE OF A
ORDINARY COUNCIL MEETING**

Dear Council Member

The next Ordinary Council Meeting of the Shire of Katanning will be held on
Tuesday 26 September 2017, in the Shire of Katanning Council Chambers,
14 Austral Terrace, Katanning, commencing at 6:00pm.

Julian Murphy
CHIEF EXECUTIVE OFFICER
Thursday 21 September 2017

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 Danny McGrath
Cr Serena Sandwell
Cr Martin Van Koldenhoven
Cr John Goodheart
Cr Alep Mydie
Cr Richard Kowald
Cr Owen Boxall

Council Officers: Julian Murphy, Chief Executive Officer
Sam Davis, Executive Manager, Projects and Community Building
Andrus Budrikis, Executive Manager Property & Assets
Paul Webb, Executive Manager Infrastructure & Development
Delma Baesjou, Consultant Planner
Taryn Human, Governance Executive Officer

Gallery:

Media:

Apologies: Libby French, Manager Finance

Leave of Absence: Cr Craig McKinley - Deputy President

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 – 22 August 2017
(SEE ATTACHED MINUTES)**

OC/17 That the minutes of the Ordinary Council Meeting held on Tuesday 22 August 2017 be confirmed as a true record of proceedings.

Voting Requirement: Simple Majority

CARRIED/LOST:

**8.2 Special Council Meeting – 29 August 2017
(SEE ATTACHED MINUTES)**

OC/17 That the minutes of the Special Council Meeting held on Tuesday 29 August 2017 be confirmed as a true record of proceedings.

Voting Requirement: Simple Majority

CARRIED/LOST:

**8.3 Special Council Meeting – 7 September 2017
(SEE ATTACHED MINUTES)**

OC/17 That the minutes of the Special Council Meeting held on Thursday 7 September 2017 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 Development Application – Oversize Outbuilding, Lot 36 (35) Amherst Street, Katanning**

File Ref: A265. Application Number 201718015
Reporting Officer: D Baesjou, Consultant Planner
Date Report Prepared: 8 September 2017

Issue:

To consider an application for an oversize Outbuilding at Lot 36 (35) Amherst Street, Katanning.

Body/Background:

A Development Application was received on 5 September 2017.

The proposal is for a 7m x 7m Outbuilding with a wall height of 2.4m. The steel frame structure will be clad in Colorbond, lined with gyprock and will have a concrete floor.

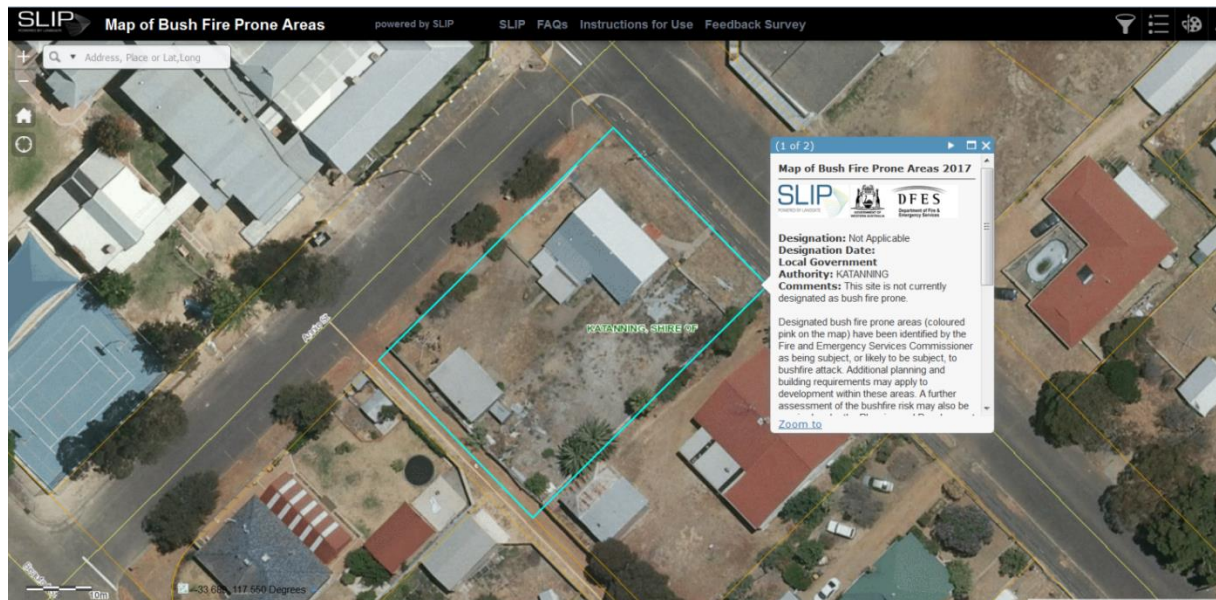
The proposed games room and studio is to be attached to the eastern side of the existing carport and is located behind the house.

The subject land is zoned Residential, with an R12.5/25 density coding under Town Planning Scheme No. 4 (TPS4). It is proposed Residential with an R30 density coding under Draft Local Planning Scheme 5 (LPS5).

‘Single House’ (and by association ‘Outbuilding’) is permitted (P) in the Residential zone, subject to compliance with the Residential Design Codes (R-Codes) and relevant Council Policy.

Lot 36 has frontage to both Amherst Street and Anne Street. It is also accessed and serviced by a rear laneway.

