



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 24 May 2016, in the Shire of Katanning Council Chambers,  
14 Austral Terrace, Katanning, commencing at 6:00pm.

Julian Murphy  
**CHIEF EXECUTIVE OFFICER**  
Thursday 19 May 2016

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.

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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 Craig McKinley - Deputy President  
Cr Danny McGrath  
Cr Richard Kowald  
Cr Alep Mydie  
Cr Serena Sandwell  
Cr Martin Van Koldenhoven  
Cr John Goodheart  
Cr Owen Boxall

Council Officers: Julian Murphy, Chief Executive Officer  
Andrew Holden, Deputy Chief Executive Officer  
Uwe Striepe, Director of Engineering & Development Services  
Sam Davis, Executive Manager – Strategic Projects  
Diana Marsh, Manager of Finance  
Taryn Human, PA to the CEO

Gallery:

Media:

Apologies:

Leave of Absence:

**3. RESPONSE TO PUBLIC QUESTIONS TAKEN ON NOTICE****4. DISCLOSURE OF FINANCIAL/IMPARTIALITY INTERESTS****5. PUBLIC QUESTION/STATEMENT TIME****6. APPLICATIONS FOR LEAVE OF ABSENCE****7. PETITIONS/DEPUTATIONS/PRESENTATIONS****8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING****8.1 Ordinary Council Meeting – 19 April 2016  
(SEE ATTACHED MINUTES)**

**OC/16** That the minutes of the Ordinary Council Meeting held on Tuesday 19 April 2016 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 DIRECTOR OF ENGINEERING & DEVELOPMENT SERVICES REPORTS****10.1.1 Endorsement of Fire Management Requirement Notice  
(SEE ATTACHMENT)**

**File Ref:** ES.AT.1  
**Reporting Officer:** C Pearce, Community Emergency Services Manager  
**Date Report Prepared:** 6 May 2016

**Issue:**

Council to endorse the 2016 – 2017 Fire Management Requirement Notice.

**Body/Background:**

The Fire Management Requirement Notice is published annually and distributed to all residents and property owners within the Shire.

The Fire Management Requirement Notice provides land owners and renters with information on their responsibilities regarding fire prevention. Also included in the brochure are the contact details of Local Bush Fire Control Officers and information on general fire related matters. The changes that have been recommended by the Bushfire Advisory are as follows:

- 1) To restrict all burning during the Restricted Burning Period to Permits.  
Currently burning of small piles of green waste less than 1 cubic metre can be conducted after 6pm and extinguished by midnight during this time.
- 2) Apply to have the Restricted Burning Period moved from the 15 October back to the 1 October. This is due to season changes within the district and Fire Control Officers want to have more control over fires being lit pre fire season.
- 3) Other changes to the brochure are in relation to the Bush Fire Control Officers appointments and fire attendance information which are highlighted in Yellow.

**Officer's Comment:**

Council endorsement of the Brochure and recommended changes as put forward by the Bushfire Advisory Committee.

**Statutory Environment:**

Bushfire Act 1954.

**Policy Implications:**

Nil.

**Financial Implications:**

Annual provision in the budget for printing.

**Strategic Implications:**

Bushfire Act 1954

The restriction to Permits for all burning conducted during the Restricted Burning Period - Bushfire Act 1954 Section 24 (G2).

Changing the Restricted Burning Period from the 15 October to the 1 October will require gazettal by the Fire and Emergencies Services Commissioner. This is done through a letter of request to the Regional Superintendent of the Department of Fire and Emergency Service.

