

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017**

11.1	OPENING	3
11.2	PRESENT	3
11.2.1	LEAVE OF ABSENCE	3
11.2.2	APOLOGIES	3
11.3	QUESTION TIME	3
11.4	CONFIRMATION OF MINUTES	3
11.4.1	CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 20 th OCTOBER 2017	3
11.4.2	BUSINESS ARISING FROM MINUTES	4
11.5	RECEIVAL OF MINUTES	4
11.5.1	SPECIAL MEETING OF COUNCIL - 24 OCTOBER 2017	4
11.5.2	AUDIT COMMITTEE MEETING - 17 NOVEMBER 2017	4
11.6	WORKS REPORT	5
11.6.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM (ITEM 6.1.1)	5
11.6.2	ECHIDNA WARNING SIGNS – GEORGE GREY DRIVE	5
11.7	HEALTH/BUILDING REPORT	5
11.7.1	BUILDING STATISTICS (ITEM 6.2.1)	5
11.8	TOWN PLANNING REPORT	6
11.8.1	REQUEST FOR EXTENSION OF DEVELOPMENT APPROVAL - PROPOSED THREE STOREY – SIX (6) MULTIPLE DWELLINGS (RESIDENTIAL) – LOT 400 (NO. 28) GREY STREET, KALBARRI	6
11.8.2	SUMMARY OF PLANNING INFORMATION ITEMS	6
11.8.3	REQUEST TO MODIFY LOCATION OF BUILDING ENVELOPE AND PROPOSED DEVELOPMENT OF TWO HOLIDAY ACCOMMODATION UNITS – LOT 3 (NO.9) RANCH COURT, KALBARRI	6
11.9	FINANCE REPORT	9
11.9.1	ACCOUNTS FOR PAYMENT (ITEM 6.4.1)	9
11.9.2	MONTHLY FINANCIAL STATEMENTS OCTOBER 2017 (ITEM 6.4.2)	10
11.10	ADMINISTRATION & CORPORATE REPORT	10
11.10.1	CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD (ITEM 6.5.1)	10
11.10.2	2018 COUNCIL MEETING DATES (ITEM 6.5.2)	10
11.10.3	2016 - 17 ANNUAL REPORT (ITEM 6.5.3)	11
11.10.4	ADDITIONAL COSTS – KALBARRI SPORT & RECREATION VERANDAH EXTENSIONS (ITEM 6.5.4)	11
11.10.5	BASF PORT GREGORY WATER SUPPLY USE (ITEM 6.5.5)	11

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017**

11.10.6	PARK LAND RUBBISH BIN SURROUNDS (ITEM 6.5.6)	12
11.10.7	GLANCE COVE STRATA ACCESS (ITEM 6.5.7)	12
11.10.8	PROPOSED NORTHAMPTON TO DONGARA BY-PASS ROAD (ITEM 6.5.8)	12
11.10.9	COLLOCATION OF KALBARRI TOWN TALK & SEABREES KIDS CARE (ITEM 6.5.9)	13
11.10.10	LEASE - PART LOT 101 MITCHELL STREET, HORROCKS (ITEM 6.5.10)	13
11.11	SHIRE PRESIDENT'S REPORT	14
11.12	DEPUTY SHIRE PRESIDENT'S REPORT	14
11.13	COUNCILLORS' REPORTS	14
11.13.1	CR SMITH	14
11.13.2	CR SUCKLING	14
11.14	INFORMATION BULLETIN	14
11.15	NEW ITEMS OF BUSINESS	15
11.16	NEXT MEETING OF COUNCIL	15
11.17	CLOSURE	15

11.1 OPENING

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

11.2 PRESENT

Cr C Simkin	President	Northampton Ward
Cr S Krakouer	Vice President	Kalbarri Ward
Cr S Stock-Standen		Northampton Ward
Cr T Carson		Northampton Ward
Cr R Suckling		Northampton Ward
Cr W Smith		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Glenn Bangay	Principal Building Surveyor	
Mr Neil Broadhurst	Manager of Works	
Mrs Hayley Williams	Principal Planner	