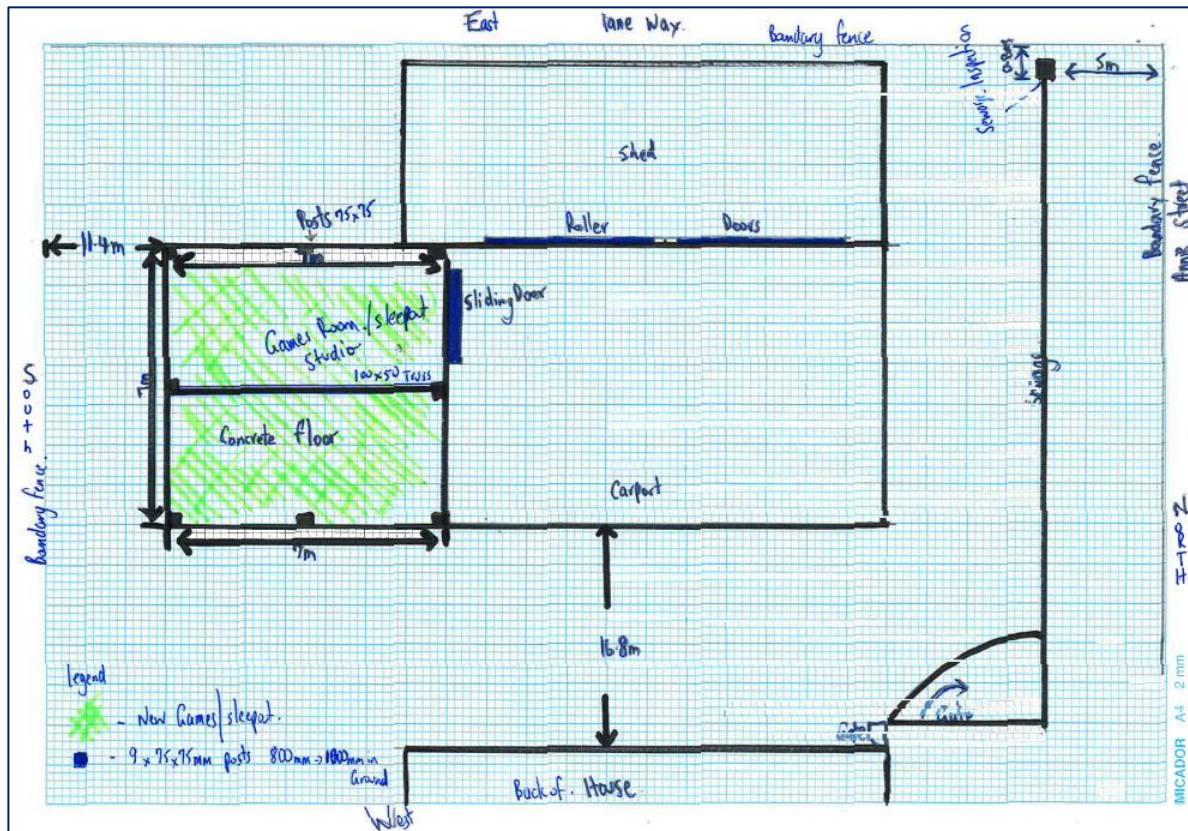
Existing development on Lot 36 includes a single storey dwelling, carport, shed and domestic garden/private open space.



Aerial image of Lot 36 (35) Amherst Street - DFES advice 'site note currently designated as Bush Fire Prone'



Site Plan, Lot 36 Amherst Street - showing position of proposed Outbuilding



Floor Plan for proposed Outbuilding, Lot 36 Amherst Street

Officers Comment:

Lot 36 is 1,619m². The combined floor area of the existing Outbuildings is 99m². The proposed Outbuilding is 49m². The subject land is considered to be of sufficient size to accommodate the proposed development.

The application was assessed, based on the requirements set out in Clauses 6.1.1 and 6.1.2 of TPS4, the P&D Regs 2015 and the R-Codes.

The relevant requirements and assessments are summarised as follows:

Objectives

- to retain the single house as the predominant form of residential development in the town.
- to provide for lifestyle choice in and around the town with a range of residential densities.
- to allow for the establishment of non-residential uses subject to local amenities not being adversely affected.
- to achieve a high standard of residential development.

Site and Development Requirements

As outlined in the R-Codes and adopted Outbuildings Policy, based on the dimensions of the proposed Outbuilding, the following minimum building setbacks are applicable:

Minimum Setbacks - Proposed Outbuilding, Lot 36 Amherst Street			
Boundary	Required Setback	Proposal	Comment
Amherst Street/Primary Frontage	6.0m	33m	<i>Compliant</i>
Side - (new wall length <9m)	1.0m	10m	<i>Compliant</i>
Rear - (total wall length >9m)	1.5m	9m	<i>Deemed to Comply</i>

R-Codes

Design Principle (P) and Deemed-to-comply (C) reference and Officer *assessment/comment*:

5.1.2 Front setback (C2.1) - *min 6m*

5.1.3 Lot boundary setback (C3.2 ii) *Compliant*

5.1.6 Building Height (C6) – *up to 3.6m in accordance with adopted Local Planning Policy No 1.*

5.2.5 Sight Lines (C5) – *unobstructed at crossover.*

5.4.2 Solar Access [Overshadowing] (C2.1) – *Compliant: single storey development is setback in excess of 6m from northern boundary of neighbouring property.*

Given the location, style and height of the proposed shed and the nature of other development in this area it is considered the appearance, size and bulk of the proposed Outbuilding is in keeping with the residential character and will have no significant impact on adjoining land.

The proposal is considered to meet the Scheme Objectives and for the Residential zone set out in both TPS4 and the draft Local Planning Scheme 5. Development Approval is recommended, subject to conditions.

Statutory Environment:

Shire of Katanning Town Planning Scheme No. 4 (TPS4)

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

The Residential Design Codes (R Codes)

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. It is not listed as a Registered Aboriginal Site or Survey Area, based on a recent search using the DoPLH online Aboriginal Heritage Inquiry System.

At the time of assessment, the subject land was not within a designated Bush Fire Prone Area as identified by the Fire and Emergency Services Commissioner. An exemption from Part 10A of the P&D Regs 2015 is applicable.

Policy Implications:

The Shire of Katanning Town Planning Scheme Policy No. 1 Outbuildings (SoK Policy 1) provides for Outbuildings in the Residential zone up to 3.6m in wall height and a maximum cumulative total floor area of 100m². Criterion 11) gives latitude to approve proposals that exceed the above standards by up to 20% on the basis of adjoining landowners support and no adverse visual impact on the amenity of the locality. Applications that do not meet the policy criteria shall be referred to the Council for its determination.

The height of the proposed walls is within the scope of SoK Policy 1. The proposed side and rear setbacks are in excess of the minimum 1.5m required under the RCodes and SoK Policy 1.

