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5.1 OPENING

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

5.2 PRESENT

Cr C Simkin	President	Northampton Ward
Cr S Krakouer	Deputy President	Kalbarri Ward
Cr Stock-Standen		Northampton Ward
Cr T Carson		Northampton Ward
Cr R Suckling		Northampton Ward
Cr T Hay		Northampton Ward
Cr S Smith		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager of Works	
Mrs Deb Carson	Planning Officer	

5.2.1 LEAVE OF ABSENCE

Cr Pike

5.2.2 APOLOGIES

Nil

5.3 QUESTION TIME

Mr Adrian Bennett, the owner of multiple land titles along Port Gregory Road, Sandy Gully, whom currently has a subdivision application before the Western Australian Planning Commission, addressed Council. Mr Bennett asked Council whether they would reconsider their decision in relation to the proposed rationalisation of boundaries of his general rural lots. Mr Bennett advised Council that currently there are only 5 lots that are under 20 hectares in size and he wants to create 6 titles that will be over 45 hectares in size each. Mr Bennett suggested that there were omissions in the agenda report that was presented to Council. Mr Garry Keeffe advised that the Council had been guided by the appropriate planning policies in relation to the matter, and Cr Simkin advised that Council had already made a determination, and that Council would now need to wait until they had received formal advice from the WAPC, before making any further decisions on the matter, if required.

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5.4 DISCLOSURE OF INTEREST

Nil

5.5 CONFIRMATION OF MINUTES

5.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 20TH APRIL 2018

Moved Cr SUCKLING, seconded Cr STOCK-STANDEN

That the minutes of the Ordinary Meeting of Council held on the 20th April 2018 be confirmed as a true and correct record.

CARRIED 7/0

5.5.2 CONFIRMATION OF MINUTES – SPECIAL MEETING OF COUNCIL 4TH MAY 2018

Moved Cr HAY, seconded Cr KRAKOUER

That the minutes of the Special Meeting of Council held on the 4th May 2018 be confirmed as a true and correct record.

CARRIED 7/0

5.5.3 BUSINESS ARISING FROM MINUTES

- Minute 4.9.6 - Mr Garry Keeffe advised that Mr B Rourke has provided a response to the proposed lease agreement, requiring that the lease be \$1,000 per year as it is considered to be a community benefit. Council will need to determine if they will agree to the proposed fee of \$1,000 per Access License Agreement.

MOVED Cr CARSON, seconded Cr SMITH

That Council agree to pay the annual rent of \$1,000 per Access License Agreement to Allsage Pty Ltd and Mr Ron Clarke to allow access to Council operated bores and associated pipelines, for the extraction and supply of water to the Eco Flora and Capital Hill parklands.

CARRIED 7/0

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5.6 RECEIVAL OF MINUTES

5.6.1 ANNUAL BUSH FIRE ADVISORY COMMITTEE MEETING 18TH APRIL 2018

Moved Cr STOCK-STANDEN, seconded Cr SUCKLING

That the minutes of the Annual Bush Fire Advisory Committee be received.

CARRIED 7/0

Moved Cr SUCKLING, seconded Cr SIMKIN

That the following changes be adopted for 2018/2019 as recommended by the Bush Fire Advisory Committee:

1. Appoint the following:

Mr Len Simmons as Deputy Chief Bush Fire Control Officer – North
Mr Michael Morris as Deputy Chief Bush Fire Control Officer – South

2. Implement the following restricted and prohibited burning times:

Restricted Period	1/09/2018 – 14/10/2018
Prohibited Burning	15/10/2018 – 1/03/2019
Restricted Burning	2/03/2019 – 15/04/2019

CARRIED 7/0

5.7 WORKS & ENGINEERING REPORT

5.7.1 NORTHAMPTON – STORM EVENT 4TH MARCH 2018 - CLEANUP AND ASSOCIATED WORKS/COSTS (ITEM 7.1.1)

Noted

5.7.2 KALBARRI – MURCHISON HOUSE ACCESS ROAD – CONDITION OF ROAD (ITEM 7.1.2)

Moved Cr KRAKOUER seconded Cr SMITH

1. That 1,000m³ of gravel be carted and stockpiled for patching works to the value of \$20,000, and that this be funded from the surplus from the Kalbarri Sport and Recreation Centre carpark project and be declared as authorised expenditure; and

2. That Council list for consideration the upgrade of the remaining 3.45km (less patching works to be done) in the Draft 2018/19 Budget.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Mr Neil Broadhurst departed the meeting at 1.32pm.

