



Shire of
Katanning
Heart of the Great Southern

'A prosperous, vibrant and diverse community working together.'

**NOTICE OF A
SPECIAL COUNCIL MEETING**

Dear Council Member

A Special Council Meeting of the Shire of Katanning will be held on
Tuesday 22 January 2019, in the Shire of Katanning Council Chambers,
14 Austral Terrace, Katanning, commencing at 6:00pm.

Julian Murphy
CHIEF EXECUTIVE OFFICER
Thursday 17 January 2019

DISCLAIMER

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

PRESIDING MEMBER _____

DATE SIGNED _____



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1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISTORS

The Presiding Member declared the meeting open at ____ pm.

2. RECORD OF ATTENDANCE

PRESENT

Presiding Member: Cr Liz Guidera - President

Members: Cr John Goodheart
Cr Danny McGrath
Cr Serena Sandwell
Cr Owen Boxall
Cr Ernie Menghini
Cr Kristy D'Aprile

Council Officers: Julian Murphy, Chief Executive Officer
Lisa Hannagan, Executive Manager Finance and Administration
Andrus Budrikis, Executive Manager Property and Assets
Sophie Justins, Executive Officer to CEO
Sue Eastcott, Executive Officer Projects

Gallery:

Media:

Apologies: Cr Martin Van Koldenhoven

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

9. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

10. REPORTS OF COMMITTEES AND OFFICERS

10.1 EXECUTIVE MANAGER, PROPERTY & ASSETS REPORTS**10.1.1 Piesse Lake Residential Sub-Division Revised Plan
(ATTACHMENT)**

File Ref: CP.PL.5
Reporting Officer: Andrus Budrikis, Executive Manager Property & Assets
Date Report Prepared: 15 January 2019

Issue:

To approve proceeding with the Piesse Lake Residential Development and submit an application to the Western Australian Planning Commission (WAPC) for approval for the sub-division of the Piesse Lake Residential Development.

Body/Background:

The development of a 32 lot medium density (R30 – R40) residential sub-division adjacent to Piesse Lake was included within the original business case for the Katanning Supertown Heritage Centre Project (KSHCP). At the 24 May 2016 OCM Council approved the delegation of authority to the Chief Executive Officer to negotiate and execute the Financial Assistance Agreement with the State Government to secure funding for the KSHCP.

The location and notional layout of the residential sub-division was included in the business case and was further included in the KSHCP Master Plan approved at the 31 October 2017 OCM.

Town planners Hames Sharley and Wood & Grieve Engineers have been engaged by the Shire of Katanning to develop a sub-division plan, design guidelines, and business plan under the Local Government Act 1995 for a major trading undertaking.

Council approved the residential development concept plan at the 28 November 2017 OCM. This plan included 28 medium size lots and 10 larger lots. A review of the cost estimate for the proposed sub-division plan indicated that savings would have to be made to bring the project back to budget. The cost savings were made by reducing road and services costs. The revised design produced a yield of 33 lots.

Subsequently the revised plan (33 lot yield), and revised budget, were reviewed by the KSHCP PAG. The PAG recommended at the 12 April 2018 meeting that the yield of lots be reduced to 30, by removing the proposed lots that front Synnott Avenue, so that the costs saved could be re-allocated to the landscape with-in the development to ensure a development of a high standard and with-in budget. This has been done in the second revision of the plan.

Design Guidelines have been developed for the residential development by Hames Sharley and reviewed by the Shire Planning Officer and project team.

Under the *Local Government Act 1995* the Shire of Katanning must complete and advertise a business case for a major trading undertaking, or land transaction, prior to commencing the undertaking. The revised FAR lane Land Transaction Business Plan was approved for public advertising as per the *Local Government Act 1995* at OCM 28 October 2018:

MOVED: CR DANNY MCGRATH

SECONDED: CR KRISTY D'APRILE

OC141/18 That Council approves the Land Transaction Business Plan for the Piesse Lake Residential Development prepared by FAR lane, October 2018, for advertising as per Section 3.59 of the Local Government Act 1995.

Voting Requirement: Simple Majority

CARRIED: 6/1

Officer's Comment:

The Land Transaction Business Plan for the Piesse Lake Residential Development, prepared by FAR lane, was advertised in the West Australian Local Government Notices on 31 October 2018 and in the Great Southern Herald Public Notices on 1 November 2018, as well as on the Katanning Shire web-site.

No submissions, or feedback, were received.