The proposed cumulative floor area of 148m² is greater than the 100m² provided for by the Policy, even allowing for a 20% variation that would not otherwise require determination by the Council.

The proposed Outbuilding will be well screened by the existing buildings and is readily accommodated on the subject land which is 1619m². Given the nature and characteristics of the surrounding development, the precedent set by existing Outbuildings, and the size of the lot, this proposal for an oversize Outbuilding laneway is considered acceptable when assessed against TPS4, the R-Codes and SoK Policy 1.

Financial Implications:

The applicant has paid the \$147 Planning Application Fee, as set out in Council's Schedule of Fees and Charges. Receipt Number 235329, 06/09/17

Strategic Implications:

This item assists the Council to deliver on several of its strategic objectives as follows:

Shire of Katanning Community Strategic Plan 2013 – 2023***Environment & Land Use – Land Use Development:***

- Flexible Land Use Planning [CBP Ref. P8.5.2]

Development & Leadership - Governance:

- Legal & Ethical Compliance [CBP Ref. P10.5.3]

Officer's Recommendation/Council Motion:**OC/17****That Council:**

Grants Development Approval for Lot 36 (35) Amherst Street, Katanning for the purpose of Outbuilding, subject to the following conditions:

- 1) **Development is to be generally in accordance with approved plans.**
- 2) **Maintenance of the crossover is the responsibility of the developer.**

Advice Notes

- I. **All stormwater runoff from the new structure to be adequately controlled on-site. Any connection to the district drainage system is to be to the satisfaction of the Executive Manager of Infrastructure & Development.**

- II. Any alterations or upgrading of the crossover to be in accordance with Shire of Katanning specifications and requirements.**
- III. This Development Approval does not constitute a Building Permit.**
- IV. Future use and development is to comply with the Building Code of Australia.**

Voting Requirement: Simple Majority

CARRIED/LOST:

10.1.2 Built Strata Subdivision Application – Lots 340 (15) Claude Street, Katanning

File Ref: A3636. PA/17/1394.
Reporting Officer: Delma Baesjou – Consultant Planner
Date Report Prepared: 12 September 2017

Issue:

To consider an application for a Built Strata Subdivision involving Lot 340 (15) Claude Street, Katanning.

Body/Background:

An application for Subdivision (Form 24 Strata Titles Act 1985) was received on 9 August 2017 and requires determination by the Shire of Katanning, under delegation from the Western Australian Planning Commission. The Application was prepared by 35 Degrees South on behalf of Vicki Mae Sukiennik.

Lot 340 is 1547m² and has frontage to Claude Street, which is sealed and drained to townsite standards. It is serviced by a rear laneway, constructed to gravel standard. The subject land is designated 'Commercial' zone under both the Shire of Katanning Town Planning Scheme No. 4 (TPS4) and draft Local Planning Scheme No. 5 (LPS5).



Aerial Image – Lot 340 Claude Street, and surrounds

The site is developed and contains a single house and outbuilding at the front of Lot 340, with a constructed crossover onto Claude Street. The radiator workshop and associated parking is at the rear of Lot 340. The commercial activity operates in conjunction with the Panel Beater on adjoining Lot 339. Vehicle access to the rear of Lot 340 is via Lot 399. Lot 339 and 340 share the same assessment number which is A3636.



Street view of Dwelling on Lot 340 (15) Claude Street (Proposed Lot 1).



Radiator Workshop and Parking Area, Proposed Lot 2



Rear view of access through Lot 399 (proposed Carriageway Easement)



View north-east along Laneway at rear of Lot 340/Proposed Lot 2

Proposed Lot 1 contains the Dwelling and Outbuilding and is 770m². Proposed Lot 2 contains the Workshop (Radiator repairs and servicing) and is 687m².



Built Strata Subdivision Application - DWG4831S, 28 June 2017

Officer's Comment:

The existing Dwelling pre-dates both Town Planning Scheme No. 4 and the Residential Design Codes. Never-the-less, the development accords with the minimum setback requirements and relevant design principles applicable for R30 Density Coded areas. In September 1999 Planning Approval was granted for Lot 340 to be used for 'Service Industry' - Radiator Retail and Service business. The Approval Conditions relate to provision of four on-site parking pays, advertising signage, liquid waste disposal to be via connection to sewer and access to Claude Street being retained. At the time, it was considered that the existing landscaping satisfied the requirements of the Planning Scheme.

Preliminary conferral with the appointed surveyor and the landowner occurred in May and July 2017. A site visit was conducted on 10 August 2017.

Lot 340 is not designated as Bush Fire Prone (DFES mapping 2017). Accordingly, an 'Exemption' from the requirements of SPP 3.7 and the associated deemed provisions is applicable to this Development.

The subject land is not of historical cultural significance. The site is not recorded in the State Register of Heritage Places, the Australian Government's heritage list or the local government inventory and other lists. A search for relevant Aboriginal Heritage using the DoPLH online Aboriginal Heritage Inquiry System indicates that the site is not listed as a Registered Aboriginal Site or Survey Area. The nearby Katanning Creek, to the north of the property, is Registered Aboriginal Site 22816 – Hunting Place, Natural Feature, Water Source; however the Built Strata, of itself, will have no impact.

The Strata Application was referred to Western Power and Water Corporation on 16 August 2017. Standard advice/risk notification was received from Western Power on 18 August; the agency provided no comment or objection to the proposed Built Strata. In its correspondence dated 23 August 2017, the Shire was advised "The Water Corporation has not received any new plans for this lot and plans for a shed were approved in 2000. There are no comments or recommendations pertaining to the built strata application."

Following conferral with Executive staff and the Development Services Team it is recommended that the Built Strata Subdivision be supported, subject to a Right of Carriageway Easement being established across 399 in favour of proposed lot 2 (15) Claude Street to ensure legal and practical access to the public road network.

Statutory Environment:

Strata Titles Act 1985

Strata Titles General Regulations 1996

Planning and Development Act 2005

Shire of Katanning Town Planning Scheme No. 4

Draft Local Planning Scheme No. 5

Policy Implications:

Shire of Katanning: Nil

WAPC Development Control Policy 1.1 - General principles for the subdivision of land.

