

Minutes of Ordinary Meeting of Council held at the Council Chambers, Hampton Road, Northampton on the 22 February 2013

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2.1 OPENING

The President thanked all Councillors and members present for their attendance and declared the meeting open at 1.00pm. The President welcomed the Deputy CEO Grant Middleton, and new Councillor Malcolm Scott to their first Council Meeting. Cr Cripps was acknowledged as it was his first meeting as Deputy President.

2.2 PRESENT

Cr G Wilson	President	Northampton Ward	
Cr B Cripps	Vice President	Northampton Ward	
Cr T Carson		Northampton Ward	
Cr C Simkin		Northampton Ward	
Cr S Stock-Standen		Northampton Ward	
Cr J Booth		Kalbarri Ward	
Cr M Scott		Kalbarri Ward	
Mr Garry Keeffe	Chief Executive Officer		
Mr Grant Middleton	Deputy Chief Executive Officer		
Ar Neil Broadhurst Manager Works & Technical Services			

Mr Glenn Bangay Building Surveyor

2.2.1 LEAVE OF ABSENCE

Nil

2.2.2 APOLOGIES

Cr P Gliddon

Cr D Pike

2.3 QUESTION TIME

Wendy Payne addressed Council in relation to the Subdivision Guide Plan for Bridgeman Road.

Mrs Payne asked why Mr Kevin Kelly was allowed to progress with the Subdivision Guide Plan.

CEO advised that the main reason was that Mr Kelly offered to cover all expenses for the preparation of the Subdivision Guide Plan to get it commenced as felt there were too many delays in its progression.

Mrs Payne stated that Mr Kelly's Town Planning consultant had advised her that input from neighbouring landowners would not be accepted as they were engaged by Mr Kelly.

CEO advised that he was surprised at this comment and requested a copy of the letter from the consultant where this was stated.



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The CEO also advised that once a draft Subdivision Guide Plan had been received all affected neighbouring land owners would be allowed to view the document and make submissions on its content. All submissions are then considered by the Council and the Subdivision Guide Plan will either be returned to consultants for modification or forwarded to the Western Australian Planning Commission for processing. All submissions received are forwarded to the WAPC.

2.4 CONFIRMATION OF MINUTES

2.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19th DECEMBER 2012

Moved Cr BOOTH, seconded Cr STOCK-STANDEN

That the minutes of the Ordinary Meeting of Council held on the 19th December 2012 be confirmed as a true and correct record.

CARRIED 7/0

2.4.2 CONFIRMATION OF MINUTES –SPECIAL MEETING OF COUNCIL 31st JANUARY 2013

Moved Cr CARSON, seconded Cr CRIPPS

That the minutes of the Special Meeting of Council held on the 31st January 2013 be confirmed as a true and correct record.

CARRIED 7/0

2.4.3 CONFIRMATION OF MINUTES –ANNUAL ELECTORS MEETING 6th FEBRUARY 2013

Moved Cr SIMKIN, seconded Cr CRIPPS

That the minutes of the Annual Electors Meeting held on the 6^{th} February 2013 be confirmed as a true and correct record.

CARRIED 7/0

2.4.4 BUSINESS ARISING FROM MINUTES

Nil

2.5 RECEIVAL OF MINUTES

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That the minutes of the Audit Committee held 22nd February 2013 be received.

CARRIED 7/0



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Moved Cr STOCK-STANDEN, seconded Cr CRIPPS

That the 2012 Compliance Audit Return as presented be adopted.

CARRIED 7/0

Moved Cr S STOCK-STANDEN, seconded Cr BOOTH

That Council in accordance with section 7.3 of the Local Government Act 1955 appoint UHY Haines Norton as the Shires audit partner for a period of 3 years commencing in the 2012/2013 financial year and concluding with the finalisation of the audit process in 2014/2015.

CARRIED 7/0

2.6 WORKS REPORT

2.6.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted

Mr Broadhurst left the meeting at 1.21

2.7 HEALTH/BUILDING REPORT

2.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

2.7.2 REFUSE COLLECTION CHARGES KALBARRI MARINA AND PORT GREGORY JETTY (ITEM 6.2.2)

Moved Cr S STOCK-STANDEN, seconded Cr BOOTH

That Council adopt a fee of \$75.00 per refuse collection to be charged to the Department of Transport for refuse removal at the Kalbarri Boat Pens/Commercial Jetty precinct and the Port Gregory Jetty and these charges to be back dated to the 1st January 2013.