**Officer's Recommendation/Council Motion:**

**OC/16**

**That Council:**

- 1) **Endorses the 2016 – 2017 Shire of Katanning Fire Management Requirement Notice as presented;**
- 2) **Applies to have the pre fire season Restricted Burning Period commencement date changed from the 15 October to the 1 October and;**
- 3) **In accordance with the Bush Fires Act 1954 Section 24 G (2) requires permits for the burning of garden refuse within the whole district.**

**Voting Requirement: Simple Majority**

**CARRIED/LOST:**

### 10.1.2 Adoption of Structure Plans

**File Ref:** CM. EB.5  
**Reporting Officer:** D Baesjou, Contract Planner  
**Date Report Prepared:** 16 May 2016

**Issue:**

To adopt the Piesse Lake, Industrial Expansion and Henry Street Precinct Structure Plans for advertising.

**Body/Background:**

At its meeting held 23 July 2014 the Shire of Katanning appointed Land Insights as the successful Tenderer for the preparation of the Katanning Structure Plans. (Refer Item 10.1.2, Resolution OC62/14).

The Literature Review and Stakeholder Consultation occurred and Technical documents were prepared in 2014. Opportunities and Constraints Plans for the three priority areas were provided.

Draft concept plans and updates have been provided at various Council Forums and to the Katanning Super Towns Project Advisory Group (PAG).

**Officer's Comment:**

The new Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs) came into effect on 19 October 2015. Preparation of the draft Structure Plans commenced under the former Regulations and procedures. The format and content of the documents have been revised to reflect the requirements of the current Regulations.

Preparation of the three Structure Plans enacts recommendations contained within the Council's Local Planning Strategy (LPS) and the SuperTowns Growth and Implementation Plan.

**Statutory Environment:**

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015, in particular Clause 18, sub clauses (1) and (2)

18. Advertising structure plan

- 1) The local government must, within 28 days of preparing a structure plan or accepting an application for a structure plan to be assessed and advertised —
  - (a) advertise the proposed structure plan in accordance with subclause (2); and
  - (b) seek comments in relation to the proposed structure plan from any public authority or utility service provider that the local government considers appropriate; and
  - (c) provide to the Commission —
    - (i) a copy of the proposed structure plan and all accompanying material; and
    - (ii) details of the advertising and consultation arrangements for the plan.
- 2) The local government must advertise the structure plan in one or more of the following ways —
  - (a) by giving notice of the proposed structure plan to owners and occupiers who, in the opinion of the local government, are likely to be affected by the approval

- of the structure plan, including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is given to the person;
- (b) by publishing a notice of the proposed structure plan in a newspaper circulating in the Scheme area including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is published;
  - (c) by publishing a notice of the proposed structure plan on the local government website including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is published;
  - (d) by erecting a sign or signs in a conspicuous place on the land the subject of the proposed structure plan giving notice of the proposed plan for a period of not less than 14 days and not more than 28 days from the day on which the sign is erected including on each sign a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the sign is erected.
- 3) The local government —
- (a) must make a structure plan advertised under subclause (2) and the material accompanying it available for public inspection during business hours at the offices of the local government; and
  - (b) may publish the structure plan and the material accompanying it on the website of the local government.
- 4) If a local government fails to advertise a structure plan in accordance with this clause, the Commission may take reasonable steps to ensure that the plan is advertised.
- 5) All costs incurred by the Commission in the exercise of the power conferred by subclause (4) may, with the approval of the Minister, be recovered from the local government as a debt due to the Commission.

**Policy Implications:**

There are no policy implications.

**Financial Implications:**

The costs related to advertising the Structure Plan include publishing Notices in the local newspaper, erecting signs on the three sites, administration and officer time associated with community consultation. The 2015/2016 Annual Budget includes grant income and expenditure allocation in regard to SuperTowns Projects. There will be no additional direct cost to the Shire associated with advertising the draft Structure Plans.

**Strategic Implications:**

Preparation of the Structure Plans is consistent with general and specific recommendations contained in the Local Planning Strategy and many of the Objectives/Tasks set out in the SuperTowns Growth and Implementation Plan. The Structure Plans assist the Council to deliver on several of its strategic objectives and key elements 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:*

- Introduce urban expansion areas for residential and industrial development [CBP Ref. O8.5.1]
- Flexible Land Use Planning – Facilitate Development and Encourage progressive consolidation and Redevelopment [CBP Ref. P8.5.2 and O8.5.1]
- Establish a minimal hierarchy of plans required to facilitate development.
- Prepare a Structure Plan for the eastern industrial expansion to facilitate a range of industrial initiatives.