Financial Implications:

The prescribed Application Fee of \$786 (GST exempt) was paid to the Shire of Katanning on 09/08/2017, receipt number 234940.

Strategic Implications:***Shire of Katanning Strategic Plan 2013 – 2023, Corporate Business Plan 2013-2018 and Planning Strategy******Environment & Land Use – Land Use Development:***

- Flexible Land Use Planning – Facilitate Development and Encourage progressive consolidation and Redevelopment [CBP Ref. P8.5.2 and O8.5.1]

Economic Development

- Identify and compile sufficient land to accommodate new services and business opportunities [S6.5.6 O6.5.3]

Development & Leadership - Governance:

- Legal & Ethical Compliance [CBP Ref. P10.5.3]

Officer's Recommendation/Council Motion:

OC/17 That Council approves the Built Strata Subdivision of Lot 340 (15) Claude Street, Katanning Drawing No DWG4831S, dated 28 June 2017, subject to: The establishment of a Right of Carriageway Easement across 399 to the benefit of proposed lot 2 (15) Claude Street.

Voting Requirement: Simple Majority

CARRIED/LOST:

10.1.3 Approval of appointment of contractor for tender no. RFT05/2017 Katanning Landfill Site Upgrade

File Ref: A3170
Reporting Officer: Uwe Striepe, Project Officer
Date Report Prepared: 19 September 2017

Issue:

To consider the outcome of RFT 05/2017, tender for the construction of the transfer site portion of the Katanning Landfill Site upgrade.

Body/Background:

At the Ordinary Council Meeting on 28 March 2012, Council resolved to appoint Opus International Consultants Pty Ltd for the provision of consultancy services for the upgrade of the Katanning Landfill Site.

An initial design was already completed by Opus Consultants when the Department of Water and Environmental Regulation was alerted to the existence of potential nesting sites of the Black Cockatoo bird at the Katanning Landfill site. During 2013, Opus was authorised to do a redesign to locate future waste cells in areas not conflicting with these trees. This design proved not to be viable as excavations would involve removing existing waste, processing it and placing it back into newly constructed waste cells. Alternate sites for the location of the waste cells on other lots were also considered.

Opus Consultants submitted a variation for the extra work required to seek approval for the clearing permits required for the waste cells. This prompted Shire Officials to approach other Consultants for quotations to ensure that the Shire receive best value for money. Talis Consultants were appointed to investigate the clearing permits for the waste cells. It was realised that the original vegetation survey required by the Department of Water and Environmental Regulation was outdated. A new survey was done which not only highlighted the presence of potential Cockatoo Nesting Sites, but also the presence of threatened ecological communities (TEC's) and priority ecological communities (PEC's). Based on this, Talis Consultants recommended finding a different location for the Landfill Site. This would not be an option for the Shire as this process would take too long and grant funding would no longer be available.

In the meantime, Opus Consultants had submitted an application for a clearing permit to the Department of Water and Environmental regulation for the transfer site area only (excludes waste cells that would conflict with the potential Black Cockatoo nesting sites). The clearing permit was approved.

It was decided to stay with the original site and amalgamate adjoining Shire lots to provide space for waste cells. Further into the future, the Shire would negotiate with the Agricultural Department for acquiring the adjoining land that was free of potential Cockatoo Nesting sites, PEC's and TEC's.

The Shire would go to tender for construction of the transfer site portion of the Landfill Site upgrade project using the clearing permit already approved for it whilst Opus would seek works approval for construction of waste cells and new septage ponds.

Officer's Comment:

A request for tender was advertised in the West Australian and Great Southern Herald newspapers and also posted on Tenderlink. The tender closed at 10 AM on 18 September 2017.

At the close of tender, two submissions were received.

Prices were higher than expected. Shire Officials found it difficult to assess whether the Shire is receiving value for money from only two submissions.

Local Government (Functions & General) Regulations, Regulation 11(2)(c) provides that tenders do not have to be invited within the 6 months following a tender process where no acceptable tenders were received.

It is therefore recommended that the Shire does not accept any tenders received and further investigate options to construct the upgrade to the Katanning Landfill site.

Statutory Environment:

Local Government Act 1995, Section 3.57. Tenders for providing goods or services

Local Government (Functions & General) Regulations, Regulation 11 – When tenders have to be publicly invited

Policy Implications:

In accordance with Council's purchasing policy

Financial Implications:

Nil.

Strategic Implications:***Shire of Katanning Community Strategic Plan 2013 – 2023***

Development and Leadership Governance

- Legal and ethical compliance

Officer's Recommendation/Council Motion:

OC/17

That Council:

- 1) Accepts no tender for tender RFT 05/2017 Katanning Landfill Site upgrade; and**
- 2) Authorises the Chief Executive Officer to negotiate options for the construction of the Katanning Landfill site upgrade works.**

Voting Requirement: Simple Majority

CARRIED/LOST:

10.1.4 Development Application – Farm Supply Centre, Extension, Lot 6 Katanning-Nyabing Road, Katanning

File Ref: A3030 KA201718013 (3Y)
Reporting Officer: Delma Baesjou, Consultant Planner
Date Report Prepared: 18 September 2017

Issue:

To consider a Development Application for Lot 6 (L6) Katanning-Nyabing Road, Katanning to be used for Farm Supply Centre – Extension.

