

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
Friday 20th August 2021

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8.1 OPENING

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

8.2 PRESENT

Cr C Simkin	President	Northampton Ward
Cr S Krakouer	Deputy President	Kalbarri Ward
Cr R Suckling		Northampton Ward
Cr S Smith		Kalbarri Ward
Cr P Stewart		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Cr L Sudlow		Northampton Ward
Cr T Hay		Northampton Ward
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Works and Technical Services Manager	
Mrs Michelle Allen	Planning Officer	

8.2.1 LEAVE OF ABSENCE

Nil

8.2.2 APOLOGIES

Cr S Stock-Standen Northampton Ward

8.3 QUESTION TIME

Nil

8.4 DISCLOSURE OF INTEREST

Nil

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8.5 CONFIRMATION OF MINUTES

**8.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING
FRIDAY 16th JULY 2021**

Moved Cr STEWART seconded Cr HAY

That the minutes of the Ordinary Meeting of Council held on the 16th July 2021 be confirmed as a true and correct record.

CARRIED 8/0

8.5.2 BUSINESS ARISING FROM MINUTES

Nil

8.5.3 SPECIAL BUDGET MEETING OF COUNCIL 23rd JULY 2021

Moved Cr SUCKLING seconded Cr HAY

That the minutes of the Special Budget Meeting of Council held on the 23rd July 2021 be confirmed as a true and correct record.

CARRIED 8/0

8.6 RECEIVAL OF MINUTES

Nil

8.7 WORKS & ENGINEERING REPORT

**8.7.1 INFORMATION ITEMS - MAINTENANCE/CONSTRUCTION WORKS
PROGRAM (ITEM 7.1.1)**

Noted

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8.7.2 REQUEST FOR QUOTE (RFQ) 01/2022) ANNUAL SUPPLY OF AGGREGATE – 2021/2022 AND 2022/2023 FINANCIAL YEARS (ITEM 7.1.2)

Moved Cr STEWART seconded Cr KRAKOUER

That the tender submitted by Boral Resources (WA) Ltd for the supply of road aggregate for 2021/2022 and 2022/2023 be accepted.

CARRIED 8/0

8.7.3 REQUEST FOR QUOTE (RFQ) 02/2022) ANNUAL SUPPLY OF BITUMEN – 2021/2022 AND 2022/2023 FINANCIAL YEARS (ITEM 7.1.3)

Moved Cr SMITH seconded Cr SUDLOW

That the quote submitted by Fulton Hogan for the supply and spray of Bituminous products for 2021/2022 and 2022/2023 bitumen be accepted.

CARRIED 8/0

Neil Broadhurst left the meeting at 1.20 pm.

8.8 HEALTH & BUILDING REPORT

8.8.1 BUILDING STATISTICS (ITEM 7.2.1)

Noted.

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8.9 TOWN PLANNING REPORT

**8.9.1 FORMER GERALDTON – NORTHAMPTON RAILWAY ALIGNMENT –
PROPOSED STATE HERITAGE REGISTER ENTRY (ITEM 7.3.1)**

Moved Cr SUDLOW, seconded Cr SUCKLING

That Council:

1. Advise the Department of Planning, Lands & Heritage that it objects to the proposed registration of the former Geraldton-Northampton railway alignment in its entirety upon the State Register of Heritage Places.
2. Advise the City of Greater Geraldton, Shire of Chapman Valley, Development WA and Main Roads WA of Council's objection.
3. Request that the Department of Planning, Lands & Heritage arrange a meeting with representatives of the Shire of Northampton, City of Greater Geraldton, Shire of Chapman Valley, Development WA and Main Roads WA to discuss this matter further and invite the Department to bring for discussion at this meeting individual sites along the former Geraldton-Northampton railway alignment that might be considered to have cultural heritage significance rather than the entire alignment.

