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SHIRE OF NORTHAMPTON

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20 June 2014**

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6.1 OPENING

The President thanked all Councillors and staff members present for their attendance and declared the meeting open at 1.00pm.

6.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr C Simkin	Deputy President	Northampton Ward
Cr T Carson		Northampton Ward
Cr D Stanich		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr M Scott		Kalbarri Ward
Cr M Holt		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager Works & Technical Services	
Mrs Hayley Williams	Principal Planner	
Mr Glenn Bangay	Principal EHO/Building Surveyor	

6.2.1 LEAVE OF ABSENCE

Nil

6.2.2 APOLOGIES

Cr D Pike, Cr Stock-Standen

6.3 QUESTION TIME

There were no questions to Council from members of the public.

6.4 CONFIRMATION OF MINUTES

**6.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 23rd
MAY 2014**

Moved Cr SCOTT, seconded Cr HOLT

That the minutes of the Ordinary Meeting of Council held on the 23rd May 2014 be confirmed as a true and correct record.

CARRIED 7/0

6.4.2 BUSINESS ARISING FROM MINUTES

Nil

6.5 RECEIVAL OF MINUTES

Nil

6.6 WORKS REPORT

**6.6.1 MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM
6.1.1)**

Noted

**6.6.2 DIRECTIONAL/ADVERTISING SIGNS – KALBARRI INTERSECTION OF
GREY STREET / CLOTWORTHY STREET (ITEM 6.1.2)**

Moved Cr SIMKIN, seconded Cr CARSON

That Council approves Management's decision to remove all of the existing signage at the intersection of Grey Street and Clotworthy Street and replacement signage be limited to the signage as per the submitted design and associated traffic directional signage.

CARRIED 7/0

Neil Broadhurst left the meeting at 1.18pm.

6.7 HEALTH/BUILDING REPORT

6.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

6.7.2 REGIONAL TENDER FOR WASTE SERVICES (ITEM 6.2.2)

Moved Cr CARSON, seconded Cr GLIDDON

That the Shire of Northampton:

1. Supports the principal of a regional waste services contract;
2. Will support the apportioning of the project costs for the development of tender documents and contract on a percentage basis of 25% with the other participating Local Governments.

CARRIED 7/0

6.8 TOWN PLANNING REPORT

**6.8.1 MODIFICATIONS & REVOCATION TO LOCAL PLANNING POLICIES -
PUBLIC COMMENT (ITEM 6.3.1)**

Moved Cr HOLT, seconded Cr SCOTT

That Council pursuant to Section 2.4 of the *Shire of Northampton Local Planning Scheme No. 10* and Section 8.9 of the *Shire of Northampton Town Planning Scheme No. 9 (Kalbarri Townsite)* resolve to:

- 1) Adopt the following modified Local Planning Policies for public comment to supercede existing Local Planning Policies of the same name;
 - Use of Shipping Containers – Sea Containers;
 - Temporary Accommodation Camps;
 - Consultation for Planning Proposals;
 - Alfresco Dining;
 - Agroforestry;
 - Caravans for Temporary Accommodation;
 - Commercial Recreational Tourism Activity on Crown Reserves;
 - Construction of Barnstyle Sheds and Prefabricated Shed Structures;
 - Extractive Industry;
 - Outbuildings;

- Residential Design Codes – Buildings on Boundary;
 - Land Development Specifications.
- 2) Advertise the rescission/revocation of the following Local Planning Policies:
- Water Quality Testing;
 - Holiday Homes - Kalbarri Vision;
 - BYO Liquor Permit; and
 - Residential Type Development.
- 3) Should no written, author-identified objections be received during the 21 day advertising period, then adopt for final approval the modified Local Planning Policies and proceed to publish a notice to this effect in the local newspaper; and
- 4) Should there be any written, author-identified objections received during the advertising period, require staff to present to Council a further report.

