

**SHIRE OF NORTHAMPTON**  
**Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on**  
**21<sup>st</sup> February 2020**

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**2.1 OPENING**

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

**2.2 PRESENT**

Cr S Krakouer	Deputy President	Kalbarri Ward
Cr P Stewart		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Cr S Stock-Standen		Northampton Ward
Cr L Sudlow		Northampton Ward
Cr S Smith		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mrs Michelle Allen	Planning Officer	

**2.2.1 LEAVE OF ABSENCE**

Nil

**2.2.2 APOLOGIES**

Cr C Simkin	President	Northampton Ward
Cr T Hay		Northampton Ward
Cr R Suckling		Northampton Ward

**2.3 QUESTION TIME**

Nil

**2.4 DISCLOSURE OF INTEREST**

CEO, Mr Garry Keeffe, declared a closely associated person interest in Item 7.5.9 Reticulation Renewal – Council Residence Northampton, as Mr Keeffe has a family member who has an interest in the process and he may incur a gain or loss from the decision of Council.

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**2.5 CONFIRMATION OF MINUTES**

**2.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18<sup>TH</sup> DECEMBER 2019**

Moved Cr STEWART, seconded Cr SUDLOW

That the minutes of the Ordinary Meeting of Council held on the 18<sup>th</sup> December 2019 be confirmed as a true and correct record.

CARRIED 6/0

**2.5.3 BUSINESS ARISING FROM MINUTES**

The Official Opening of the RSL Development in Northampton has been changed and will be held on 11 March 2020.

**2.6 RECEIVAL OF MINUTES**

**2.6.1 ANNUAL ELECTORS MEETING 22<sup>ND</sup> JANUARY 2020**

Moved Cr STOCK-STANDEN, seconded Cr SMITH

That the minutes of the Annual Electors Meeting held on the 22<sup>nd</sup> January 2020 be received.

CARRIED 6/0

**2.6.2 NORTHAMPTON PLAYING COURTS TENDER SELECTION COMMITTEE 22<sup>ND</sup> JANUARY 2020**

Moved Cr STOCK-STANDEN, seconded Cr SUDLOW

That the minutes of the Northampton Playing Courts Tender Selection Committee Meeting held on the 22<sup>nd</sup> January 2020 be received.

CARRIED 6/0

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**2.7 WORKS & ENGINEERING REPORT**

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

Noted.

**2.8 HEALTH & BUILDING REPORT**

**2.8.1 BUILDING APPROVALS (ITEM 7.2.1)**

Noted.

**2.9 TOWN PLANNING REPORT**

**2.9.1 PROPOSED SHIPPING CONTAINER (TRAINING) AND REQUEST FOR FEE REDUCTION – KALBARRI STATE EMERGENCY SERVICES – LOT 262 (NO. 11) MAGEE CRESCENT, KALBARRI (ITEM 7.3.1)**

Moved Cr STEWART, seconded Cr SUDLOW

That Council:

1. Grant Development Approval for a shipping container to be erected on Lot 262 (No. 11) Magee Crescent, Kalbarri subject to the following conditions:
  - (a) Development shall be in accordance with the attached approved plans dated 21 February 2020 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 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;

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- (c) A building permit shall be issued by the local government prior to the commencement of any work on the site;
  - (d) All stormwater is to be disposed of onsite to the specifications and approval of the local government;
  - (e) Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
  - (f) Should any façade of the sea container be visible from Magee Crescent, the shipping container shall be appropriately screened from view from the street, with the screening to be to the approval of the local government;
  - (g) The shipping container 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; and
  - (h) The shipping container will be covered with a gabled roof structure with a maximum overall height of 3.3 metres and extend to a maximum overhang on eaves of 300 mm;
  - (i) The Applicant shall provide to the Shire of Northampton photographs of each elevation of the shipping container, prior to placement of the container upon Lot 262 (No. 11) Magee Crescent, Kalbarri, with the condition of the shipping container to be to the approval of the local government.
  - j) 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: and
2. Waive the \$147.00 Development Application Fee in recognition of the community benefit the shipping container structure will provide as a training module.