CARRIED 8/0

**8.9.2 PROPOSED PERMANENT PLACEMENT OF THREE (3) SHIPPING
CONTAINERS AS A REPURPOSED OUTBUILDING – LOT 26 (NO. 26)
MARY STREET, NORTHAMPTON (ITEM 7.3.2)**

Moved Cr HAY seconded Cr SUDLOW

That Council grant development approval to the permanent placement of three shipping containers to be repurposed as an outbuilding upon Lot 26 (No. 26) Mary Street, Northampton subject to the following conditions:

1. 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;

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2. If the development/use the subject of this approval is not substantially completed within a period of two (2) years after the date of this determination the approval shall lapse and be of no further effect;
3. 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. 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 onsite 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 shipping containers shall be in good repair with no visible rust marks and be of a uniform colour to complement the surrounding buildings and natural landscape features;
7. The shipping containers shall be covered with a gabled roof with a maximum overall height of 3.2 metres and extend to a maximum overhang on eaves of 600mm;
8. The Applicant shall provide to the Shire of Northampton, photographs of each elevation of the shipping containers, prior to placement of the containers upon Lot 26 (No. 26) Mary Street, Northampton with the condition of each shipping container to be to the approval of the local government;
9. The repurposed outbuilding is only to be used for general storage purposes to the approval of the Local Government and shall NOT be used for habitation, commercial or industrial purposes;
10. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise;;
and
11. Prior to the commencement of the development/land use a landscaping plan shall be submitted to and approved by the local government. The approved landscaping plan is to be implemented in full prior to the commencement of the approved use and maintained thereafter to the approval of the local government and will include:

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- a) The area adjacent to the side and rear elevations of the outbuilding to be landscaped effectively and maintained thereafter as a screening measure;
- b) The area adjacent to the northern elevation (carpark) to be landscaped effectively to include rose plantings and maintained thereafter as a landscaping measure; and
- c) The applicant shall provide to the Shire of Northampton, plans of murals for each elevation of the shipping container structure, prior to placement of the containers upon Lot 26 (No. 26) Mary Street, Northampton 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. 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 8/0

8.9.3 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 7.3.3)
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Noted.

8.9.4 PROPOSED REPURPOSED DWELLING – LOT 13 (NO. 4) RANCH COURT, KALBARRI (ITEM 7.3.4)
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Moved Cr PIKE seconded Cr STEWART

That Council resolve to:

- 1) Pursuant to Section 64 of the Planning and Development (Local Planning Schemes) Regulations Scheme regulations and the Local

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Planning Policy, advertise the proposed development to affected landowners for a period of 14 days.

- 2) Grant delegation to the Chief Executive Officer to issue development approval to the proposed Repurposed Dwelling upon Lot 13 (No. 4) Ranch Court, Kalbarri subject to no objections being received at the closure of the 14 day advertising period with the following conditions of approval being included:
- 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) If the development/use the subject of this approval is not substantially completed within a period of two (2) years after the date of this determination the approval shall lapse and be of no further effect;
 - c) 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;
 - d) A building permit shall be issued by the local government prior to the commencement of any work on site;
 - e) All stormwater is to be disposed of on-site to the specifications and approval of the local government;
 - f) Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
 - g) 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;
 - h) A vehicle access driveway shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the local government;
 - i) Bin storage and clothes drying areas shall be provided to the rear of the dwelling, or screened from the view of the street, to the approval of the local government;
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- j) The storage of building materials associated with the relocated dwelling shall be to the rear of the dwelling or screened from public view. No long term storage of building materials shall be located forward of the dwelling;
- k) The space between the ground level and the floor level of the relocated dwelling shall be suitably enclosed to the approval of the local government;
- l) A materials and colour schedule for the dwelling shall be submitted prior to construction of the dwelling, and be to the approval of the local government. The materials and colours chosen shall be non-reflective and in keeping with the natural environment so as to lessen the visual impact of the repurposed dwelling on the amenity of the area;
- m) All verandah posts, rafters, downpipes, gutters and fascias are to be painted in the colours provided, to the approval of the local government;
- n) The Applicant shall undertake all of the building modifications and requirements as specified below;
- i) The verandah/patio structure to be constructed on the southern elevation comprising timber uprights and solid colorbond roof cladding; and
 - ii) The verandah/patio structure to include wooden floor decking for the entire length and width of the south facing elevation.
- o) Prior to the commencement of the development/land use a landscaping plan shall be submitted to and approved by the local government. The approved landscaping plan is to be implemented in full prior to the commencement of the approved use and maintained thereafter to the approval of the local government and will include:
 - i) The provision of two (2) car parking spaces to be provided forward of the dwelling, such that the carparking spaces are provided in direct association with the house and verandah/front door area, and be to a compacted gravel standard to the approval of the local government; and

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- ii) The area adjacent to the repurposed dwelling to be landscaped effectively and maintained thereafter.