*Economic Development*

- Locate an agrifood precinct that takes into account the location and linkages with WAMMCO [CBP Ref. P6.5.2 P6.5.10]
- Identify and compile sufficient land to accommodate new services and business opportunities [S6.5.6 O6.5.3]
- Promote R40 housing opportunities on land affording views of Piesse Park [CBP Ref. O8.5.1]

*Lifestyle*

- Prepare Structure Plan for Piesse Park incorporating Open Space upgrades [CBP Ref. P8.5.5]
- Produce medium density housing around Piesse Park with ‘urban living in the country’ theme. [CBP Ref. O8.5.1]

*Development & Leadership - Governance:*

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

**Officer’s Recommendation/Council Motion:****OC/16****That Council:**

- 1) Receives and endorses the Piesse Lake, Industrial Expansion and Henry Street Precinct Structure Plans and associated Technical Appendices:**
  - 2) Environmental Investigation**
  - 3) Local Water Management Strategy**
  - 4) Bushfire Hazard Assessment**
  - 5) Transport Assessment**
  - 6) Services and Infrastructure**
- 2) Advertises the proposed Piesse Lake, Industrial Expansion and Henry Street Precinct Structure Plans in accordance with clause 18(1) of the Deemed provisions for local planning schemes as set out in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 28 days.**

**Voting Requirement:** Simple Majority

CARRIED/LOST:



**10.1.3 Reserve 27959, Carinya Gardens – Future Tenure**

**File Ref:** A2336  
**Reporting Officer:** D Baesjou, Contract Planner  
**Date Report Prepared:** 10 May 2016

**Issue:**

To consider a request from the Department of Lands (DoL) for the possible disposal of Apex Park, Reserve 27959, Lot 968 (8-10) Carinya Gardens, Katanning.

A copy of the 2016 correspondence from the DoL, together with a site plan and the disposal procedure for Section 152 Reserves is Attachment A.

The 1996 correspondence re: vesting and creation of Reserve 27959 is Attachment B.

**Body/Background:**

Correspondence was received on 8 April 2016 from the Department of Lands (DoL) requesting comment on:

1. whether the Shire wishes to retain care and control of this unmanaged Reserve; and
2. if not, would there be any objection to DoL investigating either:
  - a) including the land in the South West Settlement Land Base; or
  - b) Disposal (in accordance with Section 152).

The correspondence indicates that the Recreation Reserve was set apart and vested in the Crown in 1966 as a condition of subdivision when the surrounding residential lots were created. (Section 152/formerly S20A of the Town Planning and Development Act is applicable)



2014 Aerial Image of Subject Land

Apex Park is opposite Braeside Primary School. The subject land is Lot 968 on Deposited Plan 8282. The parcel is rectangular in shape, 2024m<sup>2</sup> in area and has frontage to Carinya Gardens along the full length of the north-west boundary. It is grassed, reticulated, contains isolated trees and has been developed with some playground equipment.



2016 view of Apex Park (from Carinya Gardens, looking east)

**Officer's Comment:**

The Reserve is known as Apex Park, Carinya Gardens. It is maintained by the Shire of Katanning and is utilised by the local community.

The subject land is designated as Recreation and Open Space' local scheme reserve under the Shire of Katanning Town Planning Scheme No. 4 (TPS4).

The draft Local Planning Scheme No.5 (LPS5) designates Lot 968 as 'Public Open Space'.

Lot 968 is shown on Plan 2 of the endorsed Local Planning Strategy as 'Parks and Recreation'. In the absence of a specific Recreation Strategy, this document serves as the most recent indication of community intention and expectations for the Park.