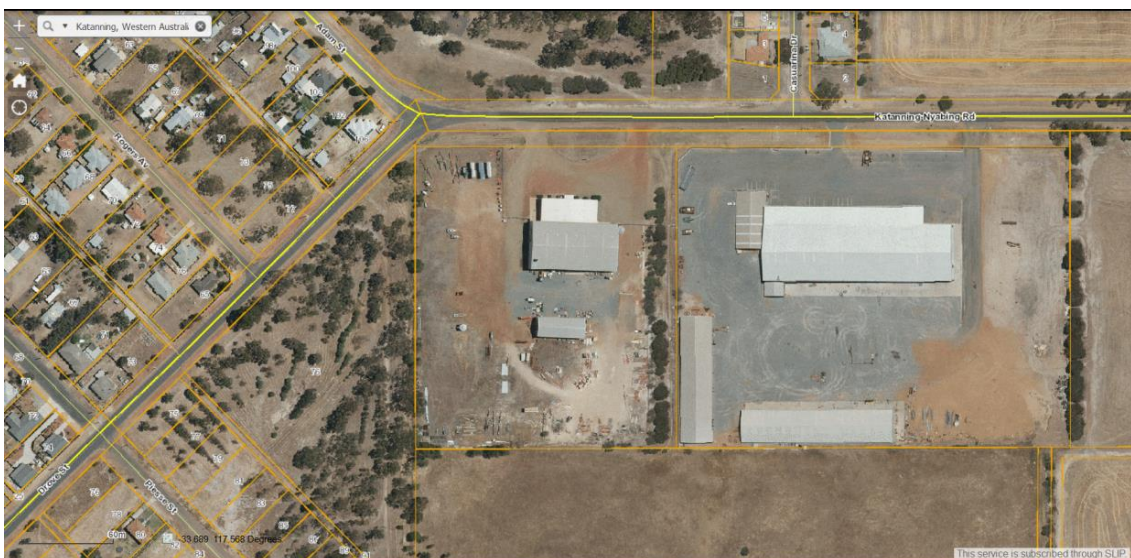
Body/Background:

An application for Development Approval was received on 4 September 2017 for a new Showroom and Workshop Extensions to the McIntosh & Sons premises at Lot 6 Katanning-Nyabing Road.

The proposed development comprises:

- Demolition of an existing shed at the western end of the Workshop to accommodate the extension.
- New single storey Machinery Showroom, Sales and Administration Building alterations and extensions to existing building (Colorbond Steel)
- New single storey Parts Store building extension to existing building (Colorbond Steel). The
- Reconfiguration of existing internal spaces
- Additional car parking bays (western side of new building)
- Alterations and minor reconfiguration of external hardstands and driveways
- Advertising Signage affixed to the eastern and western walls.

Lot 6 is 4.895ha and fronts the main road along the full length of its northern boundary.



The property is zoned 'Light Industrial' under the Shire of Katanning Town Planning Scheme No. 4 (TPS4). Farm Supply Centre is listed in the Zoning Table as 'P' (Permitted).

The draft Local Planning Scheme No.5 (LPS5) designates the subject land as 'General Industry'. Farm Supply Centre is nominated as a "P" (Permitted) use in Table 4 of the draft LPS5.

The land use definition contained in TPS4 is similar in intent to the following, slightly elaborated, contemporary definition set out in the draft LPS5:

farm supply centre means premises used for the supply and sale of seeds, fertilisers, agricultural chemicals, stock foods, tractors/farm equipment, implements and/or components and/or irrigation equipment for agriculture/primary production purposes.

The application was assessed, based on the requirements set out in TPS4 and the matters listed in Clause 67, Part 9 Schedule 2 of Planning and Development (Local Planning Schemes) Regulations 2015 which came into effect on 19 October 2015 and introduced 'deemed provisions' that apply throughout Western Australia.. Given the pending finalisation of LPS5, Council is to have 'due regard' to draft Scheme. Development Applications received during this transitional period are therefore assessed against both TPS4 and LPS5.

The following Table lists the various matters that Council is required to consider under the LPS Regulations, together with planning comments relevant to this application.

Matter	Relevance	Comment
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	Yes	Use of the subject land for the purpose of Farm Supply Centre (Extension) is consistent with the objectives and intent of the zone and TPS4.
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	Yes	The proposed partial demolition and Extension accords with the Scheme and is regarded as orderly and proper planning. Similar zoning, permissibility, land use definitions and development requirements are proposed under draft LPS5.
(c) any approved State planning policy	Neutral	
(d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	No	Not applicable
(e) any policy of the Commission	Neutral	
(f) any policy of the State	Neutral	
(g) any local planning policy for the Scheme area;	No	Not applicable
(h) any structure plan, activity centre plan or local development plan that relates to the development	No	Not applicable
(i) any report of the review of the local planning scheme that has been published under the <i>Planning and</i>	No	Not applicable

<i>Development (Local Planning Schemes) Regulations 2015</i>		
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	No	Not applicable
(k) the built heritage conservation of any place that is of cultural significance	No	No registered sites or places on the subject land
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	No	Not applicable
(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	Yes	This proposal represents an extension of the existing land use which is unlikely to have a significant negative impact on adjoining land.
(n) the amenity of the locality including the following: (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	Yes	No significant impact on amenity in regard to noise, odour, and lighting given the setting, function and purpose of the zone.
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	Yes	The proposal is unlikely to have any significant impact on the natural environment or the water resource.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;;	Yes	Under TPS4 the front 5m of site should be landscaped; LPS5 has no Landscaping requirements for this development. The site plan shows two new small areas of landscaping next to the proposed Showroom
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk	Yes	Katanning is recognised as being at risk of townsite salinity. There is no evidence of flood, erosion or land degradation at this site. Subject land is not designated as Bush Fire Prone (DFES mapping 2017).
(r) the suitability of the land for the development taking into account the	Yes	Storage of implements and workshop materials considered to

possible risk to human health or safety;		be appropriately managed through relevant Legislation.
(s) the adequacy of: (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	Yes	Proposed crossovers and layout allows for access/egress, customer and staff parking and unloading/loading. Proposal appears to address safety and design requirements.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	Neutral	Development may result in slight increase in vehicle movements. Appropriate signage to designate loading areas, customer parking and to ensure one-way circulation should be provided.
(u) the availability and adequacy for the development of the following: (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability	Neutral	Majority of customers load rural and bulky goods onto private vehicles, therefore i, iv and v public transport services and access for pedestrians, cyclists and non-motorised transport has limited significance. If required, water, waste water and power are operational matter for the proponent. Management of solid waste and refuse by developer, to LG specifications. Commercial premises and parking to satisfy relevant standards re: accessibility.
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	Neutral	Not applicable
(w) the history of the site where the development is to be located;	Yes	Development of the site by way of extension is supported.
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	Neutral	Development of the site and extension of the land use represents growth and intensification of an existing activity.
(y) any submissions received on the application;	No	Permissible Use under TPS4 and draft LPS5, no formal advertising required.
(za) the comments or submissions received from any authority consulted under clause 66;	Neutral	There is no change proposed to the existing crossovers onto the Katanning-Nyabing Road, however proposal was referred to Main

		Roads Great Southern for comment [their Ref D17#708385]
(zb) any other planning consideration the local government considers appropriate.	Neutral	The proposal is considered to be consistent with the Shire Katanning Strategic Plans, business Plan and SuperTown Growth and Implementation Plan.

