

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers Hampton Road,
Northampton on 20 November 2015**

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10.1 OPENING

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

10.2 PRESENT

Cr C Simkin	President	Northampton Ward
Cr M Scott	Deputy President	Kalbarri Ward
Cr T Carson		Northampton Ward
Cr D Stanich		Northampton Ward
Cr R Suckling		Northampton Ward
Cr M Holt		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mrs Hayley Williams	Principal Planner	
Mr Neil Broadhurst	Manager of Works	

10.2.1 LEAVE OF ABSENCE

Nil

10.2.2 APOLOGIES

Cr S Stock-Standen, Cr S Krakouer

10.3 QUESTION TIME

No members of the public were present during question time.

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10.4 CONFIRMATION OF MINUTES

**10.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING
16thOCTOBER 2015**

Moved Cr CARSON, seconded Cr HOLT

That the minutes of the Ordinary Meeting of Council held on the 16th October 2015 be confirmed as a true and correct record with the following amendment:

Change meeting location from Council Chambers Hampton Road Northampton to the Allen Centre Grey Street Kalbarri

CARRIED 7/0

10.4.2 BUSINESS ARISING FROM MINUTES

Nil

10.5 RECEIVAL OF MINUTES

Nil

10.6 WORKS REPORT

**10.6.1 INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS
PROGRAM (ITEM 6.1.1)**

Noted

**10.6.2 PLANT ITEM – P118 CASE 395MDF TRACTOR MAJOR WORKS (ITEM
6.1.2)**

Moved Cr STANICH, seconded Cr CARSON

That Council advise the Horrocks Community Centre committee that Council will not repair the tractor and offer it to the Horrocks Community Centre committee on an as is basis. Should the committee not wish to retain the tractor then it will be offered for sale on an as is basis.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Neil Broadhurst departed the meeting at 1.14pm

10.7 HEALTH/BUILDING REPORT

10.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

10.8 TOWN PLANNING REPORT

**10.8.1 PROPOSED HOLIDAY ACCOMMODATION– LOT 255 (NO. 58) FLORA
BOULEVARD, KALBARRI (ITEM 6.3.1)**

Moved Cr HOLT, seconded Cr SCOTT

That Council refuse to grant formal development approval to the a relocated building to be used for "Holiday Accommodation" upon Lot 255 No. 58 Flora Boulevard, Kalbarri for the following reasons:

1. The proposed land use of holiday accommodation taking place in the built form of a donga does not accord with Clause 3.1.2.1 (a) of *Town Planning Scheme No. 9 – Kalbarri Townsite* as it is not considered to be a compatible or complimentary to the residential purpose of the zone;
2. In accordance with Clause 3.1.2.1 (b) of *Town Planning Scheme No. 9 – Kalbarri Townsite* the type and style of development proposed for holiday accommodation is not considered appropriate in the residential zone;
3. The proposed development is not considered to accord with Clause 3.1.2.1 (c) of *Town Planning Scheme No. 9 - Kalbarri Townsite* as its use would be detrimental to the amenity of the residential area and its inhabitants due to the prominent siting and visibility of the relocated building;
4. The proposed development is not considered to accord with Cl. 5.21 (b) of *Town Planning Scheme No. 9 - Kalbarri Townsite* as it not considered to adequately address the amenity of the locality given the type and nature of existing buildings that are in the immediate vicinity;
5. The proposed development is on a site that is visually prominent and therefore it is not considered an appropriate form of development as per C 5.21 (c) of *Town Planning Scheme No. 9 - Kalbarri Townsite*.

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Advice Note:

Note 1: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.

CARRIED 7/0

10.8.2	LEGAL ADVICE - AGRICULTURAL SUPPLIES WITHIN THE TOWN CENTRE ZONE – NORTHAMPTON TOWNSITE (ITEM 6.3.2)
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Noted

10.8.3	PROPOSED STORAGE SHED FOR AGRICULTURAL SUPPLIES - LOT 33 (NO. 210) HAMPTON ROAD, NORTHAMPTON (ITEM 6.3.3)
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Moved Cr SCOTT, seconded Cr SUCKLING

That Council grant formal development approval to the proposed outbuilding to be used for storage of agricultural supplies, upon Lot 33 (No. 210) Hampton Road, Northampton subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 20 November 2015 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. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval for that use/addition;
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. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
6. The proposed development is subject to compliance with the Final Scope Report prepared by Lancall; and

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7. The proposed development shall be constructed of trimdek colorbond in Eucalypt colour scheme to match the existing sheds on Lot 33.