It is recognised the Public Open Space (POS) contributes to quality of life, vitality, identity, community interaction and sense of place. The contemporary planning approach outlined in 'Liveable Neighbourhoods' advocates a POS size hierarchy and function using the categories of Sport, Recreation and Nature (replacing the terms active and passive). Sport spaces provide a setting for formal, structured or organised sporting pursuits including supplementary infrastructure such as club rooms, storage and parking. Recreation Spaces can be accessed by all and provide a setting for informal play, physical activity, relaxation and social interaction. Examples include playgrounds, parks, community gardens, skate parks and training areas.



Nature spaces provide a setting for people to enjoy and connect with nature, and at the same time protecting environmental values. POS is also categorised as Small (2000m<sup>2</sup>-4000m<sup>2</sup>), Local (4000m<sup>2</sup>-1ha), Neighbourhood (1-5ha) or District (greater than 5ha). All residential lots should be within walking distance (300m) of a POS site to meet daily needs, as well as within the catchment of POS sites providing access to nature, sport and recreation opportunities.

Apex Park constitutes a Small Recreation Space; it equates to a 'pocket park'.

The bushland Reserves north of the Primary School and west of the Katanning Country Club comprising Lots 986 and 985 respectively, would be categorised as Local Nature POS. Baldwin Park, south of the Bowling Club is undeveloped; it does not serve a POS function. Piesse Park could be regarded as a Neighbourhood Recreation and Nature Space, pending development and further upgrade. The Katanning Leisure Centre and Katanning Country Club are considered to be District Sport Parks.

Apex Park is the only developed 'Recreation POS' servicing the northern residential area. The next closest would be Piesse Park; it is approximately 350m from Apex Park, 500m from Collingwood Street, Hill Way, Burrige Way and more than 600m from the residential lots in Marmion Street.

The continued growth of Katanning as advocated in the Planning Strategy and SuperTown Growth and Implementation Plan, coupled with the increased Residential Densities proposed in Local Planning Scheme No. 5 will result in increased use of and demand for POS. The Shire has a responsibility to plan for, provide and maintain an integrated POS network. The Public Parkland/Public Open Space design Elements of 'Liveable Neighbourhoods' provide a useful framework and relevant guidelines. Disposal of Reserve 27959 is considered to be inconsistent with the Open Space design principles contained in WAPC Policy 'Liveable Neighbourhoods'.

Disposal of Reserves created through the subdivisional process (Section 152) will typically only be allowed when the intention is for the Council to acquire replacement recreational land or to use the proceeds to enhance other public open space. Other than regular ongoing maintenance, it appears the Shire of Katanning has no immediate plans for development or replacement of Apex Park. Should it be determined that the Reserve is "identified as being no longer required for community purposes" disposal by DoL could be considered, in accordance with the procedures outlined in paragraphs 50 and 51 of the attached extract.

**Statutory Environment:**

Planning and Development Act 2005

Shire of Katanning Town Planning Scheme No. 4

Land Administration Act 1997

**Policy Implications:**

There are no policy implications.

**Financial Implications:**

Unless the Reserve is transferred to the Shire and Disposal of is initiated/requested by Council, any advertising and administrative cost should be borne by DoL. Any proceeds would have to be allocated to other reserves. Inclusion of the Reserve into the South West Settlement Land Base is expected to be cost neutral to Council.

**Strategic Implications:**

In addition to achieving relevant recommendations and objectives of the Katanning Local Planning and Strategy SuperTown Growth and Implementation Plan, this item assists the Council to deliver on the following strategic objectives:

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

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

*Community & Culture:*

- Community Spaces, Cultural Opportunity and Cultural Diversity.