- p) The Applicant shall lodge a Statutory Declaration with the Shire of Northampton prior to a Building Permit being issued, that provides a written and signed commitment to complete the required modifications to the approval of the local government and in accordance with, and acceptance of, Conditions n), o) and r) of this approval;

- q) A bond of \$10,000 shall be lodged with the Shire of Northampton prior to the issuance of a Building Permit, with the bond money to be repaid to the Applicant when the modifications as specified at Condition n) are deemed to be completed (also refer to Condition r) and Advice Note 3);

- r) Should the works as specified at Condition n) and o) not be undertaken or completed to the satisfaction of the local government within a period of 12 months from the date of this approval, being on or before the 20 August 2022, the Applicant will have forfeited their right to recover the bond as described within Condition q).

- s) A Bushfire Attack Level (BAL) assessment, in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* be undertaken and submitted, with any further conditions from this assessment addressed, prior to issuance of a Building Permit, 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 *Should the Applicant fail to commence or complete the modifications specified at Condition n) and o) within the timeframes specified in Condition r) the Applicant will have been deemed by the local government to have forfeited their bond. The Shire of Northampton may thereafter commence enforcement proceedings. These may include fines, prosecution, removal orders of the outbuilding and/or removal orders of the occupants. The Applicant is advised that,*

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should delays to the modification works become likely, the Applicant should liaise immediately with the local government in order to seek a minor extension of approval and so as to avoid compliance measures being initiated 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 8/0

8.10 FINANCE REPORT

8.10.1 ACCOUNTS FOR PAYMENT (ITEM 7.4.1)
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Moved Cr PIKE, seconded CR SMITH

That Municipal Fund Cheques 22097 to 22106 inclusive totalling \$52,022.12, Municipal EFT payments numbered EFT22363 to EFT22518 inclusive totalling \$1,071,193.67, Trust Fund Cheques 2622 to 2626, totalling \$7,936.52, Direct Debit payments numbered GJ0101 to GJ0107 inclusive totalling \$231,355.48 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

8.10.2 MONTHLY FINANCIAL STATEMENTS – JULY 2021 (ITEM 7.4.2)
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Moved Cr SUDLOW, seconded Cr STEWART

That Council adopts the Monthly Financial Report for the period ending 31 July 2021.

CARRIED 8/0

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8.10.3 2021/2022 BUDGET ADOPTION (ITEM 7.4.3)

Moved Cr SUCKLING, seconded Cr STEWART

That Council in accordance with section 6.2 of the Local Government Act 1995 adopt the 2021/2022 budget as presented inclusive of the following:

Statutory Budget

Statutory Budget detail for 2021/2022 as presented on pages 1 to 29 including the following:

Statement of Comprehensive Income

Statement of comprehensive income as detailed on pages 2 & 4 of the budget for the 2021/2022 financial year showing the projected "Total Comprehensive Income" amount of -\$277,004.

Statement of Cash Flows

Statement of Cash Flows detailed on page 6 of the budget for the 2021/2022 financial year showing a projected "Cash and Cash Equivalents at the End of the year" totaling \$793,252.

Rate Setting Statement

Rates Setting Statement detailed on page 6 of the budget for the 2021/2022 financial year showing a "Net current assets at start of financial year" totaling \$1,846,346 from 2020/2021.

Fees and Charges

That Council adopts the Fees and Charges Schedule for the 2021/2022 Financial Year as presented in pages 120 – 131 of the Schedule Budget Format

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2021/2022 Budget By Schedule Format

Detailed Schedule Budget format for 2021/2022 detailed on pages 1 to 132 of the supplementary information to the budget document showing a balanced budget totaling \$11,957,099.

