



SPECIAL MEETING OF THE SHIRE OF KULIN COUNCIL MINUTES

Held Wednesday, 10 June 2026, 5.00pm
In the Shire of Kulin Council Chambers
38 Johnston Street Kulin

ORDER OF BUSINESS

1	DECLARATION OF OPENING	3
2	ANNOUNCEMENTS FROM THE PRESIDING MEMBER	3
3	RECORD OF ATTENDANCE	3
4	DECLARATIONS OF INTEREST BY MEMBERS	3
	4.1 Declarations of Financial Interest	3
	4.2 Declarations of Proximity Interest	3
	4.3 Declarations of Impartiality Interest	3
	4.4 Declarations of Indirect Financial Interest	3
5	PUBLIC QUESTION TIME	3
6	APPLICATIONS FOR LEAVE OF ABSENCE	3
7	AGENDA BUSINESS – MATTERS REQUIRING DECISION	5
	7.1 Provision of Essential Worker Housing – Endorsement of Business Plan	5
8	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	7
9	MOTIONS FROM MEMBERS WITHOUT NOTICE	7
10	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING	7
11	MEETING IS CLOSED TO THE PUBLIC	7
12	CLOSURE / DATE AND TIME OF NEXT MEETING	7

1 DECLARATION OF OPENING

The President declared the meeting open at 5.00pm.

2 ANNOUCEMENTS FROM THE PRESIDING MEMBER

In accordance with Section 5.23A of the *Local Government Act 1995*, and Part 2A of the *Local Government (Administration) Regulations 1996*, the President announced that the Council meeting was being digitally recorded (audio). All recordings will be retained as part of the Shire of Kulin's records and will be made available to the public via Council's website, excluding recordings of matters that Council take behind closed doors.

3 RECORD OF ATTENDANCE

ATTENDANCE

G Robins	President
B Smoker	Deputy President
J Noble	Councillor
C Mullan	Councillor
R Bowey	Councillor
B Miller	Councillor
L Siviour	Councillor
A Leeson	Chief Executive Officer
F Murphy	Executive Manager Financial Services
T Scadding	Executive Manager Community Development
C Lewis	Executive Manager of Governance and Risk
C Higgins	Executive Support Officer

APOLOGIES

J Hobson	Executive Manager Works
----------	-------------------------

LEAVE OF ABSENCE

Nil

4 DECLARATIONS OF INTEREST BY MEMBERS

4.1 Declarations of Financial Interest

Nil

4.2 Declarations of Proximity Interest

Nil

4.3 Declarations of Impartiality Interest

Nil

4.4 Declarations of Indirect Financial Interest

Nil

5 PUBLIC QUESTION TIME

Nil

6 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

Procedural Motion

01/0626 (SCM)

Moved Cr Siviour Seconded Cr Noble that Council close the meeting to the public and move behind closed doors to consider the Workforce Housing Business Plan in accordance with section 5.23(4)(g) of the *Local Government Act 1995* and Regulation 4A of the *Local Government (Administration) Regulations 1996*.

Carried 7/0

For – Cr Robins, Cr Smoker, Cr Miller, Cr Noble, Cr Mullan, Cr Bowey & Cr Siviour

Against - Nil

Meeting closed to the public at 5.05pm.

Procedural Motion

02/0626 (SCM)

Moved Cr Miller Seconded Cr Mullan that following Council's consideration of the Workforce Housing Business Plan "in camera" in accordance with section 5.23(4)(g) of the *Local Government Act 1995* and Regulation 4A of the *Local Government (Administration) Regulations 1996* that the meeting is now re-opened to the public.

Carried 7/0

For – Cr Robins, Cr Smoker, Cr Miller, Cr Noble, Cr Mullan, Cr Bowey & Cr Siviour

Against - Nil

Meeting re-opened to the public at 5.13pm.

7 AGENDA BUSINESS – MATTERS REQUIRING DECISION

7.1 Provision of Essential Worker Housing – Endorsement of Business Plan

Responsible Officer:	Chief Executive Officer
File Reference:	05.11 Alan Leeson, Chief Executive Officer
Author:	
Strategic Reference:	Shire of Kulin Strategic Integrated Plan 2025-2035 04 – Increase Housing & Land Options 05- Provide Opportunity to Grow our Resident Population
Disclosure of Interest:	Nil
Attachment:	<i>Workforce Housing Business Plan (confidential attachment, circulated under separate cover)</i>

SUMMARY

The purpose of this report is for Council to consider the Workforce Housing Business Plan prepared in relation to the proposed development and lease of three workforce dwellings on Shire-owned land in Ellson Street, Kulin, to support the Department of Communities Government Regional Officers Housing (GROH) Program.

The estimated value of the proposed transaction exceeds the prescribed threshold for a Major Land Transaction under Regulation 8A of the *Local Government (Functions and General) Regulations 1996*.

Accordingly, the attached Business Plan has been prepared for Council's consideration and it is recommended that Council authorise public advertising of the Business Plan in accordance with section 3.59 of the *Local Government Act 1995*.

BACKGROUND & COMMENT

In the 2025/26 financial year, the Shire budgeted to construct four residences for the purpose of increasing its workforce housing inventory.

The project was developed in response to ongoing workforce housing shortages affecting the Shire, State Government agencies, local businesses and other essential service providers operating within the district.

As the project has progressed, the Department of Communities, through the Government Regional Officers Housing (GROH) Program, has expressed an interest in three of the four proposed dwellings. Under the proposed arrangement, three new dwellings would be made available to support GROH accommodation requirements, whilst two existing Shire-owned dwellings currently leased for GROH purposes would be returned to the Shire workforce housing portfolio.