**Officer's Recommendation/Council Motion:**

**OC/16** That Council advises the Department of Lands, with regard to Apex Park, Reserve 27959, Lot 968 (8-10) Carinya Gardens, Katanning:

- 1) That that Council does not support the disposal of the Reserve for the following reasons:
  - i. The park is utilised by the local community;
  - ii. The Reserve is grassed and reticulated, it contains playground equipment and is currently maintained by the Shire of Katanning;
  - iii. This pocket park serves as the only developed 'recreation' public open space in the northern residential area of the Katanning town site; loss of POS would be considered contrary to the Open Space design principles contained in WAPC Policy 'Liveable Neighbourhoods'.
- 2) That Council does not oppose the change in Purpose of Apex Park, Reserve 27959 968 from 'Recreation' to 'Public Recreation', subject to there being no cost to the Shire of Katanning.

**Voting Requirement:** Simple Majority

CARRIED/LOST:

**10.2 DIRECTOR OF CORPORATE AND COMMUNITY SERVICES REPORTS****10.2.1 Monthly Financial Reports**  
(ATTACHMENTS)

**File Ref:** FS/0021  
**Reporting Officer:** D Marsh, Manager Finance  
**Report Prepared:** 16 May 2016

**Body/Background:**

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

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

**Officer's Comment:**

A variance report is included with the monthly financial statements.

**Statutory Environment:**

Local Government (Financial Management) Regulations 1996.

**Policy Implications:**

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

**Financial Implications:**

Monthly Statement of Financial Activity.

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

Development and Leadership

- Governance

**Officer's Recommendation/Council Motion:**

**OC/16** That Council adopts the Statement of Financial Activity for the month ending 30 April 2016, as presented, and notes any material variances.

**Voting Requirement:** Simple Majority

CARRIED/LOST:

**10.2.2      Schedule of Accounts**  
**(ATTACHMENTS)**

**File Ref:** FS/0021  
**Reporting Officer:** D Marsh, Manager Finance  
**Report Prepared:** 16 May 2016

**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.

**Officer's Comment:**

The schedule of accounts for month of April 2016 are attached.

**Statutory Environment:**

Local Government (Financial Management) Regulations

**Policy Implications:**

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

**Financial Implications:**

Expenditure in accordance with the 2015/2016 Annual Budget.

**Strategic Implications:**

Shire of Katanning Strategic Plan 2013 – 2023  
Development and Leadership

- Governance

**Officer's Recommendation/Council Motion:**

**OC/16      That Council endorses the Schedule of Accounts for April 2016, as presented.**

**Voting Requirement:** Simple Majority

CARRIED/LOST:

<b>10.3      EXECUTIVE MANAGER – STRATEGIC PROJECTS</b>
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**10.4 DEPUTY CHIEF EXECUTIVE OFFICER****10.4.1 Katanning Regional Sheep Saleyards – Canteen Licence to Occupy  
(ATTACHMENT)**

**File Ref:** A2324  
**Reporting Officer:** A Holden, Deputy Chief Executive Officer  
**Date Report Prepared:** 16 May 2015

**Issue:**

To consider submissions from parties interested in being granted the licence to occupy the canteen and dining facilities at the Katanning Regional Sheep Saleyards (Saleyards) to run a business providing refreshments to users of the saleyards.

**Body/Background:**

The Shire owns and operates the saleyards which contains a commercial kitchen, servery, dining area and associated display/cool and storerooms. When the saleyards opened on 28 May 2014 the operator of the canteen business at the old saleyards, Ms Diane Stewart, transferred and began operating in the new facility until she ceased in December 2014.

Marmion Investments Pty Ltd (Marmion), the operator of the Katanning Chicken Treat, took over the temporary operation of the canteen. In February 2015 Council decided to offer Marmion a Licence to Occupy the facility for a period of three years. The Shire's solicitors McLeods were engaged to complete the preparation of the Licence to Occupy which was delayed due to the resolution of a number of issues but the final version was provided a couple of months ago. This, unfortunately, coincided with changes to the personal circumstances of the operator's principals that ultimately led to their decision to relinquish the Licence to Occupy. Marmion ceased operating the canteen on Wednesday 4 May 2016.