5.8 TOWN PLANNING REPORT

5.8.1 PROPOSED HOLIDAY HOUSE – LOT 256 (NO. 6) HASLEBY STREET, KALBARRI (ITEM 7.3.1)

Moved Cr HAY, seconded Cr SUCKLING

That Council grant development approval to the proposed use of a 'Holiday House' upon Lot 256 (No. 6) Hasleby Street, Kalbarri subject to the following conditions:

1. Development/use shall be in accordance with the attached approved plan(s) and documents dated 18 May 2018 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;
2. 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 development approval for that use/addition;
3. The "Holiday House" shall be limited to a maximum of 8 guests (excluding infants) at any one time;
4. The overnight parking of vehicles on Lot 256 (No. 6) Hasleby Street, Kalbarri shall be limited to three (3) vehicles, inclusive of boat trailers;
5. All parking of vehicles (including boats and trailers) associated with the guests is to be provided for within the property boundary, and the street verge area is to be kept free of such vehicles;
6. The "Holiday House" is to be used for short stay accommodation only, with a maximum stay of 3 months occupancy per annum by any single tenant.
7. Any lighting installed on the building, yard areas or car parking areas shall be modified such that:

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- (a) all illumination is confined within the boundaries of the property;
and
 - (b) there shall not be any glare nuisance caused to adjoining residents or passing traffic, to the approval of the local government;
8. Screening along the southern portion of the western side of the balcony area, as marked in RED on the attached approved plan(s) dated 18 May 2018 shall be implemented and shall comply with the requirements of the State Planning Policy 3.1 - Residential Design Codes. The screening shall be designed, installed and maintained such that the screening is permanently fixed, and limited to a maximum 50% visual permeability;
9. Only that building identified on the attached approved plan(s), dated 18 May 2018, 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;
10. The Applicant shall prepare and implement a Complaints Handling Procedure in accordance with the Holiday Rental Industry Australia's Holiday and Short Term Rental Code of Conduct, and which shall include a Noise Management Procedure, to the approval of the local government. Complaints that are received by the Applicant shall be recorded in a complaints register, with this register to be made available to the local government upon their request.
11. The Applicant shall take reasonable steps to ensure that their contact details are made available to adjacent landowners, to the approval of the local government;
12. The Applicant shall maintain a local point of contact/manager within Kalbarri that can respond to instances where there is a noise or other complaint, with contact of that person being triggered by the approved Complaints and/or Noise Management Procedures;
13. The Applicant shall remove all references to 4 Hasleby Street that is contained within existing guest information, and replace that wording with a blanket trespassing warning that applies to neighbouring properties.
14. The Shire of Northampton reserves the right to revoke this "Holiday House" approval, or require appropriate measures to be taken, in the event that:
- (a) excessive noise or behaviour complaints are received; AND
-

- (b) the local government determines that such complaints have been insufficiently managed or dealt with by the applicant (for example, that the Complaint and Noise Management Plan has not been enacted if a genuine complaint is made to the applicant); and

15. Any domestic rubbish that is in addition to, and exceeds the capacity of, the existing bins outside of collection days, shall be removed and transferred to the Kalbarri Rubbish Tip, to be arranged by the Applicant at their own expense.

Advice Notes

Note 1. With regard to Condition No. 9, the Applicant is advised that no caravans, camper trailers or tents are allowed to accommodate additional guests on-site in excess of the maximum number of guest allowed at Condition No. 3.

Note 2. With regard to Condition No. 6, the Applicant is advised that should the Applicant wish to revert the "Holiday House" use back to permanent residential accommodation, whereby persons can reside for longer than 3 months, they shall be required to lodge an Application for Development Approval with the local government to initiate that change of use.

Note 3. With regard to Condition No.'s 3, 4 and 9, it is advised that these conditions apply only to commercial guest use and does not apply to private use of the property by the owners.

