

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Northampton Council Chambers,
Hampton Road, Northampton on the 18th March 2011**

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3.1 OPENING

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

3.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr L Parker	Deputy President	Kalbarri Ward
Cr T Carson		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr B Cripps		Northampton Ward
Cr S Penn		Kalbarri Ward
Cr J Booth		Kalbarri Ward
Cr P Gliddon		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Jamie Criddle	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager of Works and Technical Services	
Mrs Hayley Williams	Principal Planner	
Mr Glenn Bangay	EHO/Building Surveyor	

3.2.1 LEAVE OF ABSENCE

Nil.

3.2.2 APOLOGIES

Cr G Leggett	Northampton Ward
Cr O Simkin	Northampton Ward

3.3 QUESTION TIME

There were no members of the public present.

3.4 CONFIRMATION OF MINUTES

3.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18th FEBRUARY 2011.

Moved Cr CRIPPS, seconded Cr BOOTH

That the minutes of the Ordinary Meeting of Council held on the 18th February January 2011 be confirmed as a true and correct record subject to the following amendment:

- Minute 2.10.3 – Change first motion seconder from “SIMKIN” to “BOOTH”

CARRIED 8/0

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3.4.1.1 BUSINESS ARISING FROM MINUTES

Nil.

3.5 RECEIVAL OF MINUTES

Nil.

3.8 TOWN PLANNING REPORT

3.8.1 PROPOSED EXTRACTIVE INDUSTRY (HARD ROCK QUARRY) INCREASED OPERATIONS – LOTS 29, 52 & 7890 (NO. 199) HATCH ROAD, BOWES (ITEM 6.3.1)

Moved Cr BOOTH, seconded Cr WILSON

That Council defers Item 6.3.1- Proposed Extractive Industry (Hard Rock Quarry) Increased Operations – Lots 29, 52 & 7890 (No. 199) Hatch Road, Bowes and request an on-site meeting with Boral Resources to discuss the issues prior to making any further decision.

CARRIED 8/0

3.8.2 PROPOSED GARAGE (PARAPET WALL) – LOT 86 (NO. 132A) GREY STREET, KALBARRI (ITEM 6.3.2)

Moved Cr PARKER, seconded Cr STOCK-STANDEN

That Council do not approve the proposed garage (parapet wall) at a height of 3.8m, but grant planning approval for a garage with parapet wall on Lot 86 (No. 132A) Grey Street, Kalbarri, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 18 March, 2011 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. The height of the parapet wall is not to exceed 3.5 metres as shown on the attached approved plan(s) dated 18 March, 2011 in accordance with Clause 6.3.2 of the Residential Design Codes of Western Australia (2010);

4. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
5. The maximum height of any fill is not to exceed 0.5m in accordance with Element 6.6.1 (A1.1 & A1.4) of the Residential Design Codes (2010);
6. All stormwater is to be disposed of onsite to the approval of the local government; and
7. A building licence shall be issued by the local government prior to the commencement of any work on the site.

Advice Notes:

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.

Note 3: Compliance is required with the Building Code of Australia.

CARRIED 8/0

3.8.3 EQUEST FOR RECONSIDERATION - PROPOSED FRONT FENCE – LOT 934 (NO. 30) CROCOS CIRCUIT, KALBARRI (ITEM 6.3.3)

Moved Cr CARSON, seconded Cr CRIPPS

That Council reiterate their previous decision on the matter with the exception of point 2 by requiring that the front fence be removed or modified within 14 days:

1. Refuse to grant planning approval for a 1.65m high solid front fence, constructed of zincalume, on Lot 934 (No. 30) Crocos Circuit, Kalbarri for the following reasons:
 - a) The application is not considered to meet the Performance Criteria of Clause 6.2.5 – Street Walls and Fences of the *Residential Design Codes (2008)* as:

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- i) Crocos Circuit is not classified primary, district distributor or integrator arterial road;
 - ii) There is no substantiated reason to provide screening via a 1.65m high solid front fence to the front setback; and
 - iii) There is no need to provide privacy to the front setback as the area is not an outdoor living area and it is not north facing.
- b) The application is not in accordance with Council's *Local Planning Policy "Street Walls & Fences in Kalbarri Residential Areas"*, which specifically states that for this residential area of Kalbarri front fences constructed to a height of 1.8m will need to meet the criteria outlined in Clause 4.1.3 (a) – (d).
- c) Approval of the application would likely create an undesirable precedent for the establishment of front fences of a similar height and nature to the detriment of the streetscape and amenity of the residential area.
2. Require the fence to be removed or modified (in accordance with Council's *Local Planning Policy "Street Walls & Fences in Kalbarri Residential Areas"* within 60 days from the date of determination.