Officers Comment:

The Objectives of the General Industry zone are set out in Table 2 of LPS5; the following are considered relevant to the proposed extension:

- To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.
- To allow for the continuation of existing industries and provide for the establishment of new industries that contribute to Katanning's and the region's economic growth.
- To take advantage of the attributes of location, availability of services and transport facilities servicing Katanning and the region.
- Seek to manage impacts such as noise, dust and odour within the zone.

Site and Development Requirements applicable to this proposal are set out in Tables 3 and 8 of LPS5. Generally the Development Requirements are adequately addressed. The proposed Extension is to be 21.557m from the front boundary, approximately 100m from the rear, approximately 11m from the western side boundary and in excess of 175m from the eastern side boundary. The development satisfies the minimum setback requirements prescribed in LPS5, being 20m front and rear and 15m on one side. Within this zone the setback area may be used for access, parking, loading, landscaping and/or trade display.

The Site Plan (Refer Plan SK01) shows twenty nine (29) existing and fifteen (15) new on-site parking spaces. Extensive hardstand and manoeuvring areas are available allowing for loading/unloading, circulation, and movement of vehicles, farm machinery and implements. Vehicle Access and parking is considered to be sufficient for customers and the thirty (30) staff, given the nature of this operation. Minor refinements to the site layout are recommended to ensure the dimensions of the proposed parking bays accord with the minimum bay length of 5.4m.

Further consideration of landscaping is necessary in light of the site's history and the precedent for similar proposals. Under TPS4, "The first five metres of the front setback on any lot shall be landscaped to the satisfaction of the Council." Under LPS5 there are no specific landscaping Requirements for the General Industry zone. The Site Plan shows two areas of screen landscaping adjacent to the front and side of the new Showroom. No other landscaping is proposed; it is recognised that tree planting in industrial areas can be problematic and implementation of landscaping is often unsuccessful. Should Council consider it appropriate to require landscaping for the proposed development, approval could be granted subject to the following additional conditions:

- 1) Submission of a landscaping plan for approval by the Executive Manager of Infrastructure & Development.
- 2) Installation and maintenance of landscaping in accordance with the approved plan.

Details relating to on-site stormwater management had not been provided at the time of preparing this report. Given the extensive area of hardstand/impervious surface proposed for this development, the soil types and the possible implications for drainage infrastructure, it is appropriate that this information is submitted for assessment and approval. Condition 3 relates.

The proposal includes Advertising Signage on the western and eastern walls of the new Showroom, comprising two 18m x 1.5m Business name/logo signs and one 7m x 3.4m sign. (Refer Plan SK05). Although the dimensions shown on the plans may be subject to variation, assessment and determination by the Council as part of the Development Application is considered prudent.

Clause 7.11 of TPS4 deals with the control of Advertisements. It is to be read in conjunction with Schedule 6 - Exempted Advertisements, and by reference the Shire of Katanning Local Laws Part XIV – Signs, Hoardings and Bill Posting (Signs Local Law). In the case of Industrial and Warehouse Premises, the Scheme allows for up to four advertisements, not exceeding a total area of 15m². The proposed signs are 27.57 m² and 23.8 m² respectively, so are well in excess of the exemption. Clauses 5.5.2 to 5.5.5 of the Signs Local Law deal with 'Horizontal Signs' and prescribe a maximum sign height of 600mm (plus 50%) or 1200mm for the subject signage.

As specified in Clause 7.11.4 of TPS4, in determining signage, "the Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety, and the amenity of adjacent areas which may be affected." In light of the site characteristics, prevailing land uses and the nature and scale of this development in relation to the surrounding development, it is considered appropriate to approve the advertising signs. The signage is unlikely to have an adverse impact on amenity, traffic, or future development. It is considered to be orderly and proper, and consistent with the Objectives of the General Industry zone. Notwithstanding the height requirements set out in Clause 5.5 of the Signs Local Law, conditional approval is recommended.

A search for relevant Aboriginal Heritage using the DoPLH online *Aboriginal Heritage Inquiry System* indicates that the site is not listed as a *Registered Aboriginal Site* or *Survey Area*. A nearby Reserve to the west of the adjoining property is **Registered Aboriginal Site 4435** - Katanning Camping Ground, however is not impacted by this proposal.

Based on an online search of the Heritage Council WA database using the *inHerit* portal there are no recorded cultural heritage places listed in the State Register of Heritage Places, the Australian Government's heritage list or the local government inventory and other lists.

The Chief Executive Officer has been delegated the authority to approve development applications that meet that meet the requirements of the Town Planning Scheme and are not contentious. In this case, given the scale of the development and the notional size of the signage, referral to and determination by the Council is considered appropriate.

Statutory Environment:

Shire of Katanning Town Planning Scheme No. 4

Shire of Katanning draft Local Planning Scheme No. 5

The Planning and Development (Local Planning Schemes) Regulations 2015.

The Shire of Katanning Local Laws Part XIV – Signs, Hoardings and Bill Posting

The application was assessed based on the requirements set out in TPS4, draft LPS5 and the Planning and Development (Local Planning Schemes) Regulations 2015. The proposal is considered to meet the Scheme Objectives for the Light and General Industry zones set out respectively in TPS4 and draft LPS5, as well as the intent of the Katanning Local Planning Strategy.

Policy Implications:

Nil.

Financial Implications:

Based on the Development Value of \$2.5million, and in accordance with the published schedule of Fees and Charges, the Application Fee is \$6,840.00.