The proposed arrangement supports both State Government and Local Government workforce accommodation outcomes and increases the availability of housing for essential workers within the district, particularly those employed within Police, Education and other essential government services.

The proposed GROH dwellings are to be constructed on the following Shire-owned lots:

Property	Certificate of Title	Lot	Area
6 Ellson Street, Kulin	CT 2729/814	Lot 11	501m ²
8 Ellson Street, Kulin	CT 2729/813	Lot 10	501m ²
14 Ellson Street, Kulin	CT 2729/810	Lot 7	700m ²

All lots are owned freehold by the Shire of Kulin, are unencumbered and are zoned Residential R10/30.

The fourth dwelling included within Council's broader Workforce Housing Project, being the proposed Executive Residence at 16 Ellson Street (CT 2729/809 Lot 6), is intended to be retained by the Shire for workforce accommodation purposes and does not form part of the proposed GROH arrangement or the Business Plan considered in this report.

This report therefore relates solely to the three dwellings proposed to be leased to the Department of Communities under the GROH Program.

The attached Workforce Housing Business Plan outlines the proposal, anticipated community benefits, strategic alignment, financial implications and associated project considerations.

Importantly, a number of project activities will continue during the advertising period including geotechnical investigations, soil classification testing, determination of fill and building pad requirements, site preparation works, finalisation of drawings and specifications, progression of lease arrangements with the Department of Communities and finalisation of revised borrowing requirements.

Accordingly, advertising of the Business Plan is not anticipated to materially impact the overall project delivery timeframe.

FINANCIAL IMPLICATIONS

The transaction will result in capital expenditure associated with the construction of three new residential dwellings.

The current estimated cost of the three-dwelling GROH component is approximately \$1,852,214.

The project is proposed to be funded through a combination of loan borrowings and municipal funds. The current funding model provides for loan borrowings of approximately \$1,624,858, with the balance funded by Council.

The Department of Communities has provided indicative rental advice based upon construction costs, land value and financing assumptions. Based upon current estimates, the three dwellings are expected to generate rental income of approximately \$182,000 per annum.

Officers note that the revised borrowing requirement exceeds the borrowing provision included within the adopted 2025/26 Budget.

Accordingly, revised borrowing provisions will be incorporated within the proposed 2026/27 Annual Budget and Long Term Financial Plan for Council consideration.

STATUTORY AND PLANNING IMPLICATIONS

Section 3.59 of the *Local Government Act 1995* applies to Major Land Transactions and requires a local government to prepare a Business Plan and invite public submissions before entering into a Major Land Transaction.

Regulation 8A of the *Local Government (Functions and General) Regulations 1996* prescribes the amount for determining whether a transaction constitutes a Major Land Transaction.

The Shire's operating expenditure for the preceding completed financial year was approximately \$9.74 million.

The applicable Major Land Transaction threshold is approximately \$974,310.

The estimated value of the proposed three-dwelling GROH component is approximately \$1.85 million and therefore exceeds the prescribed threshold.

Accordingly, the attached Business Plan has been prepared and it is recommended that the Business Plan be publicly advertised in accordance with section 3.59 of the *Local Government Act 1995*.

POLICY IMPLICATIONS

Nil.

COMMUNITY CONSULTATION

Should Council endorse the Workforce Housing Business Plan, public advertising will commence on 11 June 2026 of a period of not less than six weeks. Submissions will be requested by 4pm on 27 July 2026.

It noted that the July Ordinary Meeting of Council is scheduled for 22 July 2026, prior to closure of submissions on 27 July 2026.

It is recommended that Council consider moving the July Ordinary Council Meeting by 1 week to 29 July 2026. Should Council approve this approach, a further report will then be presented to Council at

the Ordinary Meeting on 29 July 2026, detailing any submissions received and seeking Council's determination on the proposal.

WORKFORCE IMPLICATIONS

The proposal is expected to support workforce attraction and retention outcomes for both the Shire of Kulin and State Government agencies operating within the district.

VOTING REQUIREMENTS

Simple Majority Required.

03/0626 (SCM)

Moved Cr Siviour Seconded Cr Miller that Council:

- 1. Endorses the Workforce Housing Business Plan relating to the proposed development and lease of three workforce dwellings to the Department of Communities under the Government Regional officers Housing (GROH) Program.**
- 2. Authorises the Chief Executive Officer to commence public advertising of the Workforce Housing Business Plan in accordance with section 3.59 of the *Local Government Act 1995*, including inviting public submissions on the proposal for a period of not less than six weeks, with closing date/time for submissions being 27 July 2026, 4.00pm.**
- 3. Change the date of the Ordinary Council Meeting date scheduled for 4pm Wednesday 22 July 2026 to 4pm Wednesday 29 July 2026.**
- 4. Requests the Chief Executive Officer to submit a further report to Council following the close of the advertising period detailing any submissions received and seeking Council's determination on the proposal at the Ordinary Meeting of Council on the 29 July 2026.**

For – Cr Robins, Cr Smoker, Cr Bowey, Cr Miller, Cr Siviour, Cr Noble, Cr Mullan

Against – Nil

Carried 7/0

8 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

9 MOTIONS FROM MEMBERS WITHOUT NOTICE

Nil

10 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

Nil

11 MEETING IS CLOSED TO THE PUBLIC

Nil

12 CLOSURE / DATE AND TIME OF NEXT MEETING

There being no further business the President declared the meeting closed at 5.15pm.

The next Ordinary Meeting of Council will be on 17 June 2026 at 4.00pm.