An advertisement was placed in the Great Southern Herald of Thursday 28 April 2016 seeking submissions from experienced parties interested in operating the canteen. By the closing date for submission to be lodged (6 May) the Shire had received only one submission (see attached) from Emu Lane Pty Ltd (Emu), which has David and Julie Harries as Directors.

**Officer's Comment:**

The submission from Emu contained the information that potential operators were asked to provide. Both the Harries have significant training/qualifications and experience in the hospitality industry and Emu has recently taken over the operation of the café at the BKW Co-operative.

Emu has operated the canteen on a temporary basis since Marmion ceased on 4 May and during that admittedly short period there has been no issue arising that has brought into question their ability to run the business in the longer term. It is the officer's opinion that David and Julie Harris as directors of Emu do possess the demonstrated experience in providing meals of the necessary variety and quality required in the canteen and clearly have ready access to the staff necessary to run the facility.

**Statutory Environment:**

Nil.

**Policy Implications:**

Nil.

**Financial Implications:**

Nil. Council has budgeted to receive income from the operator of the Licence to Occupy the saleyards canteen.

**Strategic Implications:**

Nil.

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

- 1) **Accept the submission from David and Julie Harries as directors of Emu Lane Pty Ltd to operate the saleyard canteen; and**
- 2) **Authorise the Chief Executive Officer to negotiate a Licence to Occupy for a period of three years.**

**Voting Requirement:** Simple Majority

CARRIED/LOST:

**10.5 CHIEF EXECUTIVE OFFICER'S REPORTS****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****OC/16** That the urgent business of 12.1 be accepted at tonight's meeting.**Voting Requirement:** Simple Majority

CARRIED/LOST:

**12.1 Katanning Supertown Heritage Centre Project Funding****File Ref:** CP.RP.1**Reporting Officer:** S Davis, Executive Manager of Strategic Projects**Date Report Prepared:** 23 May 2016**Issue:**

For Council to consider delegating authority to the Chief Executive Officer to negotiate and execute the Financial Assistance Agreement (FAA) with the Government of Western Australia Department of Regional Development to accept funding for the Katanning Supertown Heritage Centre Project.



**Body/Background:**

On 29 September 2015, the author on behalf of the Shire submitted a business case proposal in a bid for \$15.72 million through Royalties for Regions and the WA State Cabinet to undertake the project termed Katanning Supertown Heritage Centre Project (Project).

On 12 November 2015 a grant application was submitted to Lotterywest with a separate request seeking \$2 million in funding for the Project, which was approved in March 2016 contingent on the Shire securing funds through the state government.

During the hand down of the WA State budget on 12 May 2016, \$15.72 million in government funding was announced for the project.

The Project comprises two main components: the Welcome Precinct and the Piesse Lake Developments.

The **Welcome Precinct** refers to the re-development of the All Ages Playground site and will include:

- Improvements and additions to Katanning's famous and iconic All Ages Playground; park amenity enhancements, including: play areas; barbeques; toilets; RV dump point; skate-street park; and improvements to access and parking etc.
- Construction of a tourist visitor centre and community run museum on the site adjacent to the new roundabout and entry point to town.
- Extension of the existing sewer system to service the full Welcome Precinct district.

This component will enhance Katanning's visitor experience and develop the town's tourism product through providing an attractive and unique welcome precinct at the main entry to town. As Katanning is located approximately halfway between Perth and Albany, between Perth and Esperance and en-route to the Stirling Ranges, the Welcome Precinct can also act as a 'conciierge' facility for the wider region. This will involve signposting visitors to broader tourism experiences which include Hidden Treasures of the Great Southern, the Biodiversity Trail, the Regional Botanic Gardens network, the Bremer Bay Canyon, wine and food trails and the ANZAC heritage assets of the region. The project will also provide a fresh and redeveloped all-inclusive recreation area for the Katanning community based around the All Ages Playground.