11.2.1 LEAVE OF ABSENCE

Nil

11.2.2 APOLOGIES

Cr Pike & Cr Stewart

11.3 QUESTION TIME

Nil

11.4 CONFIRMATION OF MINUTES

**11.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 20th
OCTOBER 2017**

Moved Cr SUCKLING, seconded Cr CARSON

That the minutes of the Ordinary Meeting of Council held on the 20th October 2017 be confirmed as a true and correct record, subject to the following amendments:

- Minute 10.5, be amended to “receive the minutes” not confirm the minutes of the Bush Fire Advisory Committee meeting.

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017

- Minute 10.10.3, insert the mover and seconder of the motion being Cr Pike and Cr Krakouer.

CARRIED 6/0

11.4.2 BUSINESS ARISING FROM MINUTES

Minute 10.10.2 – CEO advised that a grant through the Australian Building Better Regions Fund is currently being prepared and will be lodged in the near future.

Minute 10.10.3 – CEO advised that works on the new nature playground are programmed to commence first weeks of February 2018.

11.5 RECEIVAL OF MINUTES

11.5.1 SPECIAL MEETING OF COUNCIL - 24 OCTOBER 2017

Moved Cr SUCKLING, seconded Cr STOCK-STANDEN

That the minutes of the Special Meeting of Council for the purpose of swearing in of Councillors and the Election of the President, Deputy President, Committees and Delegates held on 24th October 2017 be confirmed as a true and correct record.

CARRIED 6/0

11.5.2 AUDIT COMMITTEE MEETING - 17 NOVEMBER 2017

Moved Cr SUCKLING, seconded Cr CARSON

That the minutes of the Annual Audit Committee Meeting held on the 17th October 2017 be received.

CARRIED 6/0

Moved Cr SUCKLING, seconded Cr CARSON

That Council adopt the recommendation of the Audit Committee that the 2016/2017 Annual Report including the Annual Financial Statements and Audit Report as presented be received and the 2016/2017 Management Report as presented be received.

CARRIED 6/0

11.6 WORKS REPORT

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

Noted

11.6.2 ECHIDNA WARNING SIGNS – GEORGE GREY DRIVE

Cr Stock-Standen reported that a number of echidnas are being killed by vehicles on the George Grey Drive Road and suggested that Council correspond to the Main Roads WA to place appropriate signage up to warn road users of the presence of echidnas.

Moved Cr STOCK-STANDEN, seconded Cr SUCKLING

That Council correspond to Main Roads WA requesting advanced warning signs for road users of Echidnas being present in the area, with the signs to be erected at the intersection of George Grey Drive and Port Gregory Road through to the intersection to Lucky Bay.

CARRIED 6/0

Mr Neil Broadhurst departed the meeting at 1.27pm

11.7 HEALTH/BUILDING REPORT

11.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

Mr Glenn Bangay departed the meeting at 1.28pm.

11.8 TOWN PLANNING REPORT

11.8.1 REQUEST FOR EXTENSION OF DEVELOPMENT APPROVAL - PROPOSED THREE STOREY – SIX (6) MULTIPLE DWELLINGS (RESIDENTIAL) – LOT 400 (NO. 28) GREY STREET, KALBARRI

Moved Cr STOCK-STANDEN, seconded Cr KRAKOUER

That Council grant a two (2) year extension to Development Approval 2013-074 for the development of six (6) multiple dwellings on Lot 400 (No. 28) Grey Street, Kalbarri subject to:

1. The Planning Service fee of \$131.00 is paid by the Applicant/Owner for the extension of current Development Approval.

Advice Note

1. The Applicant/Owner being advised that Council will not grant any additional extensions to DA 2013-074 on the basis that the approval period has been extended out to six (6) years from date of original approval.