CARRIED 7/0 BY AN ABSOLUTE MAJORITY



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2.8 TOWN PLANNING REPORT

2.8.1 INFORMATION ITEM – A FRAME / FREESTANDING SIGNS, KALBARRI (ITEM 6.3.1)

Noted

2.8.2 KALBARRI PLANNING SCHEME REVIEW – APPOINTMENT OF CONSULTANT TEAM (ITEM 6.3.2)

Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

That Council appoint Larry Smith Planning to undertake the Kalbarri Planning Scheme Review for the sum of \$44,000.00 including GST in accordance with the documentation attached to Item 6.3.2 — Attachment A1, along with the specification that the statutory advertising period include consultants attendance at a community information session in Kalbarri.

CARRIED 7/0

2.8.3 DRAFT LOCAL PLANNING POLICY – CARAVANS FOR TEMPORARY ACCOMMODATION WHILST BUILDING A RESIDENCE (ITEM 6.3.3)

Moved Cr STOCK-STANDEN, 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:

- Adopt draft Local Planning Policy 'Caravans for Temporary Accommodation whilst Building a Residence' for public comment and advertise it for a period of 21 days;
- Should no written, author-identified objections be received during the 21 day advertising period, then adopt for final approval Local Planning Policy 'Caravans for Temporary Accommodation whilst Building a Residence' and proceed to publish a notice to this effect in the local newspaper; and
- 3 Should there be any written, author-identified objections received during the advertising period, require staff to present to Council a further report.
- Amend the bond by increasing the bond from \$5,000 to \$10,000.

CARRIED 7/0



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2.8.4 DEVELOPMENT ASSESSMENT PANELS (ITEM 6.3.4)

Moved Cr CRIPPS, seconded Cr CARSON

That Council submit to the Minister of Planning the following Local Government nominations to serve upon a Development Assessment Panel:

Councillor Cr G Wilson (member); and Councillor Cr J Booth (member).

Councillor Cr S Stock-Standen (alternate member/proxy); and Councillor Cr C Simkin (alternate member/proxy).

CARRIED 7/0

2.8.5 DISPLAY SHED & WORKSHOP – RESERVE NO 44264 GWALLA STREET, NORTHAMPTON (ITEM 6.3.5)

Moved Cr BOOTH, seconded Cr CRIPPS

That Council waive the Planning Application Fee of \$139.00 payable for the construction of display shed and workshop for the Northampton Motors and Machinery Restoration Group on Reserve 44264 Gwalla Street, Northampton.

CARRIED 7/0 BY AN ABSOLUTE MAJORITY

2.8.6	SINGLE CARPORT – LOT 215 (NO. 31) STOKES STREET, HORROCKS
	(ITEM 6.3.6)

Moved Cr STOCK-STANDEN, seconded Cr CARSON,

That Council grant Planning Approval to the carport on Lot 215 (No. 31) Stokes Street, Horrocks subject to the following conditions:

- Development shall be in accordance with the attached approved plan(s) dated 22 February, 2012 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;



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- 4. All stormwater is to be disposed of onsite to the approval of the local government;
- 5. Access and car parking areas to be paved/sealed and drained and thereafter maintained to the approval of the local government;
- 6. Installation of crossing place/s to the standards and specifications of the local government;
- 7. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
- 8. In the case of a parapet wall on the property boundary, the finish of the parapet wall on the neighbour's side is to be of an equivalent standard to the rest of the development, and in the case of a rendered parapet wall, the owner is to give the neighbouring owner three weeks' written notice allowing the neighbouring owner an opportunity to nominate a paint colour to be applied on the neighbour's side. If the neighbouring owner desires and authorises the developing owner or developing owner's painter to come onto the neighbouring property to paint the parapet wall, then the owner is responsible to ensure that that occurs, and unless, on the application of the developing owner, the local government rules that the neighbouring owner's choice of paint is unreasonable or inappropriate, the developing owner is responsible to ensure that the choice of paint is applied. This condition is subject to contrary private contractual arrangements between the developing owner and the neighbouring owner

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

2.8.7 SUMMARY OF PLANNING ITEMS UNDERTAKEN BY DELEGATION (ITEM 6.3.7)

Noted



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2.9 FINANCE REPORT

2.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr CRIPPS, seconded Cr STOCK-STANDEN

That Municipal Fund Cheques 19559 to 19621 inclusive, totalling \$157,974.73, Municipal EFT payments numbered EFT10729 to EFT10911 inclusive totalling \$505,613.50, Direct Debit payments GJ06-02 to GJ07-10 totalling \$4,819.48, Trust Fund Cheques 1887-1899, totalling \$33,374.94 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

2.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr SIMKIN, seconded Cr BOOTH

That Council adopts the Monthly Financial Report for the period ending 31 January 2013 and notes any material variances greater than \$5,000.