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 7/0

5.8.2 REVOCATION OF LOCAL PLANNING POLICIES (ITEM 7.3.2)
--

Moved Cr SMITH, seconded Cr SUCKLING

That Council, pursuant to Schedule 2, Part 2 of the "Deemed Provisions" of the Planning and Development (Local Planning Schemes) Regulations 2015, prepares a Notice of Revocation for the following Local Planning Policies:

- Construction of Barn style Sheds and Prefabricated Structures; and
- Relocated dwellings and Second-hand Cladding Materials.

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With the Notice of Revocation to be published in the Geraldton Guardian in accordance with the Regulations, and also upon the Shire's website and at the Kalbarri and Northampton Offices.

CARRIED 7/0

5.9 FINANCE REPORT

5.9.1 ACCOUNTS FOR PAYMENT (ITEM 7.4.1)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Municipal Fund Cheques 21426 to 21448 inclusive totalling \$85,662.42, Municipal EFT payments numbered EFT17743 to EFT17881 inclusive totalling \$544,041.70, Trust Fund Cheques 2321 to 2322, totalling \$400.00, Direct Debit payments numbered GJ1003 to GJ1009 inclusive totalling \$222,567.60 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

5.9.2 MONTHLY FINANCIAL STATEMENTS – APRIL 2018 (ITEM 7.4.2)
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Moved Cr KRAKOUER, seconded Cr HAY

That Council adopts the Monthly Financial Report for the period ending 30 April 2018.

CARRIED 7/0

4.8.3 BUDGET SUBMISSIONS 2018-2019 (ITEM 7.4.3)

Moved Cr SUCKLING, seconded Cr SMITH

That Council lists for consideration the following projects within the Draft 2018/19 Budget:

- Northampton Visitor Centre - \$25,000 being for their annual operating grant;
- Northampton Community Centre - \$4,000 being for retiling of downstairs changeroom floor tiles; and

- Northampton Community Centre – 1/3 of the cost of Option 1 (\$13,500) south netball and basketball courts resurfacing (with NCC to be advised that they will be required to lodge a CSRFF grant application and contribute 1/3 of the funds towards the project)

CARRIED 7/0

5.9 ADMINISTRATION & CORPORATE REPORT
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5.9.1 CORPORATE BUSINESS PLAN (ITEM 7.5.1)

Moved Cr CARSON, seconded Cr HAY

That Council adopts the revised Corporate Business Plan as per the review undertaken 4 May 2018 incorporating the following changes:

1. That the following roadworks be deferred from 2019/20 to 2020/21

Browne Boulevard	reseal	\$16,500
Castaway Street	reseal	\$15,000
Mortimer Street	reconstruct, drainage	\$66,000
George Grey Drive	reseal	\$121,000

2. That the resealing of the Balla Whelarra Road be deferred from 2021/23 to 2022/23.

CARRIED 7/0

5.9.2 LOCAL GOVERNMENT WEEK CONFERENCE 2018 (ITEM 7.5.2)

Moved Cr SUCKLING, seconded Cr SIMKIN

That Cr's Simkin, Krakouer, Hay, Smith and the CEO attend the 2018 WA Local Government Convention.

CARRIED 7/0

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5.9.3 SALARIES & ALLOWANCES TRIBUNAL REVIEW DECISION (ITEM 7.5.3)

Moved Cr SUCKLING, seconded Cr KRAKOUER

That Council set the sitting fees and allowances for Councillors as per the following rates:

Per meeting fee

Council meetings	\$200
President	\$400

Council committee meetings

President and Elected Member	\$100
Community Committee Meeting	\$50

President Annual Allowance	\$12,000
Deputy President Annual Allowance	\$2,500

CARRIED 7/0

Mr Grant Middleton departed the meeting at 2.20pm, returning at 2.22pm.

5.9.4 NON-PAYMENT OF RATES – LOT 7 HAMPTON ROAD, NORTHAMPTON (ITEM 7.5.4)

Moved Cr SIMKIN, seconded Cr SMITH

1. That Council request Mr Tomelty to provide an update on his approach to his financial institution to fully pay the outstanding rate debt, as previously discussed with Councillors Simkin, Stock-Standen and Suckling; and
2. That the weekly rates repayment be increased to \$300/week and must be paid each week and not fall in arrears, with the situation to be reviewed in 6 months.