Advice Note

1. *If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;*
2. *Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained;*
3. *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination; and*
4. *Compliance is required with the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007.*

CARRIED 7/0

10.8.4 BUNDING FOR CHEMICAL SPILLS

Cr Carson raised the issue of bunding at properties that were storing chemicals and highlighted that existing bunding was not adequate and proposed the following:

Moved Cr CARSON, seconded Cr STANICH

That Council request the WA Local Government Association to approach appropriate authorities for them to reconsider bunding requirements to control chemical spills within both storage and loading/handling areas of business operations that store bulk chemicals.

CARRIED 7/0

10.8.5 PROPOSED SINGLE HOUSE AND OUTBUILDING - PREFABRICATED SHED STRUCTURE- LOT 751 HORROCKS ROAD, SANDY GULLY (ITEM 6.3.4)

Moved Cr CARSON, seconded Cr STANICH

That Council grant formal development approval to the single house and outbuilding on Lot 751 Horrocks Road, Sandy Gully subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 20 November 2015 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. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval for that use/addition;
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;
5. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
6. The approved 270m² outbuilding (i.e. Class 10 area as classified by the Building Code of Australia) 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;
7. A wastewater apparatus shall be provided and maintained in accordance with the *Health (Treatment of Sewerage & Disposal of Effluent & Liquid Waste) Regulations 1974* to the approval of the Shire of Northampton's Environmental Health Officer;
8. Prior to occupation or use of the development, all land indicated as landscaped area on the attached approved plan(s) dated 20 November 2015 are to be landscaped effectively and maintained thereafter to the approval of the local government;
9. Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the local government;

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10. The proposed single house shall be provided with a total water supply capacity of 90,000 litres as shown on the attached approved plans dated, 20 November 2015; and
11. Temporary accommodation onsite within a caravan is permitted to a maximum of 12 months pursuant to regulation 11(2)(c) of the *Caravan Parks and Camping Grounds Regulations 1997*.

Advice Note

1. *If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;*
2. *Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained;*
3. *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.*

CARRIED 7/0

10.8.6 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.5)

Noted

10.8.7 PROPOSED CHEMICAL STORAGE SHED - LOT 198 (NO. 222) HAMPTON ROAD, NORTHAMPTON (ITEM 6.3.6)

Moved Cr CARSON, seconded Cr SUCKLING

That Council not accept the officer's recommendation to advertise the proposal due to the operations of chemical storage and sales being an already existing use on Lot 198 Hampton Road and that Council grant formal development approval to the proposed outbuilding to be used for storage of agricultural supplies, including chemicals, upon Lot 198 (No. 222) Hampton Road, Northampton subject to the following conditions::

1. Development shall be in accordance with the attached approved plan(s) dated 20 November 2015 and subject to any modifications required as a consequence of any condition(s) of this approval. The

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- endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;
2. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval for that use/addition;
 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. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
 6. A detailed schedule of external finishes and colours to be used in the construction of the development shall be submitted prior to lodgement of an application for a building permit to the approval of the local government;
 7. The proposed storage shed is to be constructed of coated metal sheeting (Colorbond), in a profile to the match existing development;
 8. The colour of the proposed storage shed is to be in keeping with heritage colours of the area; and
 9. A colorbond boundary fence to a height of 1.8 metres shall be erected along the southern and eastern boundary of Lot 198 and the colour of the fence is to be in keeping with heritage colours of the area.