CARRIED 6/0

11.8.2 SUMMARY OF PLANNING INFORMATION ITEMS

Noted.

11.8.3 REQUEST TO MODIFY LOCATION OF BUILDING ENVELOPE AND PROPOSED DEVELOPMENT OF TWO HOLIDAY ACCOMMODATION UNITS – LOT 3 (NO.9) RANCH COURT, KALBARRI

Moved Cr SMITH, seconded Cr SUCKLING

That Council:

1. Resolves to approve the modification of the building envelope on Lot 3 (No. 9) Ranch Court, Kalbarri as presented within Appendix 4 of Agenda Item 6.3.3 of the 17 November 2017 Ordinary Meeting, and subject to:
 - (a) Correspondence being received (from the Department of Biodiversity, Conservation and Attractions or an appropriate Fire Management

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017**

Authority) that the area of National Park bushland to the rear of the property will be cleared and/or mulched prior to development, so as to provide a fire break/buffer that will sufficiently reduce any BAL rating for the proposed buildings within the building envelope to a BAL-19 or lower; and

- (b) the Big River Ranch Subdivision Guide Plan being amended at the cost of the Applicant/Landowner;
2. Grant Development Approval to the proposed 'Holiday Accommodation' use on Lot 3 (No. 9) Ranch Court, Kalbarri, as well as the proposed single dwelling, ancillary dwelling and outbuilding, subject to the following conditions:
- (a) Development shall be in accordance with the attached approved plan(s) dated [insert date] 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 buildings or land (not the subject of this consent/approval) requires further application and development approval for that use/addition;
 - (c) A materials and colour schedule for all buildings shall be submitted to the planning department prior to issuance of a Building Permit, to the approval of the local government (refer to Advice Note 3);
 - (d) A minimum of five (5) carparking bays shall be provided on-site for the following uses:
 - 2 bays for the single dwelling (may be contained within the outbuilding)
 - 1 bay for the ancillary dwelling (adjacent)
 - 1 bay each for the two holiday accommodation units (adjacent)
 - (e) A manoeuvring area, carparking areas and driveway shall be installed, compacted and drained, and thereafter maintained, to a minimum gravel standard, to the approval of the local government;
 - (f) All parking of holiday accommodation guest vehicles (such as boats and trailers) shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles at all times;
 - (g) A Landscaping Plan shall be submitted for approval by the local government, and once approved, prior to the commencement of the
-

- approved use, the landscaping plan shall be implemented in full and maintained thereafter to the approval of the local government;
- (h) A building permit shall be issued by the local government prior to the commencement of any work on-site;
 - (i) All stormwater shall be disposed of on-site to the specifications and approval of the local government;
 - (j) Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
 - (k) The outbuilding, holiday accommodation and ancillary dwelling shall not be constructed prior to the completed construction of the single dwelling;
 - (l) Trees taller than 3m must be retained except where the tree is dead, diseased or contagious, or its removal is essential for achieving adequate fire protection, or it is located upon an approved building location as per the attached approved plan(s) dated [insert date];
 - (m) Clearing of vegetation outside of the approved building envelope must not be undertaken at any time, other than for the purpose of providing a firebreak, to reduce the BAL-rating of buildings, or to provide a vehicular access way;
 - (n) The approved outbuilding shall 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 at any time;
 - (o) All approved buildings and structures shall be wholly located within the approved building envelope;
 - (p) Only that building identified as holiday accommodation on the attached approved plan(s) dated [insert date] shall be used for the purpose of providing short-term holiday accommodation, and the approved use shall not extend to any other buildings or land within the lot without further application being made to the local government for consideration and approval;
 - (q) The number of beds to be provided as holiday accommodation shall be advised by the Applicant to the local government prior to the commencement of use, and shall be subject to the local government's approval, and the number of guests using the amenity for holiday accommodation purposes shall be limited to that maximum number of approved guests at all times;
-

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017**

- (r) The holiday accommodation shall only be used for short stay accommodation purposes, with a maximum stay of 3 months occupancy per annum by any single tenant, unless used privately by family members as an extension to the single dwelling; and
- (s) Bin storage and clothes drying areas shall be provided to the rear of the ancillary and single dwellings and holiday accommodation units as required, and be appropriately screened if visible from the view from the street, to the approval of the local government.