Advice Note

- i) 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 8/0

3.8.4 INFORMATION ITEM – DEVELOPMENT ASSESSMENT PANELS: UPDATE ON IMPLEMENTATION (ITEM 6.3.4)

Noted.

3.8.5 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.5)
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Noted.

3.6 WORKS REPORT

3.6.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

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Mr Neil Broadhurst, Manager of Works and Technical Services and Mrs Hayley Williams, Principal Planner left the meeting at 1.40pm.

3.7 HEALTH & BUILDING REPORT

3.7.1 INFORMATION ITEMS – BUILDING STATISTICS (ITEM 6.2.1)

Noted.

**3.7.2 INFORMATION ITEMS – REPORTING REQUIREMENTS BY
ENFORCEMENT AGENCIES UNDER THE FOOD ACT 2008 (ITEM 6.2.2)**

Noted.

3.7.3 INFORMATION ITEMS – FOOD SAFETY TRAINING (ITEM 6.2.3)

Noted.

3.7.4 AIR-CONDITIONING TO REFUSE SITE OFFICES (ITEM 6.2.4)

Moved Cr BOOTH, seconded Cr CARSON,

That Council approve the installation of air-conditioning units into the two office structures at the Kalbarri and Northampton refuse sites and the purchase of the 2Kva generators, with inverters, required to run the air-conditioning units, the total cost being \$6,390 (Ex GST) as authorised expenditure.

CARRIED 8/0 BY ABSOLUTE MAJORITY

3.9 FINANCE REPORT

3.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr GLIDDON, seconded Cr PARKER

That Municipal Fund Cheques 18726 to 18755 inclusive, totalling \$69,691.39, Municipal EFT payments numbered EFT8570 to EFT8663 inclusive totalling \$409,993.95, Trust Cheques 1812 to 1813 totalling \$6,463.55 and General Journals GJ08-02 to GJ08-06 totalling \$905.98, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

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3.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr BOOTH, seconded Cr GLIDDON

That Council adopts the Monthly Financial Report for the period ending 28 February 2011 and notes any material variances greater than \$5,000.

CARRIED 8/0

3.9.3 2010/2011 BUDGET REVIEW (ITEM 6.4.3)

Moved Cr BOOTH, seconded Cr GLIDDON

That Council in accordance with Regulation 33A of the Local Government (Financial Management) Regulations 1996 adopt the review of the 2010/2011 Budget and note any variances or recommendations.

CARRIED 8/0

3.10 ADMINISTRATION & CORPORATE REPORT

3.10.1 NORTHAMPTON DOCTORS (ITEM 6.5.1)

Moved Cr CARSON, seconded Cr CRIPPS

That

1. Council issue notice as per provisions of the lease agreement to terminate occupancy of the Northampton Doctors Surgery and residence located at lot 43 Bateman Street, Northampton due to:
 - a. Non payment of rent.
 - b. Not taking up option to renew lease
 - c. Communities lack of confidence in MAMS/Suncity Medical in continuing a satisfactory practice.
2. Doctor Findlay be give the opportunity a practice from the Northampton Doctors surgery as per his proposal.
3. Council authorise the use of Land Sales Funds to upgrade the surgery.
4. Geraldton Medical Group be advised of Council's decision in allowing Dr. Findlay to operate at the Northampton Practice and thank them for their proposal.

CARRIED 8/0 BY ABSOLUTE MAJORITY

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3.10.2 NORTHAMPTON CHILD CARE CENTRE WORKS (ITEM 6.5.2)

Moved Cr GLIDDON, seconded Cr PENN

That Council defer the works of \$8,700 for the Northampton Child Care Centre to 2011/2012 and budget accordingly.