Advice Note

1. *If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;*
2. *Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained;*
3. *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.*
4. *Compliance is required with the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007.*

CARRIED 7/0

10.8.8 IN-PRINCIPLE SUPPORT – PARKING OF COMMERCIAL VEHICLES – LOT
2 (NO.123) SEVENTH AVENUE, NORTHAMPTON (ITEM 6.3.7)

Moved Cr STANICH, seconded Cr CARSON

That Council provide in principal support subject to the adjoining land owners being consulted. Should the adjoining land owners have no concerns , and subject to the lodgement of a formal planning application, the CEO be provided delegated authority to approve the application for a use period of 12 months and be based on an annual renewal basis, and that the applicant undertake significant planting of trees/plants to screen the parking of commercial vehicles.

CARRIED 7/0

10.8.9 PRELIMINARY ADVICE – PROPOSED SUBDIVISION & CREATION OF
CONSERVATION RESERVE – LOT 10792 GEORGE GREY DRIVE,
KALBARRI (ITEM 6.3.8)

Moved Cr PIKE, seconded Cr HOLT

That Council advise Whelans that it does not wish to have a management order drawn in favour of Council for the proposed conservation reserve and recommend to Whelans that the area of land be reverted to unallocated crown land.

CARRIED 7/0

Mrs Williams left the meeting at 2.21pm

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10.9 FINANCE REPORT

10.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr SCOTT, seconded Cr SUCKLING

That Municipal Fund Cheques 20760 to 20797 inclusive totalling \$72,105.87, Municipal EFT payments numbered EFT14272 to EFT14407 inclusive totalling \$1,008,177.61, direct Debit payments numbered GJ1003 to GJ1009 totalling \$9,809.91, Trust Fund Cheques 2080 to 2097, totalling \$19,152.29 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

10.9.2 MONTHLY FINANCIAL STATEMENTS OCTOBER 2015 (ITEM 6.4.2)

Moved Cr HOLT, seconded Cr STANICH

That Council adopts the Monthly Financial Report for the period ending 31 October 2015.

CARRIED 7/0

10.9.3 SALE OF LAND – OVERDUE RATES (ITEM 6.4.3)

Moved Cr STANICH, seconded Cr SUCKLING

That Council authorise the Chief Executive Officer to revert lot 14 One Chain Road, Galena to the crown as per the provisions of section 6.64 (1) of the Local Government Act and write-off outstanding rates and interest totalling \$20,910.05.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

ADJOURNMENT – AFTERNOON TEA

Council adjourned for afternoon tea at 2:38pm.

Meeting reconvened at 2:49pm with the following in attendance:

Cr Simkin, Cr Scott, Cr Carson, Cr Suckling, Cr Stanich, Cr Holt, Cr Pike, Chief Executive Officer Garry Keeffe, Grant Middleton Deputy Chief Executive Officer

10.10 ADMINISTRATION & CORPORATE REPORT

10.10.1 CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD (ITEM 6.5.1)

Noted

10.10.2 FEBRUARY 2016 – CHANGE OF MEETING DATE (ITEM 6.5.2)

Moved Cr PIKE, seconded Cr STANICH

That the scheduled Council meeting for 19 February 2016 now be held on Wednesday 17th February 2016 commencing at 9.30am.

CARRIED 7/0

10.10.3 EXTENDED LIQUOR TRADING HOURS – NORTHAMPTON IGA (ITEM 6.5.3)

Moved Cr SCOTT, seconded Cr STANICH

That Council advise Northampton IGA that it has no objections for the Northampton IGA to extend their liquor trading hours on the 13th, 20th and 27th December 2015 from 9.00am to 1.00pm as requested.

CARRIED 7/0

10.10.4 SALE OF PORTION OF LOT 29 ROBINSON STREET, NORTHAMPTON (ITEM 6.5.4)

Moved Cr SCOTT, seconded Cr STANICH

That Council accepts the offer of \$15,000 (plus GST) submitted by Antony Farmer for the purchase of approximately 930m² of Council owned Lot 29 Reynolds Street subject to the purchaser meeting all subdivision costs.