CARRIED 7/0

6.8.2	PROPOSED THREE GROUPED DWELLINGS - HOLIDAY ACCOMMODATION - LOT 11 (NO. 11) HACKNEY STREET, KALBARRI (ITEM 6.3.2)
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Moved Cr CARSON, seconded Cr STANICH

That Council grant Planning Approval for three grouped dwellings for holiday accommodation purposes on Lot 11 (No. 11) Hackney Street, Kalbarri subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 24 June, 2014 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;
2. If the development/use the subject of this approval is not substantially completed within a period of 2 years after the date of the determination the approval shall lapse and be of no further effect;
3. A building permit shall be issued by the local government prior to the commencement of any work on the site;

4. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied;
5. Installation of crossing place/s to the standards and specifications of the local government;
6. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
7. The maximum height of any fill is not to exceed 0.6m as shown on the attached approved plans dated 24 June, 2014;
8. Access and car parking areas to be paved, drained and thereafter maintained to the approval of the local government;
9. Should the development be intended for strata titling/subdivision in the future then the applicant is advised that the group/multiple dwellings are to be developed in order to achieve the minimum site area per dwelling in accordance with 5.1.1 of the *Residential Design Codes 2013* (as amended);
10. The permanent screening, as shown on the attached approved plan(s) dated 24 June, 2014 being erected in accordance with Clause 5.4.1 (C1.2) of the *Residential Design Codes 2013*;
11. Front walls and fences within the primary street setback area are to be visually permeable 1.2m above natural ground level in accordance with Clause 5.2.4 (C4) of the *Residential Design Codes 2013*; and
12. Prior to the commencement of the approved use, all land indicated as landscaped area on the attached approved plan(s) dated 24 June 2014 are to be landscaped effectively and maintained thereafter to the approval of the local government.

Advice Note

Note 1: Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.

Note 2: If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.

CARRIED 7/0

6.8.3	PROPOSED OUTBUILDING – LOT 931 (NO. 24) CROCOS CIRCUIT, KALBARRI (ITEM 6.3.3)
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Moved Cr STANICH, seconded Cr SCOTT

That Council:

- 1) Grant formal planning approval, subject to no written, author-identified objections being received from adjoining landowners by 24th June, 2014, for an outbuilding to be constructed upon Lot 931 (No. 24) Crocos Circuit, Kalbarri subject to compliance with the following conditions:
 - a Development shall be in accordance with the attached approved plan(s) dated 20 June 2014 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
 - b Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
 - c The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.
 - d The approved outbuilding is only to be used for general and vehicle storage purposes and minor maintenance upon vehicles housed therein to the approval of the Local Government and shall NOT be used for habitation, commercial or industrial purposes.
 - e The development shall be consistent or complimentary in colour with existing development onsite.
 - f A building permit shall be issued by the local government prior to the commencement of any work on the site;
 - g The walls of the outbuilding are to be constructed of coated metal sheeting (i.e. colorbond), the use of uncoated metal sheeting (i.e. zinalume) is not permitted.
 - h All stormwater is to be disposed of on-site to the specifications and approval of the local government;
 - i This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period;

- j Prior to the commencement of the approved use, all land indicated as landscaped area on the attached approved plan(s) dated 20 June 2014 are to be landscaped effectively and maintained thereafter to the approval of the local government;
- k The existing outbuilding shall be demolished and materials removed from the lot;
- 2) Should there be any written, author-identified objections received during the advertising period, grant delegation to the Chief Executive Officer to assess the validity of the objection against the Local Planning Policy.

Notes:

- a) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.
- b) Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

CARRIED 7/0

6.8.4 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.4)

Noted

Hayley Williams left the meeting at 1.34pm.

6.9 FINANCE REPORT

6.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)
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Moved Cr HOLT, seconded Cr SIMKIN

That Municipal Fund Cheques 20138 to 20176 inclusive, totalling \$461,742.02, Municipal EFT payments numbered EFT12403 to EFT12499 inclusive totalling \$275,702.35, Direct Debit payments GJ1109 to GJ1113 totalling \$1,166.59 Trust Fund Cheques 1950-1957, totalling \$8,107.10 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

6.9.2 MONTHLY FINANCIAL STATEMENTS MAY 2014 (ITEM 6.4.2)

Moved Cr CARSON, seconded Cr STANICH

That Council adopts the Monthly Financial Report for the period ending 31 May 2014.