**BUDGET NOTE:** Full project scoping, design and planning will take place as part of the first stage of the project's delivery and for this reason, as the project develops, the notional budget allocations for each project item is likely to vary from the figures listed in the original funding proposal.

**WELCOME PRECINCT – NOTIONAL EXPENDITURE BUDGET**

<b>Item</b>	<b>Estimated Allocation</b>	<b>Budget</b>	<b>Inclusions</b>
Planning and Pre-Works	\$1,084,000		Masterplan design and planning, demolition, earthworks, contractors mob and de-mob, project management of planning and pre-works.
Building Construction	\$2,020,000		Visitor centre, museum, toilets, project management, professional fees and design costs.
Play Areas	\$4,176,000		All ages play structure, street/skate park, children's play areas and all associated construction costs, project management, professional fees and design costs.
Landscaping; Access/Egress/Parking	\$1,295,775		All associated construction costs, project management, professional fees and design costs.
Sewer Extension	1,000,000		1 Km of new sewer @ 2m depth along Andover Street between AAP and Crosby Street. Includes all associated construction costs, project management, professional fees and design costs.
Project contingency	\$374,225		4.36% of WP project budget.
<b>Indicative Expenditure TOTAL:</b>	<b>\$9,950,000</b>		Figure is GST exclusive.

The **Piesse Lake** Development will include:

- Creation of a Botanic Garden, landscaped green space and recreational area (including nature playground; walk trails; interpretive elements; toilet facilities; boardwalks and amphitheatre etc.) around the recently developed freshwater Piesse Lake.
- A medium density residential land development adjacent to the Botanic Garden and Piesse Lake. This element will deliver 32 lots at Piesse Lake and include the relocation of the Bowling Club to the Katanning Country Club site.

This component will enhance the amenity to the east of the central business district by transforming a currently underutilised and undeveloped reserve into a unique recreational and adaptive housing precinct. The outcomes will be largely qualitative, including improved

facilities and amenity, community spirit and ownership, visitor experience, supporting attraction and retention of population. The direct economic benefits will be generated by events and small business start-ups (eg coffee stop, gift shop etc). The residential development will deliver diversity in the residential market which may, in turn, drive new urban housing solutions for the town.

#### PIESSE LAKE – NOTIONAL EXPENDITURE BUDGET

Item	Estimated Budget Allocation	Inclusions
Residential Development	\$3,515,782	Development of detailed residential development business case, headworks and implementation, project management, professional fees and design costs.
Lawn Bowls Relocation	\$1,100,000	Professional fees and design costs, construction costs, project management.
Botanic Garden	\$830,000	Piesse Lake Master Plan and stage 1 detailed design plan, all botanic garden construction and implementation costs, botanic garden volunteer program, all other professional fees and design costs.
Piesse Lake Parklands Landscaping and Infrastructure	\$2,323,516	Design and construction of Amphitheatre, Nature Playground, Toilets, Barbeques & Shelters, Board Walks, Walk Trails, Access, Landscaping, Signage, Public and Community Art.
Botanic Garden and Recreation Area Project Management and Contingency	\$630,702	10% project management, 10% project contingency.
<b>Indicative Expenditure TOTAL:</b>	<b>\$8,400,000</b>	Figure is GST exclusive.

**PROJECT REVENUE**

<b>Funding Source</b>	<b>Amount (Ex GST)</b>
Growing Our South	\$15,720,000
Lotterywest	\$2,000,000
<b>Total Income</b>	<b>\$17,720,000</b>

**Shire Contribution**

<b>Shire</b>	<b>\$1,665,000 (Ex GST)</b>
<b>TOTAL PROJECT REVENUE</b>	<b>\$19,385,000 (Ex GST)</b>

**Officer's Comment:**

The project business case pledges a Shire funding commitment of up to \$1.665 million to the project. Should Council choose to accept the funds and delegate authority to the CEO to negotiate and execute the FAA, the Council will be required to commit a minimum of \$630,000 of its own funds to the Project.