CARRIED 7/0

10.10.5 ROADS TO RECOVERY – OWN SOURCES SHORTFALL (ITEM 6.5.5)

Noted

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10.10.6 REGIONAL ROAD GROUP FUNDING (ITEM 6.5.6)

Moved Cr SCOTT, seconded Cr HOLT

That Council makes provision in the 2016/17 Budget the following:

1. A provision of \$113,333 for the Kalbarri Road project.
2. A provision of \$50,000 for the Horrocks Road project.

CARRIED 7/0

10.10.7 ROAD SAFETY AUDIT – BLACK SPOT FUNDING PROJECT (ITEM 6.5.7)

Moved Cr SCOTT, seconded Cr STANICH

That Council appoint Shawmac Pty Ltd to undertake a Road Safety Audit on the corner of Grey Street and Red Bluff Road Kalbarri at a cost of \$3,840 (plus GST) and this expense be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

10.10.8 PAYMENT OF SITTING FEES (ITEM 6.5.8)

Moved Cr HOLT, seconded Cr PIKE

That Council set a fee of \$70.00 for attendance at community meetings as a Council delegate.

LOST 2/5

Moved Cr CARSON, seconded Cr STANICH

That Council set a fee of \$45.00 for attendance at community meetings as a Council delegate.

CARRIED 6/1

Cr Simkin voted against the motion

Moved Cr CARSON, seconded Cr SUCKLING

That Council pay the community meeting fee from 1/7/2015.

CARRIED 7/0

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10.10.9 KALBARRI PCYC (ITEM 6.5.9)

Moved Cr SCOTT, seconded Cr PIKE

That Council:

1. Provide unspent funds of \$15,800 held in trust, being for forfeited soil stabilisation bond, as seed funding for the operations of the Kalbarri PCYC, and these funds only to be used for operational costs related to camps etc, not normal utilities and maintenance costs, and to be administered by Council.
2. Correspond to the Minister for Police and the Hon Shane Love advising them of this matter and seek their support for the funds being held by the WA PCYC Federation be returned to the Shire of Northampton to be held in Trust for the operations of the ex Kalbarri PCYC facilities.

CARRIED 7/0

10.10.10 RE-ESTABLISHMENT OF WA POLICE LIVESTOCK SQUAD (ITEM 6.5.11)

Moved Cr SUCKLING, seconded Cr CARSON

That Council support the reinstatement of the WA Police Livestock Squad.

CARRIED 7/0

10.11 SHIRE PRESIDENT'S REPORT

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

19/10	Special Meeting of Council
21/10	Regional Road Group Coastal Meeting
25/10	Skywalk function – Kalbarri National Park
26/10	Woodcocks Fire Meeting in Geraldton (Terry Redman/Shane Love)
14/11	RSL Remembrance Dinner

10.12 DEPUTY SHIRE PRESIDENT'S REPORT

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

26/10/15	Woodcocks Fire Meeting in Geraldton (Terry Redman/Shane Love)
10/11/15	Kalbarri Development Association AGM
17/11/15	Meeting with MEEDAC in Kalbarri
18/11/15	PCYC Meeting

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10.13 COUNCILLORS' REPORTS

10.13.1 CR HOLT

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

- 25/10/15 Skywalk function Kalbarri National Park and sundowner in Geraldton
- 10/11/15 Kalbarri Development Association Meeting
- 18/11/15 Meeting with Barry Kennewell VMR Building

10.13.2 CR PIKE

Since the last Council meeting Cr Pike reported on his attendance at the Kalbarri Development Association Meeting on 10th November.

10.14 INFORMATION BULLETIN

Noted

10.15 NEW ITEMS OF BUSINESS

10.15.1 BINNU TENNIS COURTS

Moved Cr CARSON, seconded Cr SIMKIN

That Council defers the Binnu Tennis Courts project listed in the Corporate Business Plan to 2017/2018.

CARRIED 7/0

10.15.2 CATCH LIMIT REQUEST

Moved Cr SCOTT, seconded Cr SIMKIN

That Council request the Minister for Fisheries to give consideration to relaxing current recreational fishing rules in the west coast region by increasing the current catch limit of Demersal Finfish from 2 to 4 per angler with all current boat limits to remain.

CARRIED 7/0

10.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on the 18thDecember 2015 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

10.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4:22pm.