CARRIED 7/0

6.9.3 2014-2015 FEES AND CHARGES SCHEDULE/MINIMUM RATES (ITEM 6.4.3)

Moved Cr CARSON, seconded Cr STANICH

1. That Council reviews and adopts the schedules of Rates, Fees and Charges for the 2014/2015 Financial Year as presented.
2. That Council lists within the 2014/15 Draft Budget the minimum rate of \$475 on all rateable Gross Rental Value and Unimproved Value properties for the 2014/2015 Financial Year.

CARRIED 7/0

6.9.4 BUDGET SUBMISSIONS 2014-2015 (ITEM 6.4.4)

Moved Cr STANICH, seconded Cr SCOTT

That Council list for consideration within the draft 2014/15 Budget a provision of \$1,400 towards the development of the Binu Tourist Information sign.

CARRIED 7/0

6.9.5 INTERIM AUDIT REPORT (ITEM 6.4.5)

Noted

6.10 ADMINISTRATION & CORPORATE REPORT

6.10.1 2014/2015 BUDGET MEETING (ITEM 6.5.1)

Moved Cr SCOTT, seconded Cr HOLT

That Council holds a Special Meeting of Council to consider the 2014/2015 Budget on Wednesday 30th July 2014, commencing 1.00pm at the Northampton Council Chambers.

CARRIED 7/0

6.10.2 AUGUST COUNCIL MEETING (ITEM 6.5.2)

Moved Cr SCOTT, seconded Cr SIMKIN

That the meeting of Council scheduled for Friday 15th August 2014, be re-scheduled to Friday 22nd August 2014.

CARRIED 7/0

6.10.3 SENIOR STAFF PERFORMANCE REVIEWS (ITEM 6.5.3)

Moved Cr SIMKIN, seconded Cr CARSON

That Council adopt the recommendations of the Performance Review Committee in relation to the staff reviews for 2013/2014.

CARRIED 7/0

6.10.4 RISK MANAGEMENT POLICY (ITEM 6.5.4)

Moved Cr STANICH, seconded Cr GLIDDON

That the Risk Management Policy as presented be adopted.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

6.10.5 PROPOSED HORROCKS COMMUNITY CENTRE (ITEM 6.5.5)

Moved Cr STANICH, seconded Cr CARSON

That Council:

1. Adopt the revised plan for the proposed Horrocks Community Centre as submitted.
2. Approve of the use of the portion of Lot 9501 for the new Centre.
3. Approve Council contributions as stated in the cost estimates being in-kind \$591,525 and cash cost of \$67,700 for grant applications and consideration in future budgets.
4. Submit an Expression of Interest for Mid West Investment Plan funding for the construction of the new Centre.

CARRIED 7/0

**6.10.6 MID WEST INVESTMENT PLAN FUNDING APPLICATION FOR BINNU
WEST ROAD & WHITE CLIFFS ROAD PROJECTS (ITEM 6.5.6)**

Moved Cr STANICH, seconded Cr GLIDDON

That Council amend the Corporate Business Plan to include the proposed road works for Binnu West Road and White Cliffs Road as per the details contained within Item 6.5.6 of the Administration and Corporate Report.

CARRIED 7/0

6.10.7 CORPORATE BUSINESS PLAN (ITEM 6.5.7)

Moved Cr GLIDDON, seconded Cr HOLT

That Council adopts the revised Corporate Plan as per the review undertaken 16 April 2014 and incorporating the changes for the inclusion of the Binnu West and White Cliffs Road projects.

CARRIED 7/0

6.10.8 NORTHAMPTON BOWLING CLUB – BUILDING INSURANCE (ITEM 6.5.8)

Moved Cr SCOTT, seconded Cr WILSON

That Council not support the payment of building insurance for the Northampton Bowling club as requested.