Strategic Implications:

This item assists the Council to deliver on several of its strategic objectives as follows:

Shire of Katanning Community Strategic Plan 2013 – 2023 and Corporate Business Plan 2013-2018 and Planning Strategy***Environment & Land Use – Land Use Development:***

- Flexible Land Use Planning – Facilitate Development and Encourage progressive consolidation and Redevelopment [CBP Ref. P8.5.2 and O8.5.1]

Development & Leadership - Governance:

- Legal & Ethical Compliance [CBP Ref. P10.5.3]

Economy Objectives

- To assist business to create and maintain sustainable employment opportunities for residents.

Community Objectives:

- To actively promote Katanning as a regional centre.

Leadership and Development:

- Strengthening our economy through the continued support of existing businesses and by exploring opportunities to expand our business base.

Officer's Recommendation/Council Motion:**OC/17 That Council:**

1. Grants Development Approval for Lot 6 (6L) Katanning-Nyabing Road, Katanning for the purpose of Farm Supply Centre (Extension) subject to the following conditions:
 - a) Development is to be generally in accordance with approved plans (Drawing numbers SK01-SK10).
 - b) Submission of a revised parking and access plan for approval by the Executive Manager of Infrastructure & Development.
 - c) Submission of detailed stormwater drainage design and management plan for approval by the Executive Manager of Infrastructure & Development prior to commencement of site works
 - d) Construction and maintenance of internal accessways, loading, manoeuvring and parking areas is the responsibility of the developer.
 - e) Lighting devices to be controlled to minimise 'spill' and off- site impact
 - f) Any additional signage is to comply with Clause 7.11 of the Shire of Katanning Town Planning Scheme No. 4, or subsequent Policy and relevant requirements of the Planning and Development (Local Planning Schemes) Regulations 2015.

Advice Notes

- V. All stormwater runoff from the new Development and associated hardstand to be adequately contained on-site. Any connection to the district drainage system to the satisfaction of the Executive Manager of Infrastructure & Development.
- VI. Any alterations or upgrading of the crossover is to be in accordance with Shire of Katanning and Main Roads WA specifications and requirements.
- VII. Removal of the existing structure may be subject to the issue of a Demolition Licence.
- VIII. This Development Approval does not constitute a Building Permit.
- IX. Use and development is to comply with the requirements of the Dangerous Goods Safety Act 2004 and the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007 (the Storage and Handling Regulations) and relevant Health and Environmental statutes.

And

2. Subject to submission of a completed Application Form, in accordance with Clause 62 (3) – Additional information for development approval for advertisements, Part 8 Schedule 2 of the the Planning and Development (Local Planning Schemes) Regulations 2015, and notwithstanding the height requirements specified in Clause 5.5 of the Shire of Katanning Local Laws Part XIV – Signs, Hoardings and Bill Posting, Development Approval be granted for Advertising Signage (Horizontal Wall signs), Lot 6 (6L) Katanning-Nyabing Road, Katanning subject to conditions as determined by the Chief Executive Officer.

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: 21 September 2017

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 2017/18	EFT 2017/18	Total Payments 2017/18
July	2,094.85	828,940.40	831,035.25
August	2,811.70	1,842,145.53	1,844,957.23
September			0
October			0
November			0
December			0
January			0
February			0
March			0
April			0
May			0
June			0
Total	4,906.55	2,671,085.93	2,675,992.48

Officer's Comment:

The schedule of accounts for the month of August 2017 are attached.

Statutory Environment:

Local Government (Financial Management) Regulations 1996.

Policy Implications:

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

Financial Implications:

The 2017/18 budget was adopted by Council on 29 August 2017. August payments largely relate to WANDRRA flood works and insurance, plus standard operating expenditure such as superannuation, Department of Transport transactions and utilities.

Strategic Implications:**Shire of Katanning Strategic Plan 2013 – 2023**

Development and Leadership

- Governance

Officer's Recommendation/Council Motion:

OC/17 That Council endorses the Schedule of Accounts as presented, being cheques 41955-41962 totalling \$2,811.70 and direct payments totalling \$1,842,145.53 authorised and paid in August 2017.

Voting Requirement: Simple Majority.

CARRIED/LOST:

10.3 EXECUTIVE MANAGER, PROJECTS AND COMMUNITY BUILDING REPORTS

Nil.

10.4 EXECUTIVE MANAGER, PROPERTY & ASSETS REPORTS**10.4.1 KSHCP – A HOUSING AND COMMUNITY DEVELOPMENT PROJECT FOR COMMUNITY GROWTH MASTER PLAN**
(ATTACHMENT)

File Ref: CP.DE.13

Reporting Officer: Andrus Budrikis, Executive Manager, Property & Assets

Date Report Prepared: 22 March 2017

Issue:

To approve the Master Plan for the KSHCP – A Housing and Community Development Project for Community Growth prepared by Hames Sharley including the Welcome Precinct Options A & B

Body/Background:

Town Planning consultants Hames Sharley has been commissioned by the Shire of Katanning to undertake a series of consultation workshops and produce a Master Plan for the *KSHCP - A Housing and Community Development Project for Community Growth*. The scope and brief for this work was developed by Gerald Healy & Associates, and the Executive Manager of Property & Assets, in consultation with the Project Control Group (PCG). This followed a workshop conducted by Gerald Healy with Councillors in January 2017. At this workshop Councillors agreed that the scope of the Master Plan should look at opportunities along Austral Terrace as well as the Welcome Precinct and Piesse Lake Precinct.

Council adopted the terms of reference for the Katanning SuperTowns Heritage Centre Project Advisory Group (PAG) at the 28/2/2017 Ordinary Council Meeting.

The time frame to complete the Master Plan was set at 30 June 2017 by the Shire of Katanning.

Hames Sharley conducted a series of workshops and consultation sessions including:

1. 26/4/2017: PCG Introductory Workshop
2. 27/4/2017: PAG Workshop
3. 9/5/2017: Council Workshop
4. 26/5/2017: Focus Groups (4 x Workshops)
5. 27/5/2017: Drop-in (Daily Grind) and Focus Group #5 Workshop
6. 8/6/2017: Community Presentation and Workshop
7. 9/6/2017: PCG
8. 9/6/2017: PAG Workshop
9. 27/6/2017: PCG/ PAG and Council Workshop (Presentation of draft Master Plan) (3 sessions)

The Master Plan (see *Katanning KSHCP Master Plan* attached) covers the following precincts:

- a) Welcome Precinct
- b) Austral Terrace Precinct
- c) Piesse Lake Precinct

Officer's Comment

This Master Plan was presented to the PAG and then Council on 27/6/2017 at two separate workshops.