CARRIED BY ABSOLUTE MAJORITY 8/0

8.10.4	WAIVER OF 2021/2022 RATES (ITEM 7.4.4)
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Moved Cr SMITH seconded Cr SUCKLING

That Council in accordance with section 6.47 of the Local Government Act 1995:

1. Waive the rates on the following lessees for the 2021/2022 Financial Year:
 - Northampton Bowling Club – Lot 39 (255) Hampton Road Northampton;
 - Northampton Golf Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;
 - Northampton Community Centre – Portion of Reserve 23432;
 - Kalbarri Camp and Community Hall – Kalbarri Town Lot 500 Reserve No 35559;
 - Kalbarri Golf and Bowling Club – part of Reserve No 30953;
 - Kalbarri Sport and Recreation Club – part of Reserve No 25447;
 - Kalbarri Occasional Childcare Centre – Lot 233 and 232 Smith Street, Kalbarri;
 - Northampton Child Care Centre (Edna Bandy Centre) – Reserve 2038, Stephen Street Northampton;
 - Old School Community Centre – Lot 475, Stephen Street Northampton;
 - Binnu Tennis Club – Reserve 23699, Northwest Coastal Highway, Binnu;
 - Doctors Surgery – 51 (lot 10) Robinson Street, Northampton;
 - Doctors Surgery – 24 (lot 833) Hackney Street, Kalbarri;
 - LIA Units 1 – 4 lot 83 (4) Kitson Circuit, Northampton;
 - Kalbarri Town Talk Lot 175 Kaiber Street, Kalbarri;
 - Horrocks Community Centre Lot 9503 North Court Horrocks.

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2. Waive the rates on the following aged care accommodation for the 2021/2022 financial year:
- Pioneer Lodge Inc – Lot 7 Robinson Street & 52 Essex Street, Northampton; and
 - Department of Housing (Kalbarri Aged Care Units) Lot 1001 Hackney Street, Kalbarri.

CARRIED BY ABSOLUTE MAJORITY 8/0

8.11 ADMINISTRATION & CORPORATE REPORT

8.11.1 KALBARRI COMMUNITY CAMP DINING & GAMES HALL (ITEM 7.5.1)
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Moved Cr PIKE seconded Cr KRAKOUER

That Council accept the quote submitted from Ausco for the supply and installation of a mess and games hall for the Kalbarri Community Camp at an estimated cost of \$410,029 and that Council utilise the insurance payout for the now demolished mess and games hall and community hall to cover any shortfall in the building construction and installation.

CARRIED BY ABSOLUTE MAJORITY 8/0

8.11.2 PROPOSED MULTI PURPOSE COMMUNITY CENTRE – PUBLIC CONSULTATION (ITEM 7.5.2)
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Moved Cr SMITH, seconded Cr SUCKLING

That Council seek community feedback from Kalbarri residents in relation to a proposed Multi-Purpose Community Centre at the Kalbarri Sport and Recreation Precinct prior to holding a public meeting.

CARRIED 8/0

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8.12 PRESIDENT'S REPORT

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

- 20/07/2021 Minister for Local Government, Honourable John Carey MLA,
Northampton Council Chambers
- 3/08/2021 Westkey Modular Housing, Kalbarri
- 17/08/2021 Tierra Australia Accommodation, Perth
- 17/08/2021 AFL Rural Rams Fundraising Dinner, Optus Stadium Perth

8.13 DEPUTY PRESIDENT'S REPORT

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

- 3/08/2021 Westkey Modular Housing, Kalbarri

8.14 COUNCILLORS' REPORTS

8.14.1 CR SMITH

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

- 17/08/2021 Kalbarri Visitor Centre Budget Meeting, Kalbarri
- 17/08/2021 Kalbarri Visitor Centre General Meeting, Kalbarri

8.14.2 CR STEWART

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

- 20/07/2021 Minister for Local Government, Honourable John
Carey MLA, Northampton Council Chambers
- 3/08/2021 Westkey Modular Housing, Kalbarri

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8.14.3 CR SUDLOW

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

20/07/2021 Minister for Local Government, Honourable John
Carey MLA, Northampton Council Chambers

8.14.4 CR HAY

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

20/07/2021 Minister for Local Government, Honourable John
Carey MLA, Northampton Council Chambers

8.15 NEW ITEMS OF BUSINESS

Nil

8.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on Friday 17th September 2021 commencing at 1.00pm at the Council Chambers, Northampton.

8.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 2.47pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 17 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 17th SEPTEMBER 2021.

PRESIDING MEMBER: _____

DATE: _____