CARRIED 8/0

3.10.3 NORTHAMPTON LIGHT INDUSTRIAL AREA (ITEM 6.5.3)

Moved Cr STOCK-STANDEN, seconded Cr PENN

That Council appoints GHD to undertake the design and specifications for the development of the light industrial area at Lot 74 Seventh Avenue, Northampton.

CARRIED 8/0

3.10.4 MONSIGNOR HAWES HERITAGE (ITEM 6.5.4)

Moved Cr BOOTH, seconded Cr GLIDDON

That Council commits within the 2011/2012 Budget a contribution of \$2,000 towards the Monsignor Hawes Heritage Inc for interpretation signage for the heritage buildings in Northampton subject to a grant being obtained by the group.

CARRIED 8/0

3.10.5 KALBARRI OVAL FENCE (ITEM 6.5.5)

Moved Cr CRIPPS, seconded Cr STOCK-STANDEN

That

1. Council install security cameras at the Kalbarri Oval and accept the quote submitted by Midwest Security Services and this be declared authorised expenditure.
2. Utilise grant available to Council from Local Government Insurance Services for this project.

CARRIED 8/0 BY ABSOLUTE MAJORITY

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3.10.6 PROPOSED COACH'S BOX'S/SHELTERS (ITEM 6.5.6)

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council approve the lodging of a grant application for the renewal of the coach's box's at the Northampton Community Centre and should that grant be successful then Council progress with the installation of the coach's boxes and this expenditure be declared authorised.

CARRIED 8/0 BY ABSOLUTE MAJORITY

3.10.7 OFFER ON PURCHASE OF RESIDENCE FOR DOCTOR – KALBARRI (ITEM 6.5.7)

Moved Cr CRIPPS, seconded Cr GLIDDON,

That Council offer \$500,000 for the purchase of Lot 679 (14) Callion Way Kalbarri with the Chief Executive Officer given approval to offer up to \$515,000 with funds to be authorised from Land Sales Reserve.

CARRIED 8/0 BY ABSOLUTE MAJORITY

Cr STOCK-STANDEN declared an interest in item 6.5.8 Sporting Achievement Scholarship as the applicant is Cr STOCK-STANDEN's daughter and therefore may incur a financial gain or loss from the decision of Council and left the meeting room at 2.47pm.

3.10.8 SPORTING ACHIEVEMENT SCHOLARSHIP (ITEM 6.5.8)

Moved Cr CARSON, seconded Cr PENN

That Council contributes \$1,000 to Teisha Standen to assist with costs for her to attend the National Under 18's Basketball Championships.

CARRIED 7/0

Cr STOCK-STANDEN re-entered the meeting room at 2.50pm.

3.10.9 FLOODING – HORROCKS CARAVAN PARK (ITEM 6.5.9)

Noted.

3.10.10 CSRFF GRANT – NORTHAMPTON COMMUNITY CENTRE (ITEM 6.5.10)

Noted.

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 2.57pm and reconvened at 3.08pm with the following in attendance:

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Cr L Parker, Cr Carson, Cr Gliddon, Cr Cripps, Cr Penn, Cr Stock-Standen, the Chief Executive Officer, Garry Keeffe and the Deputy Chief Executive Officer, Mr Jamie Criddle.

Cr's Booth and Wilson left the meeting at 2.57pm

3.11 PRESIDENTS REPORT

Nil.

3.12 DEPUTY PRESIDENTS REPORT

Since the last Council meeting the Deputy President, Cr Parker reported on his attendance to the following:

- Send off for Ranger – Zoltan Fabo

3.13 COUNCILLORS REPORT

3.13.1 Cr GLIDDON

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

- Send off for Ranger – Zoltan Fabo
- Kalbarri Visitor Centre meeting. (No quorum)
- Kalbarri Foreshore Working Group meeting
- Kalbarri Development Association meeting
- Geraldton Museum with Dutch Ambassador in reference to the 300th anniversary of the sinking of the Zuytdorp ship off Kalbarri.

3.13.2 Cr STOCK-STANDEN

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

- Northampton Botanical Line Committee meeting.

3.14 INFORMATION BULLETIN

Noted.

3.15 NEW ITEMS OF BUSINESS

Nil.

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3.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held at the Allen Centre, Hampton Road, Kalbarri, on Friday the 15 April 2011.

3.17 CLOSURE

There being no further business, the President declared the meeting closed at 3.38pm.