Council approval is required, under the *Local Government Act 1995*, to proceed with the project. The next step, after Council's approval to proceed, will be to submit the Piesse Lake Residential Development Sub-Division Plan, Drawing SD100 Rev G 1 May 2018 prepared by Hames Sharley, with design guidelines, to the Western Australian Planning Commission (WAPC) for sub-division approval.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Risk Implications:

Council approval to proceed with the Piesse Lake Residential Development is required following the advertising period as per the *Local Government Act 1995*. Delaying the approval to proceed will delay the implementation of the project with a subsequent high risk of loss of funding for not meeting project milestones.

Financial Implications:

The KSHCP project is funded by the Royalty for Regions Growing Our South Program (\$12.72m), Lotterywest (\$2m) and the Shire of Katanning (\$0.63m). The Shire of Katanning's contribution is aligned to the Piesse Lake Residential Development.

The Piesse Lake Residential Development budget is \$2.79m. The RBB (8 May 2018) cost estimate for the revised plan and scope of works including landscaping is \$2.733m. This estimate includes headworks fees of \$141k for Watercorp and \$100k for Western Power and NBN.

The FAR lane LTBP indicates that the Shire can expect a return of \$691,410 from the sale of the 30 lots, and rates of \$51,500 p.a. from the lots once all are sold.

Strategic Implications:

Shire of Katanning Strategic Community Plan 2017 – 2027

PRIORITY	BUILT ENVIRONMENT	
ASPIRATION	B2	Places for the Community to live work and connect
OBJECTIVE	B2.2	Facilitate and encourage housing options, spaces for local service delivery, employment and recreation

Officer's Recommendation/Council Motion:

OC/19 That Council proceeds with the Piesse Lake Residential Development as per the Hames Sharley Piesse Lake Residential Development Sub-Division Drawing SD100 Rev G dated 1 May 2018, and approves the submission of the sub-division plans and design guidelines to the Western Australian Planning Commission for sub-division approval.

Voting Requirement: Absolute Majority

CARRIED/LOST:

11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**PROCEDURAL MOTION****MOVED:****SECONDED:**

OC/19 That Council closes the meeting to the public to consider the urgent business item regarding Senior Employee Position and closes the meeting to the public for the following items:

- Senior Employee Position
- Tender RFT 06-2018 Disposal of Property
- Katanning Country Club Bowling Green Construction Tender RFT 07-2018
- Appointment of Executive Manager Property and Assets

CARRIED/LOST:

11.1 Senior Employee Position

File Ref: PR.RE.5
Reporting Officer: Julian Murphy, Chief Executive Officer
Date Report Prepared: 18 January 2019

Reason for Confidentiality

The Chief Executive Officer's Report is confidential in accordance with section 5.23(2)(a) & (b) of the *Local Government Act* because it deals with matters affecting an employee and the personal affairs of a person.

Officer's Recommendation/Council Motion:

OC/19 That Council endorses the recommendation in relation to Senior Employees as per the confidential report prepared by the Chief Executive Officer, in accordance with section 5.37 of the *Local Government Act 1995*.

Voting Requirement: Simple Majority

CARRIED/LOST:

12. CONFIDENTIAL ITEMS**12.1 Tender RFT 06-2018 Disposal of Property**

File Ref: FM.TE.1

Reporting Officer: Lisa Hannagan, Executive Manager Finance and Administration

Date Report Prepared: 7 January 2019

Reason for Confidentiality:

The Executive Manager Finance and Administration's Report is confidential in accordance with section 5.23(2)(c) of the *Local Government Act* because it deals with a contract which may be entered into by Council.

Officer's Recommendation/Council Motion:

OC/19 That Council awards Tender RFT 06-2018 to Jefferies Brothers, in accordance with the tender submission for a period of 3 years with an option to extend for 2 further years and authorise the CEO to proceed with the proposed disposition of land in accordance with Section 3.58(3) of the *Local Government Act*, prior to 20 April 2019.

Voting Requirement: Simple Majority

CARRIED/LOST:

12.2 Katanning Country Club Bowling Green Construction Tender RFT 07-2018
(ATTACHMENT)

File Ref: FM.TE.1
Reporting Officer: Julian Murphy, Chief Executive Officer
Date Report Prepared: 15 January 2019

Reason for Confidentiality:

The Chief Executive Officer's Report is confidential in accordance with section 5.23(2)(c) of the *Local Government Act* because it deals with a contract which may be entered into by Council.

Officer's Recommendation/Council Motion:

OC/19 That Council accepts the tender from Evergreen Synthetic Grass (WA) Pty Ltd for Request for Tender 07-2018 for the Katanning Country Club Bowling Green Construction as per the Tender Report.

Voting Requirement: Simple Majority

CARRIED/LOST:

