

SHIRE OF NORTHAMPTON

Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on 21 February 2014

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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.

2.2 PRESENT

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

2.2.1 LEAVE OF ABSENCE

Nil

2.2.2 APOLOGIES

Cr D Pike

2.2.3 SWEARING IN COUNCIL ELECT M HOLT

Councillor elect, Mac Holt took the Oath of Affirmation of Allegiance, read and signed the declaration to the Office of Councillor.

2.3 QUESTION TIME

2.3.1 DELEGATION AND PRESENTATIONS

Graham Dunn from Kalbarri PCYC addressed Council followed by a delegation from the Northampton Tennis Club.

Graham Dunn

Request if Council could consider delaying the renewal of the lease for the Kalbarri PCYC to the WA PCYC Federation as the current use arrangement is differential to the local PCYC operations and wish for Council to consider leasing the premises direct to the local Kalbarri PCYC group.

The CEO requested Mr Dunn to correspond to Council on the issues he has raised so as the Council can be more informed on the matter.

Northampton Tennis Club Delegation

Mr Rick Hasleby, President of the Northampton Tennis Club made a presentation to Council on their opposition to the relocating of the netball and basketball courts to the three southern tennis courts at the Northampton Community Centre.

Cr Wilson advised that all matters raised by the Tennis club will be taken into consideration when the matter is discussed later in the meeting.

2.4 CONFIRMATION OF MINUTES

2.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18th DECEMBER 2013

Moved Cr Stock-Standen, seconded Cr Carson

That the minutes of the Ordinary Meeting of Council held on the 18th December 2013 be confirmed as a true and correct record.

CARRIED 8/0

2.4.2 BUSINESS ARISING FROM MINUTES

Nil

2.5 RECEIVAL OF MINUTES

2.5.1 ANNUAL ELECTORS MEETING – 22nd JANUARY 2014

Moved Cr Simkin, seconded Cr Stanich

That the minutes of the Annual Electors Meeting held on the 22nd January 2014 be received.

CARRIED 8/0

Moved Cr Gliddon, seconded Cr Simkin

That Council support the President of the WA Local Government Association in his quest and reiterate its previous request through the Northern Zone of the WA Local Government Association to remove the need for Annual Electors meetings.

CARRIED 8/0

2.5.2 NORTHAMPTON 150th COMMITTEE MEETING – 29th JANUARY 2014

Moved Cr Stock-Standen, seconded Cr Wilson

That the minutes of the Northampton 150th Committee Meeting held on the 29th January 2014 be received.

CARRIED 8/0

2.5.3 AUDIT COMMITTEE MEETING – 21st FEBRUARY 2014

Moved Cr GLIDDON, seconded Cr SIMKIN

That the minutes of the Audit Committee Meeting held on the 21st February 2014 be received.

CARRIED 8/0

Moved Cr GLIDDON, seconded Cr CARSON

That the Compliance Audit Return for 2013 as presented be adopted and forwarded to the Department of Local Government and Communities.

CARRIED 8/0

2.6 WORKS REPORT

2.6.1 MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM 6.1.1)

Noted

2.6.2 KALBARRI OVAL – TURF CONDITION (ITEM 6.1.2)

Moved Cr SCOTT, seconded Cr CARSON

That a small portion of the Kalbarri Oval be top-dressed as a test site with sand supplied by Graham Ralph.

CARRIED 8/0

**2.6.3 2013/2014 BUDGET – SCHEDULE 12 – ROAD PLANT PURCHASE
KALBARRI TIP TRUCK (ITEM 6.1.3)**

Moved Cr STANICH, seconded Cr SIMKIN

That Council call tenders for a single axle, two way tipper, 8 tonne truck with automatic gearbox.

CARRIED 8/0

Mr Broadhurst left the meeting at 2.17pm.

**2.6.4 PROPOSED RELOCATION OF NORTHAMPTON NETBALL/BASKETBALL
COURTS (ITEM 6.5.1)**

Moved Cr CARSON, seconded Cr SCOTT

That Council move item 6.5.1 for discussion.

CARRIED 8/0

Moved Cr SCOTT seconded Cr SIMKIN

That Council request the Northampton Community Centre meet with all clubs in relation to the outside court re-surfacing and make a recommendation for Council to consider.

CARRIED 7/1

2.7 HEALTH/BUILDING REPORT

2.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

2.7.2 INFORMATION ITEM: RECYCLING AND REUSE SHEDS (ITEM 6.2.2)

Noted

**2.7.3 INFORMATION ITEM: REGIONAL TENDER FOR WASTE SERVICES (ITEM
6.2.3)**

Noted

2.7.4 INFORMATION ITEM: MANAGEMENT OF ASBESTOS ON COUNCIL CONTROLLED PROPERTIES (ITEM 6.2.4)

Noted

Mr Bangay left the meeting at 2.50pm.

2.8 TOWN PLANNING REPORT

2.8.1 OUTBUILDING (ENCLOSED SHIPPING CONTAINER) – LOT 27 (NO. 6) KESTREL AVENUE, KALBARRI (ITEM 6.3.1)

Moved C SIMKIN, seconded Cr CARSON

That Council grant planning approval to locate the existing shipping container wholly within the proposed outbuilding on Lot 27 (No. 6) Kestrel Avenue, Kalbarri subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 21 February 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 commenced 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. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
5. 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;
6. All stormwater is to be disposed of on-site to the specifications and approval of the local government;
7. 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;

8. The development shall be consistent or complementary in colour with existing development onsite;
9. The walls of the outbuilding are to be constructed of coated metal sheeting (i.e. colorbond), the use of uncoated metal sheeting (i.e. zincalume) is not permitted; and
10. This approval is valid for a period of two (2) years from the date of approval and will be deemed to have lapsed if the development has not substantially commenced before the expiration of this period.
11. The shipping container shall be painted in the same colour as the proposed outbuilding (classic cream).

Advice Notes:

1. *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; and*
2. *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 8/0

Cr Gliddon and Cr Scott declared an interest in item 6.3.2 and left the meeting at 2.54pm

2.8.2	LOTS 9502 & 9505 GEORGE GREY DRIVE, KALBARRI (BROWNE FARM) - PROPOSED AMENDMENTS TO KALBARRI TOWNSITE LOCAL PLANNING STRATEGY, PORT KALBARRI STRUCTURE PLAN & TOWN PLANNING SCHEME NO. 9 - KALBARRI TOWNSITE (ITEM 6.3.2)
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Moved Cr STANICH, seconded Cr HOLT

That Council:

1. Resolve to amend the Kalbarri Townsite Local Planning Strategy (2012), Port Kalbarri Structure Plan (2004) and Town Planning Scheme No. 9 – Kalbarri Townsite, in line with the proposed draft revised structure plan (refer Appendix 6 attached to February 2014 Town Planning Report) for Lots 9502 & 9505 George Grey Drive, Kalbarri at the cost of the applicant/landowner.

CARRIED 6/0

Cr Gliddon, Cr Scott and Mr Bangay returned to the meeting at 3.00pm

2.8.3 INFORMATION ITEM - APPEAL TO STATE ADMINISTRATIVE TRIBUNAL - RED BLUFF CARAVAN PARK - LOT 10646 (NO. 399) RED BLUFF BEACH ROAD, KALBARRI (ITEM 6.3.3)

Noted

2.8.4 INFORMATION ITEM – JAKES POINT TOURISM PRECINCT STRUCTURE PLAN – LOT 830 (NO. 14) BRIDGEMAN ROAD, KALBARRI (ITEM 6.3.4)

Noted

2.8.5 PROPOSED SECOND DWELLING (FARMWORKER'S ACCOMMODATION) - LOT 2 (NO. 578) HORROCKS ROAD, SANDY GULLY (ITEM 6.3.5)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

- 1) That Council grant planning approval to the farmworker's dwelling/ accommodation on Lot 2 (No. 578) Horrocks Road, Sandy Gully subject to the following conditions:
 - a.) Development shall be in accordance with the attached approved plan(s) dated 21 February 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;
 - b) If the development/use the subject of this approval is not substantially commenced within a period of 2 years after the date of the determination the approval shall lapse and be of no further effect;
 - c) A Building Permit shall be issued by the local government prior to the commencement of any work on the site;
 - d) Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
 - e) 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;
 - f) 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; and

- g) The farmworker's dwelling shall only be used for the accommodation of family members involved in the operation of the agricultural enterprise.
- 2) That Council remove Condition No. 7 for the proposed farmworker's dwelling to utilise the existing crossover and driveway due to known flooding of the area.

Advice 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;*
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; and*
3. *Compliance is required with the Building Code of Australia.*

CARRIED 8/0

2.8.6 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.6)

Noted

2.8.7 INFORMATION ITEM - APPEAL TO STATE ADMINISTRATIVE TRIBUNAL - RED BLUFF CARAVAN PARK - LOT 10646 (NO. 399) RED BLUFF BEACH ROAD, KALBARRI (ITEM 6.3.7)

Noted

Mrs Williams left the meeting at 3.14pm.

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.14pm.

Meeting reconvened at 3.24pm with the following in attendance:

Cr Wilson, Cr Simkin, Cr Stock-Standen, Cr Carson, Cr Scott, Cr Gliddon, Cr Stanich, Cr Holt, Chief Executive Officer Garry Keeffe, DCEO Grant Middleton and Principal EHO/Building Surveyor Glenn Bangay.

2.9 FINANCE REPORT

2.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr CARSON, seconded Cr SCOTT

That Municipal Fund Cheques 19965 to 20031 inclusive, totalling \$441,852.18, Municipal EFT payments numbered EFT11904 to EFT12081 inclusive totalling \$692,604.77, Direct Debit payments GJ06-11 to GJ07-22 totalling \$2,995.13 Trust Fund Cheques 1931-1935, totalling \$4,175.00 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

2.9.2 MONTHLY FINANCIAL STATEMENTS DECEMBER 2013 (ITEM 6.4.2)

Moved Cr STOCK-STANDEN, seconded Cr STANICH

That Council adopts the Monthly Financial Report for the period ending 31 December 2013.

CARRIED 8/0

2.9.3 MONTHLY FINANCIAL STATEMENTS JANUARY 2014 (ITEM 6.4.3)

Moved Cr STOCK-STANDEN, seconded Cr SCOTT

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

CARRIED 8/0

2.9.4 2013/2014 BUDGET REVIEW (ITEM 6.4.4)

Moved Cr GLIDDON, seconded Cr SIMKIN

That Council in accordance with regulation 33A of the Local Government (Financial Management) Regulations 1996 adopt the review of the 2013/2014 Budget and note any variances or recommendations.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

2.10 ADMINISTRATION & CORPORATE REPORT

2.10.1 PROPOSED RELOCATION OF NORTHAMPTON NETBALL/BASKETBALL COURTS (ITEM 6.5.1)

Item discussed – refer minute 2.6.4.

2.10.2 REQUEST TO OPERATE FUN FAIR ON FORESHORE PARKLAND (ITEM 6.5.2)

Moved Cr CARSON, 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 9th to 13th July 2014 and the times of operation to be from 3.00pm to 10.00pm and for the period 9th and 10th July and from 11.00am to 5.00pm on the 11th July 2014 and a fee of \$500 for the use of the area apply and all use be subject to current Council policy conditions.

CARRIED 8/0

2.10.3 PROPOSED RECOMMENDATION TO WALGA ON LOCAL GOVERNMENT AMALGAMATIONS (ITEM 6.5.3)

Noted

Cr Wilson declared an interest in item 6.5.4 and left the meeting at 3.55pm. Cr Simkin assumed the chairpersons role in Cr Wilson's absence.

2.10.4 CAVEAT – LOT 216 STOKES STREET, HORROCKS (ITEM 6.5.4)

Moved Cr SCOTT, seconded Cr STANICH

1. That it will not exercise the option to purchase the lot back as per current caveat.
2. The Caveat is to remain as is and sold with the existing caveat conditions.
3. No further extensions on the caveat will be allowed to you as the current owner.
4. If the lot is sold then a new caveat will be applied with the same conditions as the existing caveat with the exception that the terms will be extended, being 36 months for planning and 60 months to have building constructed from the day of sale.
5. If lot is sold the cost to lift then reinstate the caveat, which is required to enable settlement, will be at your cost.

6. If the lot is not sold by 26th September 2015, being the end of term of the current caveat, then a current market value is to be obtained and Council to reconsider the buyback option being 80% of that current market price.
7. If the lot is not sold by the 26 September 2015, and the buyback option is not taken by Council, the property is to be offered for sale by auction and you are to receive 80% of the sale price at auction. If the lot is not sold at auction then Council will have to revisit the situation.
8. That the above be forwarded to Councils legal advisors for a revised caveat prepared and be placed on the property with the above conditions.

CARRIED 7/0

Cr Wilson returned to the meeting at 4.14pm

2.10.5 USE OF LIGHT INDUSTRIAL LOTS – WESTERN POWER (ITEM 6.5.5)
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Moved Cr CARSON, seconded Cr STANICH

That Council endorse the decision of the CEO to allow Western Power to utilise Lot 83 and part of Lot 82 Kitson Circuit for storage of power poles and equipment subject to Western Power erecting a industrial fence on the boundaries of Lot 83 and part Lot 82 and the fence to remain on the lots and become the property of Council once Western Power have vacated the lots at the completion of their pole replacement program.

CARRIED 8/0

2.10.6 OLD ROADS BOARD BUILDING RESTORATION WORKS (ITEM 6.5.6)
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Moved Cr STANICH, seconded Cr SCOTT

That Council receive the report on the condition of the Old Roads Board Building and make provision of \$68,000 in the 2014/15 Budget to undertake restoration works as recommended within the report and Council staff submit a grant application to the Heritage Council to assist with the works.

CARRIED 8/0

2.10.7 BUILDING SURVEYOR CERTIFICATIONS TO COMPLY WITH NEW BUILDING ACT/REGULATIONS ITEM 6.5.7)

Moved Cr SCOTT, seconded Cr STOCK-STANDEN

That Council request the WA Local Government Association to make representation to the Minister for Local Government and Minister for Commerce to have immediate amendments undertaken to the Building Act and Regulations to allow accreditation of existing employed Building Surveyors by inserting a new registration Level 2A with the following restrictions:

1. Issue CDC's for a maximum building height of two stories.
2. Class 1 & 10 only, Class 2 to 9 must be certified applications.
3. Maximum floor area of 500m²
4. Employed in Local Government only.

CARRIED 8/0

Cr Stock-Standen declared an interest in item 6.5.8 and left the meeting at 4.27pm

2.10.8 PROPOSED NORTHAMPTON INDUSTRIAL UNITS (5) (ITEM 6.5.8)

Moved Cr CARSON, seconded Cr HOLT

That Council approve the use of the amended balance brought forward as at 1 July 2013 to assist with the construction of four industrial units subject to Department of Regional Development approval and the additional cost to be incurred be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 6/1

Cr Stock-Standen returned to the meeting at 4.41pm

2.11 SHIRE PRESIDENTS REPORT

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

- 20/1 Met with Melissa Price and CEO (Aged Care/Main Roads Bypass)
- 22/1 Electors Meeting
- 26/1 Australia Day
- 29/1 Northampton 150th Committee Meeting
- 4/2 Department of Sport and Recreation building opening and Midwest Academy of Sport opening with CEO.
- 5/2 Western Power - Kalbarri electricity supply issue meeting in Kalbarri
- 13/2 Met with Shane Love. Pioneer Lodge cheque presentation.
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park

2.12 DEPUTY SHIRE PRESIDENTS REPORT

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

- 22/1 Electors Meeting
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park

2.13 COUNCILLORS REPORT

2.13.1 CR CARSON

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

- 22/1 Electors Meeting
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park

2.13.2 CR GLIDDON

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

January/February – Kalbarri Visitor Centre Meetings

- 22/1 Midwest Tourism Group (Discussions with Tracey Grosvenor and Deb Carson)
- 5/2 Western Power - Kalbarri electricity supply issue meeting in Kalbarri
- 11/2 Kalbarri Development Association
- 17/2 Homeswest Joint Venture meeting, Cr Gliddon thanked Glen Bangay for his assistance in relation to the unit allocation
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park
- 20/2 Mission Australia meeting

2.13.3 CR STOCK-STANDEN

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

- 22/1 Electors Meeting
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park

2.13.4 CR SCOTT

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

WALGA - Councillor Training in Perth. Cr Scott found the training very informative and encouraged new councillors to attend.

- 5/2 Western Power - Kalbarri electricity supply issue meeting in Kalbarri

2.13.5 CR STANICH

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

- 22/1 Electors Meeting
- 19/2 Northampton 150 Commemorative Wall opening – Kings Park

2.13.6 CR HOLT

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

- 5/2 Western Power - Kalbarri electricity supply issue meeting in Kalbarri

2.14 INFORMATION BULLETIN

Noted

2.15 NEW ITEMS OF BUSINESS

Nil

2.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on the 21st March 2014 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

2.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4.58pm.