CARRIED 7/0

2.9.3 2012/2013 BUDGET REVIEW (ITEM 6.4.3)

Moved Cr STOCK-STANDEN, seconded Cr CRIPPS

That Council in accordance with regulation 33A of the Local Government (Financial Management) Regulations 1996 adopt the review of the 2012/2013 Budget and note any variances or recommendations.

CARRIED 7/0

2.9.4 SUNDRY DEBTOR WRITE OFFS (ITEM 6.4.4)

Moved Cr BOOTH, seconded Cr CARSON

That Council write off the following outstanding debts as deemed non recoverable:

Australian Taxation Office \$45.06 incorrect amount raised for BAS

Statement, amount shown is

difference

Delores Nutter \$51.77 balance for cemetery plaque, all

attempts to recover debt have

been unsuccessful



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Delores Nutter	\$25.10	lost library book, all attempts to recover debt have been unsuccessful
Gary Johnson	\$66.00	refuse site fees mail is returned unclaimed unable to locate debtor
Mr & Mrs Odlin	\$264.00	refuse site fees mail is returned unclaimed unable to locate debtor
Big River Ranch	\$1,284.59	Lot 15 incorrectly rated as purpose is for the Water Corporation for booster pump and storage to allow a reticulated water supply to the development.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

2.9.5 FAIR VALUE PROCESS AND COSTS (ITEM 6.4.5)

Moved Cr SIMKIN, seconded Cr BOOTH

That Council acknowledge the change in accounting requirements and recognise the ongoing funding provision to comply with the new legislation commencing in the 2013/2014 Financial Year.

CARRIED 7/0

2.10 ADMINISTRATION & CORPORATE REPORT

2.10.1 APPOINTMENT OF COMMITTEE MEMBERS AND DELEGATES (ITEM 6.5.1)

ELECTION OF COMMITTEES

Moved Cr BOOTH, seconded Cr CRIPPS

That Council appoint elected members to the following Committees of Council:

Audit Committee

Cr's Wilson, Cripps Stock-Standen, Carson, Glidden, Scott, Deputy CEO

Disability Services Committee Cr's Gliddon, Simkin, Booth and EHO



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Staff Occupational, Health & Safety Committee Cr G Wilson (President), Cr Cripps (Deputy President) & Cr Gliddon (observer capacity only)

Senior Staff Employment Performance Review Committee Cr's Wilson, Cripps, Gliddon, Booth, & CEO, Cr T Carson as deputy.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

ELECTION OF DELEGATES

Moved Cr CARSON, seconded Cr SIMKIN

That Council appoint elected members as delegates to the following various Community organisations:

Northampton Community Centre Cr's Cripps, Simkin & Carson

Kalbarri Development Association – Zest Festival Cr Booth

Kalbarri Visitors Centre Cr Booth

Kalbarri Sport & Recreation Club Cr Scott

Kalbarri Maritime Advisory Committee Cr Gliddon and CEO

Kalbarri Aged Persons Homes Management Committee Cr's Gliddon, Booth and EHO

Coastal Sub Group of the Regional Road Group Cr Wilson & CEO with Cr B Cripps as deputy.

Kalbarri Foreshore Parkland Redevelopment Community Committee Cr Scott

CARRIED BY AN ABSOLUTE MAJORITY 7/0



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2.10.2 PROPOSED CAPITAL WORKS PROJECTS (ITEM 6.5.2)

Moved Cr CRIPPS, seconded Cr SCOTT

1. That Council prioritise future capital works projects as per the following:

Priority 1 - Aged Care and Accommodation

Northampton – construct six residential units for either long term lease or purchase. To be constructed on land currently occupied by Northampton Bowling Club. This site is best suited for residential accommodation as will utilise existing club house facilities for seniors to use as a hall and also will have a dual purpose for the housing of arts & crafts group.

This project is reliant on relocating the Northampton Bowling Club to the Northampton Community Centre. Plans for relocation have been developed

Estimated Cost to construct 6 aged care accommodation units - \$1.8million

Estimated cost to relocate Northampton Bowling Club to allow age care accommodation development - \$2million

Northampton - extend aged palliative care facilities known as "Brookview" at the Northampton Health Service, no costs are available.

Kalbarri — construction of aged care residential and palliative care centre. Initially 10 to 15 accommodation units and 10 hospice beds/units.