Advice Notes:

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.

Note 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.

Note 3. With regard to Condition 2(c), the colours and materials used for all buildings must be sympathetic to existing landscape elements (namely landform and vegetation) and not prejudice the surrounding landscape amenity, as determined by the local government.

Note 4. 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 6/0

11.9 FINANCE REPORT

11.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr STOCK-STANDEN seconded Cr SIMKIN

That Municipal Fund Cheques 21284, 21312 to 21335 inclusive totalling \$65,936.67, Municipal EFT payments numbered EFT17045 to EFT17166 inclusive totalling \$578,735.02, Trust Fund Cheques 2230 to 2237, totalling \$5,948.00, Direct Debit payments numbered GJ0409 to GJ0417 inclusive totalling \$241,492.42 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017

11.9.2 MONTHLY FINANCIAL STATEMENTS OCTOBER 2017 (ITEM 6.4.2)

Moved Cr CARSON seconded Cr SMITH

That Council adopts the Monthly Financial Report for the period ending 31 October 2017.

CARRIED 6/0

11.10 ADMINISTRATION & CORPORATE REPORT

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

Noted.

11.10.2 2018 COUNCIL MEETING DATES (ITEM 6.5.2)

Moved Cr SMITH seconded Cr STOCK-STANDEN

1. That Council holds their ordinary meetings on the following dates for 2018:

February 16 th	July 20 th
March 16 th	August 17 th
April 20 th	September 21 st
May 18 th	October 19 th
June 15 th	November 16 th
	December 14 th

2. That all meetings commence at 1.00pm.

3. That the February, June and October meetings be held at the Allen Centre in Kalbarri with all other meetings to be held at the Northampton Council Chambers.

CARRIED 6/0

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017

11.10.3 2016 - 17 ANNUAL REPORT (ITEM 6.5.3)

Moved Cr SUCKLING, seconded Cr STOCK-STANDEN

That the Annual Electors meeting be held Friday 15th December 2017 commencing at 5.00pm at the Northampton Council Chambers.

CARRIED 6/0

11.10.4 ADDITIONAL COSTS – KALBARRI SPORT & RECREATION VERANDAH EXTENSIONS (ITEM 6.5.4)

Moved Cr SIMKIN, seconded Cr SMITH

That Council:

1. Authorise additional expenditure to complete the Kalbarri Sport and Recreation Club verandah extensions with the lining of the roof, closure of the fascias, installation of drainage and minor electrical repairs of an estimated cost of \$12,000 due to a budget error.
2. That the 2017/18 budget provision of \$20,000 for the intended construction of a shed for the Kalbarri community bus be utilised for the above costs with a provision for the shed to be re-listed in the 2018/19 Budget.
3. That, due to budget constraints, funding not be approved for the construction of the southern wall as requested and this be listed for consideration in the Draft 2018/19 Budget, however should the Kalbarri Sport and Recreation Club wish to progress with the wall construction at their own cost then they are approved to do so.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

11.10.5 BASF PORT GREGORY WATER SUPPLY USE (ITEM 6.5.5)

Moved Cr KRAKOUER, seconded Cr SUCKLING

That Council charges an annual fee of \$1,500 (plus GST) to BASF for water consumption from the Port Gregory Water Supply and this fee be increased annually by the Perth March quarter CPI.