Following the change of the State Government the new Minister for Primary Industries and Regional Development requested that the Shire of Katanning review the project budget with a view to returning \$3m in funds to the State.

A review of the budget was undertaken (see separate Agenda item)

Further consultation and exploration by Council members of the Welcome Precinct and All Ages Playground lead to the production of two options for the Welcome Precinct. Both these options were variants on one of the strategies developed during the work shop phase of the master plan process. (See Welcome Precinct Options A & B attached.)

The Master Plan, with the two Welcome Precinct Options A & B, was presented to Council at the Council Forum held on 12/9/2017. The two options are included in the Master Plan at this stage pending further conceptual design of the Welcome Precinct to allow Council to make a decision of which of these two options to adopt.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil.

Financial Implications:

The project is funded by the Royalty for Regions Growing Our South Program (\$12.72m), Lotterywest (\$2m) and the Shire of Katanning (\$0.63m).

Strategic Implications:

Shire of Katanning Strategic Plan 2013 – 2023

Facilities & Service

- ***Facilities Development***

Officer's Recommendation/Council Motion:

OC/17 **That Council approves the Hames Sharley Master Plan for the Welcome Precinct, Austral Terrace Precinct and Piesse Lake Precinct including the Welcome Precinct Options A & B in replacement of the Welcome Precinct plan recommended by Hames Sharley in the Master Plan.**

Voting Requirement: Simple Majority

CARRIED/LOST:

10.4.2 KSHCP – A HOUSING AND COMMUNITY DEVELOPMENT PROJECT FOR COMMUNITY GROWTH REVISED BUDGET
(ATTACHMENT)

File Ref: CP.DE.13
Reporting Officer: Andrus Budrikis, Executive Manager, Property & Assets
Date Report Prepared: 22 March 2017

Issue:

To approve the revised budget for the *KSHCP – A Housing & Community Development Project for Community Growth*.

Body/Background:

The *KSHCP – A Housing & Community Development Project for Community Growth* received \$15.72m in original funding from the Royalties for Regions Growing Our South program. This funding was confirmed in a Financial Assistance Agreement (FAA) between the State of Western Australia and the Shire of Katanning dated 3/6/2017. The new Minister for Regional Development, Agriculture and Food has requested that the Shire of Katanning find \$3m in budget savings for this project and the \$3m be returned to the State. The original and adjusted budget is indicated below.

FUND SOURCES	ORIGINAL FUNDING	ADJUSTED FUNDING
Royalties for Regions	\$ 15,720,000.00	\$ 12,720,000.00
Lotterywest	\$ 2,000,000.00	\$ 2,000,000.00
Shire of Katanning	\$ 630,000.00	\$ 630,000.00
Changing Places	\$ 110,000.00	\$ 110,000.00
Interest 30.6.2017		\$ 222,000.00
Additional Interest to 31.12.2018		\$ 180,000.00
	\$ 18,460,000.00	\$ 15,862,000.00

Officer's Comment:

The Project Advisory Group has discussed strategies for budget savings and the Project Control Group has reviewed the budget accordingly. A revised project budget has been drafted and sent to the Minister (copy attached). This budget has factored in \$3m in savings. The only component dropped from the project list is the Andover Street sewer project. This budget aligns to the original budget lines of the FAA.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil.

Financial Implications:

The project scope has been adjusted to accommodate the \$3m reduction in savings. There has been no increase in the Shire contribution in the budget from the minimum approved \$630k contribution.

Strategic Implications:***Shire of Katanning Strategic Plan 2013 – 2023******Facilities & Service***

- ***Facilities Development***

Officer's Recommendation/Council Motion:

OC/17 That Council approves the revised budget for the KSHCP – A Housing and Community Development Project for Community Growth as advised to the Minister for Regional Development Agriculture and Food.

Voting Requirement: Simple Majority

CARRIED/LOST:

10.5 CHIEF EXECUTIVE OFFICER'S REPORTS**10.5.1 October Council Meeting Dates**

File Ref: GV.CM.2
Reporting Officer: Julian Murphy, Chief Executive Officer
Date Report Prepared: 21 September 2017

Issue:

To consider Council Meeting dates for October 2017 to align with the Local Government Election date.

Body/Background:

The Local Government Elections for the Shire of Katanning will be held on 21 October 2017. Newly elected Councillors will need to be sworn in before they can take up their roles as Councillor.

The Ordinary Council Meeting for October is scheduled for 24 October 2017.

Officer's Comment:

Council meeting agendas are prepared on the Thursday before the meeting date. Newly elected Councillors will not have the opportunity to review the agenda before dealing with the matters for consideration at the Ordinary Council Meeting held on 24 October 2017.

In order to provide newly elected Councillors time to review the agenda it is recommended that Council change the date of the October Meeting from the 24 October 2017 to the following Tuesday 31 October 2017.

A Special Council Meeting could be held on the Monday 23 October 2017 to swear in new Councillors and elect the President, Deputy President and appoint Committee members.

Statutory Environment:

Local Government Act 1995:

- Section 5.3 – Ordinary and Special Council Meetings
- Schedule 2.3 – When and how mayors, presidents, deputy mayors and deputy presidents are elected by the council

Policy Implications:

Council Policy Relating to Election of Committees – provides for the method of filling vacancies on Council committees

Financial Implications:

Nil.

Strategic Implications:***Shire of Katanning Strategic Plan 2013 – 2023***

Development and Leadership

- Governance

Officer's Recommendation/Council Motion:**OC/17****That Council:**

- 1) Changes the date of the October Ordinary Council Meeting to Tuesday 31 October 2017 to be held in the Shire of Katanning Council Chambers, 14 Austral Terrace, Katanning, commencing at 6.00pm; and**
- 2) Holds a Special Council Meeting on Monday 23 October 2017 in the Shire of Katanning Council Chambers, 14 Austral Terrace, Katanning, commencing at 6.00pm for the purposes of Electing the President and Deputy President and appointing members of committees.**

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