Priority 2 - Northampton Heavy Haulage Route (town by-pass)

Construct heavy haulage route around Northampton townsite on the eastern side as per previously adopted draft route plans

Estimated cost \$60 to \$100 million.

Priority 3 - Horrocks Community Centre

Construction of purpose built facility to meet needs of community, plans have been prepared and site selected.

Estimated cost in 2006 was \$1.8 million, revised estimate \$2.0 million.



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Priority 4 - Kalbarri Community Centre

Construction of purpose built building that will act as a community hall and allow sports such as Badminton to be played built facility, also to house Arts & Crafts groups, other community organisations and seniors groups.

Estimated cost \$1.8 million.

Priority 5 - Binnu West Road

Bitumen seal 9km's to a 7m width to Magee Road.

Estimated cost for a two coat seal \$1.3 million.

Priority 6 - White Cliffs Road

Bitumen seal entire road length at a minimum width of 7m. Road is a popular tourism route and links the coastal towns of Horrocks, Port Gregory and Kalbarri. Also a link for employees within the fishing industry and mining industries at Port Gregory.

Estimated cost for a two coat seal \$1.7 million.

Other Projects not in priority order

Kalbarri/Shark Bay Tourist Trail

Construct a road from Kalbarri to Shark Bay to provide a trail experience similar to the Gibb River Road. Some planning and route selection has been undertaken and partnership includes the Shire of Shark Bay.

Estimated cost \$38.0 million provided in 2006 for an unsealed road.

Development of Heavy Industrial Land - Northampton

For the purchase of farming land on the southern outskirts of Northampton townsite, opposite CBH facilities, for the development of a heavier industrial area.

Estimated cost \$300,000 to \$500,000 for land purchase only.

That the above projects be submitted to the Mid West Development Commission seeking their support with the aim of securing funding for their implementation.

CARRIED 7/0



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AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.25pm and reconvened at 3.37pm with the following in attendance:

Cr Wilson, Cr Cripps, Cr Stock Standen, Cr Carson, Cr Simkin, Cr Carson, Cr Stock-Standen, Cr Booth, Cr Scott, Chief Executive Officer, Garry Keeffe, Deputy CEO Grant Middleton and Building Surveyor Glenn Bangay.

2.10.3 DISABLED FISHING PLATFORM - KALBARRI (ITEM 6.5.3)

Moved Cr CARSON, seconded Cr CRIPPS

That Council progress with the purchase of the board walk and its installation and utilise the 2012/13 provision of \$6,000 for the Kalbarri Airport technical inspection, which is no longer required due to change in airport registration.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

2.10.4 KALBARRI TENNIS, NETBALL & BASKETBALL COURTS RELOCATION (ITEM 6.5.4)

Moved Cr BOOTH, seconded Cr SCOTT

That Council notes the information regarding the outcome of the Community Sport and Recreation Facilities Grant and approve of the proposed location of the playing courts as per the survey at Appendices 1.

CARRIED 7/0

2.10.5 PERMANENT LONG VEHICLE PERMIT (ITEM 6.5.5)

Moved Cr STOCK-STANDEN, seconded Cr CRIPPS

That Council approves a twelve month permit to Charles Sievwright to operate a 27.5m long vehicle on Parker Road, being the section from property number 86 to the Northwest Costal Highway, subject to the following conditions:

- 1. Truck combination not to exceed 80km/hr speed limit;
- 2. Truck combination not to be used on the road during wet weather periods;
- Truck combination not to operate during school bus operating times on roads where school bus operates and to maintain radio contact with the school bus operator.
- 4. Obtaining the required approval from Main Roads WA and compliance to all conditions imposed by Main Roads WA;

CARRIED 7/0



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2.10.6 REQUEST TO OPERATE FUNFAIR ON FORESHORE PARKLAND (ITEM 6.5.6)

Moved Cr BOOTH, seconded Cr STOCK-STANDEN

That Council approve the application submitted by Tyrone Taylor to operate a fun fair consisting of rides, games and food, to be conducted on the Kalbarri foreshore parkland from 11th to 13th July 2013 and the times of operation to be from 3.00pm to 9.00pm and be subject to current Council policy conditions.

CARRIED 7/0

2.10.7 NORTHAMPTON LIGHT INDUSTRIAL AREA UNITS (ITEM 6.5.7)

Moved Cr BOOTH, seconded Cr SIMKIN

That Council

- Endorse the design of the industrial units for the Northampton Light Industrial area and Council Management progress with developing detailed design and specifications to allow the calling of tenders for their construction.
- 2. Provide the design to any prospective tenant on request to the CEO.