CARRIED BY AN ABSOLUTE MAJORITY 6/1

6.10.9 DOG EXERCISE AREAS (ITEM 6.5.9)
--

Moved Cr SCOTT, seconded Cr STANICH

That the following areas are declared dog exercise areas/prohibited areas:

PLACES WHERE DOGS ARE ABSOLUTELY PROHIBITED

1. *Restrictions applying throughout the district*
 - 1.1 *A public building.*
 - 1.2 *A shop or other place of business, not being where dogs are sold or treated for illness or injury.*

2. *Kalbarri Beaches*
 - 2.1 *Chinaman's Beach - that section of beach between the boat ramp and Chinaman's Point.*
 - 2.2 *Blue Holes Beach Area - that section of beach 100m South and 100m North of the Blue Holes Carpark, except that it will be permitted to walk a dog on a leash on the rear most section of the beach to get to the area beyond these points where a dog can be exercised off the leash.*
 - 2.3 *Red Bluff - that section of beach from the carpark to a point 200m North of the carpark.*
 - 2.4 *Pelican Feeding Area - for the hours between 8:00am and 9:30am in that portion of reserve 25307 contained within the Westerly projection of the Northern Boundary of Woods Street and the Westerly projection of the Northern Boundary of Lot 53 Grey Street, but excluding the Public Footpath on the Western Boundary of the reserve with Grey Street.*

3. *Port Gregory Beach*
 - 3.1 *That section of beach 200m South-East and 200m North-West of the Jetty, except that it will be permitted to walk a dog on a leash on the rear most section of the beach to get to the area beyond these points where a dog can be exercised off the leash.*

4. *Horrocks Beach*
 - 4.1 *That section of beach between the boat ramp and a point 200m south of the boat ramp.*
5. *Northampton*
 - 5.1 *Hampton Gardens - being Lot 27 Hampton Road.*
 - 5.2 *Northampton Recreation Oval - being part of reserve 23432 Harvey Road.*
 - 5.3 *Kings Park - being lots 8 & 9 of 198 Hampton Road.*

PLACES WHERE DOGS CAN BE EXERCISED AT

1. *Kalbarri*
 - 1.1 *River Foreshore North - being that area of reserve 25307 that extends North from a line described by the Westerly Projection of the Southern boundary of Cole Street.*
 - 1.2 *Coastal Reserves - being that part of reserve 25307 south of a Line described by the Westerly projection of the Northern Boundary of Hackney Street and reserve 34550.*
 - 1.3 *Kalbarri Town Oval - being reserve 25447.*
2. *Horrocks*
 - 2.1 *That area of beach North of the boat ramp.*
3. *Port Gregory*
 - 3.1 *That area of beach located beyond a point 200m South-East and a point 200m North-West of the Jetty.*

Additional places outside townsites where dogs are required to be kept on a leash

1. *That area of freehold located South of the Kalbarri Townsite that is encompassed by;*
 - (i) *the Southern townsite boundary, and*
 - (ii) *the National Park to the South and East, and*
 - (iii) *Red Bluff Road and George Grey Drive to the West*

That Council approaches the Northampton Golf Club for their approval to use the golf course as a designated dog exercise area for the Northampton townsite.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

6.10.10 COUNCILLORS SITTING FEES & INCIDENTAL COSTS (ITEM 6.5.10)

Moved Cr CARSON, seconded Cr STANICH

That Councillor Sitting Fees and Incidental Costs are paid for the 2014/2015 Financial Year as per the level paid in the 2013/2014 Financial Year.

- Council Meeting sitting fee - \$150.00 per meeting
- Committee Meeting sitting fee - \$70.00 per meeting
- Annual Allowance for President \$10,000
- Annual Allowance for Deputy President \$1,000
- Annual allowance in lieu of reimbursement of expenses - \$500.00

CARRIED BY AN ABSOLUTE MAJORITY 5/2

Cr Holt wished for his name to be recorded for voting against the motion.

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.02pm.

Meeting reconvened at 3.11pm with the following in attendance:

Cr Wilson, Cr Simkin, Cr Carson, Cr Scott, Cr Gliddon, Cr Stanich, Cr Holt, Chief Executive Officer Garry Keefe, Deputy CEO Grant Middleton, Mr Glenn Bangay Principal EHO/Building Surveyor.

**6.10.11 PROPOSED RE-ALIGNMENT OF RESERVE BOUNDARIES, RESERVES
30502, 31883 & 26591 (ITEM 6.5.11)**

Moved Cr GLIDDON, seconded Cr SIMKIN

That Council requests the Department of Lands to undertake a boundary re-alignment for Crown Reserves and create new reserves as proposed in Item 6.5.9 of the Administration & Corporate Report.