A draft revision of Council's Long Term Financial Plan by Shire officers has identified Council's capacity to make provision in its Long Term Financial Plan for a commitment to the Project of up to \$1.665 million.

**Statutory Environment:**

Nil.

**Policy Implications:**

Nil.

**Financial Implications:**

Should Council choose to accept the state government funds and commit up to \$1.665 million of its own funds to the project, Council's Long Term Financial Plan and other informing strategic documents will require a formal revision and will need to be updated to reflect this commitment.

**Strategic Implications:**

Nil.

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

- 1) Delegates authority to the Chief Executive Officer to negotiate and execute the Financial Assistance Agreement with the Government of Western Australia Department of Regional Development to secure funding for the Katanning Supertown Heritage Centre Project;**
- 2) Makes a funding contribution of up to \$1,665,000 ex GST to the Katanning Supertown Heritage Centre Project; and**
- 3) Directs the Chief Executive Officer to update the Shire of Katanning's Long Term Financial Plan and other informing documents to incorporate Council's financial Commitment to the Katanning Supertown Heritage Centre Project.**

**Voting Requirement: Simple Majority****CARRIED/LOST:****PROCEDURAL MOTION****OC/16****That Council closes the meeting to the public to consider the following items (12.2, 13.1 and 13.2) in accordance with sections 5.23(2)(a), 5.23(2)(b) and 5.23(2)(c) of the Local Government Act.****REASON FOR CONFIDENTIALITY****The President's Report (12.2) is confidential because it deals with a matter relating to an employee contract in accordance with Section 5.23(2)(a) of the Local Government Act.****The Finance Manager's Report (13.2) is confidential because it deals with matters affecting the personal affairs of persons in accordance with Section 5.23(2)(b) of the Local Government Act.****The Project Manager's Report (13.1) is confidential because it deals with a matter relating to a contract to be entered into by Council in accordance with Section 5.23(2)(c) and****CARRIED/LOST:**

**12.2 Chief Executive Officer's Review Procedure**

**File Ref:** Murphy J  
**Reporting Member:** L Guidera, Shire President  
**Date Report Prepared:** 15 September 2016

**Elected Member's Recommendation/Council Motion:**

**OC/16** The Council engages Clara Pound of Practical People Solutions to assist Council in establishing the procedures for the conduct of the Chief Executive Officer's Review.

**Voting Requirement:** Simple Majority

CARRIED/LOST:

**13. CONFIDENTIAL ITEM****13.1 03/2016 Katanning ECH Architectural & Contract Services Tender**

**File Ref:** CP.TE.6  
**Reporting Officer:** S King Ching, Project Manager  
**Date Report Prepared:** 19 May 2016

**Officer's Recommendation/ Council Motion:**

**OC/16** That Council accepts the tender from Slavin Architects for tender 03/2016 - Provision of architectural services for the Katanning Early Childhood Hub as per the schedule of prices submitted.

**Voting Requirement:** Simple Majority

CARRIED/LOST:

**13.2 Sale of Property for Recovery of Rates**

**File Reference:** A2315, A37, A109, A1514, A569  
**Reporting Officer:** D Marsh, Manager of Finance  
**Date Report Prepared:** 18 May 2016

**Officer's Recommendation/Council Motion:**

**OC/16** That Council:  
Pursuant to Sections 6.56, 6.64 and 6.68 of the Local Government Act 1995, proceed to sell, or transfer ownership to the Shire of Katanning, all the properties as listed in the confidential report.

**Voting Requirements:** Absolute Majority

CARRIED/LOST:

**PROCEDURAL MOTION**

**MOVED:**

**SECONDED:**

**OC/16      That Council re-open the meeting to members of the public.**

CARRIED/LOST:

<b>14.    CLOSURE OF MEETING</b>
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The Presiding Member declared the meeting closed at \_\_\_\_ pm