CARRIED 7/0

2.10.8 SPECIFIED AREA RATE – PROMOTION BUDGET (ITEM 6.5.8)

Moved Cr BOOTH, seconded Cr SIMKIN

That Council:

- Advise the Kalbarri Visitors Centre that the \$20,000 raised from Specified Area Rate can only be used for actual promotion or for infrastructure directly related to tourism in the Kalbarri Ward and therefore from their submitted requests only the intended promotion within the print media and television advertising can be approved as the remaining requests are considered not to fit the criteria of the Specified Area Rate.
- 2. That the Kalbarri Visitors Centre be advised that approval is granted for expenditure related to their proposed web site upgrade of \$8,732 and purchase of a campaign monitor \$348 from the grant of \$80,000 that has been provided for their operations for 2012/13.

CARRIED 7/0



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2.10.9 UCL FORMER RAILWAY LAND, NORTHAMPTON (ITEM 6.5.9)

The officer recommendation was changed due to the uncertainty of the land parcel concerned and potential drainage issues.

Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

That Council:

- Accept Management Orders for Lot 456 Brook Street and Lot 502, Third Avenue Northampton for the purpose of parkland to allow for the continuation of the Northampton Botanic Line.
- Defer the accepting of a Management Order for the remaining portion of UCL which is the former Ajana Geraldton railway line route and this be reconsidered at the March meeting of Council following an onsite inspection by the Council.

CARRIED 7/0

2.10.10 WORKSHOP - INTEGRATED PLANNING (ITEM 6.5.10)

Moved Cr CRIPS, seconded Cr SCOTT

That Council commences the 22 March 2013 Council meeting at 9.30am with the first item of business to be the consideration of the Corporate Business Plan.

CARRIED 7/0

2.11 PRESIDENTS REPORT

Cr Wilson reported on his attendance to the following:

- Northampton 150th Celebration Meeting.
- Special Meeting of Council 31st January 2013
- Electors Meeting 6th February 2013
- NBN Roll-out Meeting (Chris Gregory)
- Heavy Transport Forum in Geraldton with Neil Broadhurst

2.12 DEPUTY SHIRE RESIDENTS REPORT

Cr Cripps reported on his attendance to the following:

- Special Meeting of Council 31st January 2013
- Electors Meeting 6th February 2013



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2.13 COUNCILLORS REPORT

2.12.1 CR SIMKIN

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

- Special Meeting of Council 31st January 2013
- Electors Meeting 6th February 2013
- Northampton Community Centre meeting
- Binnu/Ajana Fire Brigade meeting where both brigades have amalgamated

2.12.2 CR BOOTH

Since the last Council meeting Cr Booth reported on her attendance to:

- Special Meeting of Council 31st January 2013
- Kalbarri Visitor Centre meetings

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2.12.3 CR CARSON

Since the last Council meeting Cr Carson reported on his attendance to:

Special Meeting of Council 31st January 2013

2.12.4 CR STOCK-STANDEN

Since the last Council meeting Cr Stock-Standen reported on her attendance to:

- Special Meeting of Council 31st January 2013
- Electors Meeting6th February 2013
- Northampton 150th Celebration Meeting.

2.12.5 CR SCOTT

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

- Special Meeting of Council 31st January 2013
- With the CEO and Cr's Gliddon and Pike attended an inspection of the Kalbarri Sport and Recreation Centre to view where the tennis/netball/basketball courts are to be located.

2.14 INFORMATION BULLETIN

Noted.



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2.15 NEW ITEMS OF BUSINESS

Cr Stock-Standen expressed concern on the increase usage of Jet Skis within the Horrocks bay which are causing a danger to swimmers and snorkelers and requested that Council again approach the Department of Transport to designate an area for the use of this type of craft.

Moved Cr SIMKIN, seconded Cr CRIPPS

That the Department of Transport be requested to again consider a designated area for the use of Jet Skis within the Horrocks bay in an area north of the beach access/boat launching area as their current use is a danger to other beach and bay users.

CARRIED 7/0

2.16 NEXT MEETING OF COUNCIL

A number of Councillors indicated that they would not be available for the 22 March being the next scheduled Council meeting.

Moved Cr WILSON, seconded Cr STOCK-STANDON

That the next Ordinary Meeting of Council be held on 19th March 2013 commencing at 9.30 at the Northampton Council Chambers, Hampton Road, Northampton.

CARRIED 7/0

Cr Stock-Standen tendered her apology for the March meeting.

2.17 CLOSURE

There being no further business, the President declared the meeting closed at 4.47pm.