CARRIED 7/0

5.9.5 LEASE RENEWAL – KALBARRI GOLF & BOWLING CLUB (ITEM 7.5.5)

Moved Cr SUCKLING, seconded Cr KRAKOUER

That Council renew the existing lease on Reserve 30953 to the Kalbarri Golf and Bowling Club Inc for a further term of 21 years.

CARRIED 7/0

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**5.9.6 REVISED MARKET ANNUAL RENT – LOT 588 GREY STREET, KALBARRI
(ITEM 7.5.6)**

Moved Cr CARSON, seconded Cr SUCKLING

That Council adopt the Annual Market Rental Valuation of \$21,440 per annum for Lot 588 Grey Street, Kalbarri.

CARRIED 7/0

**5.9.7 LOWER KITCHEN USE CHANGE – NORTHAMPTON COMMUNITY
CENTRE (ITEM 7.5.7)**

Moved Cr STOCK-STANDEN, seconded Cr SUCKLING

That Council approve of the changes to the lower kitchen of the Northampton Community Centre for the use as a storage room for sporting bodies as requested by the Northampton Community Centre Inc.

CARRIED 7/0

5.9.8 INVITATION TO PARTICIPATE IN HOLIDAY GUIDE 2019 (ITEM 7.5.8)

Moved Cr STOCK-STANDEN, seconded Cr SMITH

That Council list for consideration within the 2018/19 Budget a provision of \$3,300 for tourism promotion in the Kalbarri Holiday Guide 2019, and if approved the provision to continue for future budgets.

CARRIED 7/0

**5.9.9 PROPOSED LEASE OF PORTION OF RESERVE 52436 – M GROVE (ITEM
7.5.9)**

Moved Cr CARSON, seconded Cr SMITH

That Council approve:

1. The term of the lease for a portion of Crown Reserve 52436 to Mr Mark Grove to be ten (10) years, with an option to extend for a further ten (10) years; and

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2. A clause be included within the lease requiring the lessee to complete his development within twelve months from the date of commencement of development, otherwise the lease is forfeited.

CARRIED 7/0

5.9.10 BUDGET REQUEST – KALBARRI SPORT & RECREATION CLUB (ITEM 7.5.10)

Moved Cr SUCKLING, seconded Cr SIMKIN

That Council not list for consideration the request from the Kalbarri Sport and Recreation Club within the Draft 2018/19 Budget, being for improvements around the half basketball court to an amount of \$2,595, due to Council already having contributed significant finances to the multipurpose courts project.

CARRIED 7/0

ADJOURNMENT

Council adjourned at 2.50pm.

Meeting reconvened at 2.57pm with the following in attendance:

Cr Simkin, Cr Krakouer, Cr Stock-Standen, Cr Carson, Cr Suckling, Cr Hay, Cr Smith, Garry Keeffe, Grant Middleton and Debbie Carson.

5.10 SHIRE PRESIDENT'S REPORT

No report provided.

5.11 DEPUTY SHIRE PRESIDENT'S REPORT

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

27/4/18 Kalbarri Development Association Meeting

5.12 COUNCILLORS' REPORTS

5.12.1 CR SMITH

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

8/5/18 Kalbarri Visitor Centre meeting

5.13 NEW ITEMS OF BUSINESS

5.13.1 CR SMITH – TOWN PLANNING CONSULTANCY

Cr Smith requested Council review its decision in regards the appointment of the Town Planning Consultant and presented information from the City of Greater Geraldton on a lower rate that what the appointed consultant is going to charge.

CEO commented that the majority of works highlighted within the City of Greater Geraldton correspondence were duties performed by a Planning Officer, not a Town Planner, and that roll is currently undertaken by an existing staff member.

The President, Cr Simkin, advised Cr Smith that the Council has made the decision on this matter and that decision needs to be respected and as per that decision the matter will be reviewed in six months and twelve months' time.

5.14 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on Friday the 15th June 2018 commencing at 1.00pm at the Allen Centre, Grey St, Kalbarri.

5.15 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 3.15pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 14 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 15TH JUNE 2018

PRESIDING MEMBER: _____

DATE: _____