CARRIED 7/0

6.10.12 ASSIGNMENT OF LEASE ON LOT 12158, RESERVE 29152 -
HORROCKS CARAVAN PARK (ITEM 6.5.12)

Moved Cr HOLT, seconded Cr STANICH

That Council

1. Approve an assignment of lease for Reserve 29152, being the Horrocks Beach Caravan Park to transfer the lease from Sydney and Kaye Barnes to Summerstar Pty Ltd.
2. Cancel the existing lease that expires in 2020 and enter into a new lease for a term of 21 years.
3. Allow for a further renewal term of 21 years should legal advice allow for such a renewal term.

CARRIED 7/0

6.10.13 STAFF HOUSING - NORTHAMPTON (ITEM 6.5.13)

Moved Cr CARSON, seconded Cr GLIDDON

That Council:

1. Commit to the construction of a new 4 x 2 staff residence on Lot 23 Rake Place, Northampton and raise a loan to cover the cost of the construction to a maximum of \$600,000 and this loan not be raised until 1 January 2015 so as no loan repayments occur in 2014/15.
2. Call tenders on a design and construct basis for a 4 x2 residence.

CARRIED 7/0

6.10.14 REDUCTION IN FINANCIAL ASSISTANCE GRANTS (ITEM 6.5.14)

Noted

**6.10.15 WA TREASURY CORPORATION – MASTER LENDING AGREEMENT
(ITEM 6.5.15)**

Moved Cr SCOTT, seconded Cr SIMKIN

That Council

1. Enters into a Master Lending Agreement with Western Australian Treasury Corporation, in accordance with the Master Lending Agreement:
2. Approves the affixation of the Common Seal of the Shire of Northampton to the Master Lending Agreement in the presence of the President and the Chief Executive Officer, each of whom shall sign the agreement to attest the affixation of the Common Seal; and
3. Authorises the Chief Executive Officer to sign schedule documents under the Master Lending Agreement and to give instructions there under on behalf of the Shire.

CARRIED 7/0

6.11 SHIRE PRESIDENTS REPORT

Nil

6.12 DEPUTY SHIRE PRESIDENTS REPORT

Since the last Council meeting Cr Simkin reported on his attendance at the following:

31/5 Kalbarri Canoe and Cray Festival
3/6 Senior Staff Performance Review
18/6 Aged Care Forum - Geraldton
Northampton Community Centre Meeting

6.13 COUNCILLORS REPORTS

6.13.1 CR HOLT

Since the last Council meeting Cr Holt reported on his attendance at the following:

31/5 & 1/6 Kalbarri Canoe and Cray Festival
13/6 Meeting with Shane Love – Sport and Recreation

6.13.2 CR GLIDDON

Since the last Council meeting Cr Gliddon reported on her attendance at the following:

- 3/6 Senior Staff Performance Reviews
- 5/6 Coastal Management Forum
- 14/6 Roadwise Meeting

6.13.3 CR SCOTT

Since the last Council meeting Cr Scott reported on his attendance at the following:

- 5/6 Coastal Management Forum
- 18/6 Aged Care Forum – Geraldton

6.13.4 CR CARSON

Since the last Council meeting Cr Carson reported on his attendance at the Senior Staff Performance Reviews on 3rd June 2014.

6.13.5 CR STANICH

Since the last Council meeting Cr Stanich reported on his attendance conducting building inspections with the Principal EHO/Building Surveyor Mr Glenn Bangay on Friday 6th June 2014.

6.14 INFORMATION BULLETIN

Noted

6.15 NEW ITEMS OF BUSINESS

6.15.1 LETTER TO THE PREMIER

Moved Cr GLIDDON, seconded Cr SCOTT

That Council directs the CEO to correspond with the Premier of Western Australia pointing out that Kalbarri is a tourist destination recognised both nationally and internationally and should be given due consideration for infrastructure investment to further develop tourism economy in Kalbarri similar to what the Premier is promoting in areas of Coral Bay and the Abrolhos Islands.

CARRIED 7/0

6.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on the 18th July 2014 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

6.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4.12pm.