CARRIED 6/0

11.10.6 PARK LAND RUBBISH BIN SURROUNDS (ITEM 6.5.6)

The President adjourned the meeting to allow Councillors to inspect the bin surround prototype from 1.50pm to 1.57pm.

Moved Cr SUCKLING, seconded Cr CARSON

That Council list for consideration in the 2018/19 Budget a provision of \$14,000 for the purchase of six bin surrounds for placement in park lands in Northampton with specific cut out side designs as recommended in the Administration and Corporate report.

CARRIED 6/0

11.10.7 GLANCE COVE STRATA ACCESS (ITEM 6.5.7)

By a show of hands, a majority of Councillors did not wish to adopt the officer's recommendation as the Council considered that using part of Lot 19 for access will be detrimental to the future use and value of this lot.

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council not accept the request from the Glance Cove Strata Council for an access way across Council Lot 19 to access their strata easement.

CARRIED 6/0

11.10.8 PROPOSED NORTHAMPTON TO DONGARA BY-PASS ROAD (ITEM 6.5.8)

Moved Cr SIMKIN, seconded Cr SUCKLING

That Council:

1. Revoke Minute Number 12.10.3 of the 16 December 2016 Council Meeting; and
2. Support Option 4 (as presented within the Agenda Item 6.5.8 at Appendix 1) as being the preferred option based upon the matters raised, subject to the following:

- (a) That NWCH is to remain as is, maintained to its current standard and be under the control of the State Government;

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017

- (b) That all land requirements associated with Option 4 be purchased from existing landowners as a priority;
- (c) That the construction of the Northampton Bypass be prioritised as Stage 1 of the new road works;
- (d) That the ONIC (Oakajee Narngalu Industrial Corridor) route lands be immediately purchased.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

11.10.9 CO-LOCATION OF KALBARRI TOWN TALK & SEABREES KIDS CARE (ITEM 6.5.9)
--

Moved Cr STOCK-STANDEN, seconded Cr SMITH

That Council:

1. Support the collocation of the Kalbarri Town Talk and the Seabrees Kids Care at the Council owned premises on Lot 175 Kaiber Street, Kalbarri and that a grant application for funding to undertake required renovations to allow the collocation be sought.
2. Subject to the awarding of a grant for the project, Council commit \$10,000 with the 2017/18 provision for the upgrade of the Northampton office telephone system be used for the above purpose and the upgrade be re-listed for consideration in the 2018/19 Budget.
3. Should the grant application for funding be unsuccessful this project be listed for consideration within the draft 2018/19 Budget.

CARRIED 6/0

11.10.10 LEASE - PART LOT 101 MITCHELL STREET, HORROCKS (ITEM 6.5.10)

Moved Cr SMITH, seconded Cr STOCK-STANDEN

That Council:

1. Delete Clause 1.1(c) which refers to no reduction in rent; and

2. Provide a definition clause for Schedule 2 Clause 1.2 for “commencement of development” as being the start of earthworks and installation of services.

CARRIED 6/0

11.11 SHIRE PRESIDENT’S REPORT

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

- 11/11/2017 Northampton RSL Remembrance Day Dinner
- 14/11/2017 Dongara to Northampton Transport Corridor (DNTEC) meeting with 4 Shires

11.12 DEPUTY SHIRE PRESIDENT’S REPORT

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

- 2/11/2017 Inspection of Murchison River squatters camps with CEO

11.13 COUNCILLORS’ REPORTS

11.13.1 CR SMITH

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

- 1/11/2017 Kalbarri Roadwise Committee Meeting

11.13.2 CR SUCKLING

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

- 15/11/2017 Lions Park Opening/Sun downer

11.14 INFORMATION BULLETIN

Noted

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Council Chambers, Northampton on
17th November 2017**

11.15 NEW ITEMS OF BUSINESS

Nil

11.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on Friday the 15th December 2017 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

11.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 3.05 pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 15 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 15TH DECEMBER 2017.

PRESIDING MEMBER: _____

DATE: _____