CARRIED BY ABSOLUTE MAJORITY 6/0

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2.9.2 RETROSPECTIVE DEVELOPMENT APPROVAL - PROPOSED OUTBUILDING AND RETAINING WALL - LOT 6 (NO. 37) ESSEX STREET, NORTHAMPTON (ITEM 7.3.2)
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Moved Cr SUDLOW, seconded Cr KRAKOUER

That Council, having taken into consideration the provisions of the State Planning Policy 7.3 Residential Design Codes, the Shire of Northampton's Local Planning Scheme No. 10 (Northampton) and the Shire's 'Outbuildings' Local Planning Policy, grant retrospective development approval for the construction of an outbuilding and retaining wall upon Lot 6 (No. 37) Essex Street, Northampton subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 21 February 2020 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 approval) requires further application and development approval for that use/addition;
3. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
4. All stormwater is to be disposed of on-site to the specifications and approval of the local government;
5. A building permit shall be issued by the local government prior to the commencement of any additional works on site;
6. Installation of crossing place/s to the standards and specifications of the local government; and
7. 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 front/southern side of the outbuilding to be landscaped effectively and maintained thereafter as a screening measure; and
- b) The boundary fence on the western and southern sides of the lot to be replaced/upgraded.

Advice Notes

Note 1: If the development/use the subject of this approval is not substantially commenced within a six month period, 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 6/0

2.9.3 PROPOSED AMENDMENT TO MOBILE FOOD VEHICLE DEVELOPMENT APPROVAL – JETTY FISH TRUCK – RESERVE 52436 GREY STREET, KALBARRI (ITEM 7.3.3)
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Moved Cr STOCK-STANDEN, seconded Cr STEWART

That Council;

- 1. Determines the appropriate fee for this application and the use of Reserve 52436 and applies Council discretion to waive the additional application fee (as per the *Planning and Development (Local Planning Schemes) Regulations*; and
- 2. That Council approves the Application for Development Approval for a food van to operate upon Reserve 52436, subject to the following conditions:



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- a. Development/use shall be in accordance with the attached approved plans dated 21 February 2020 and subject to any modifications required as a consequence of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;
- b. Any additions to, or change to, the approved use (not the subject of this consent/approval) requires further application and planning approval for that use/addition;
- c. This Development Approval and Mobile Food Vehicle Permit is valid until 17 April 2020, after which the further renewal of the approval by the local government is required annually. It is the responsibility of the operator to apply in good time before expiration, and the local government will not automatically re-issue approvals;
- d. The Shire of Northampton reserves the right to reposition the mobile food van's permitted trading area, to be undertaken in consultation with the Applicant, so as to improve the efficiency and effectiveness of the site's use, if required.

Advice Notes

1. The Applicant is advised that it is not the responsibility of the local government to ensure that all correct approvals are in place and that all conditions contained within said approvals are upheld during the operations of the business.
2. The Applicant is advised that compliance with any and all governmental legislation and regulations, including but not limited to the Health Act and Regulations, the Food Act and Regulations and the Environmental Protection (Noise) Regulations, is required at all times;
3. 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 BY ABSOLUTE MAJORITY 6/0

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2.9.4 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 7.3.4)

Noted.

2.9.5 DRAFT HORROCKS COASTAL HAZARD RISK MANAGEMENT AND  
ADAPTATION PLAN - INITIATE FOR PUBLIC CONSULTATION (ITEM 7.3.5)

Moved Cr STEWART, seconded Cr KRAKOUER

That Council:

1. Receive the Shire of Northampton's draft Horrocks Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) report;
2. Approve the release of the draft report for public comment for a period of 60 days subject to the following modifications:
  - i) Remove reference to the Department of Transport in Section 1.1, paragraph 2;
  - ii) Remove reference to the Department of Transport in Table 9 as being responsible for 5. Foreshore Monitoring;
  - iii) Amend Table 9 to note that the Department of Transport can provide technical assistance for 6. Update of Modelling; and
  - iv) Delete the sentence in Section 5.5.2 *"There are recent examples at Seabird and Port Beach where temporary seawalls have received funding from the Department of Transport"*.
  - v) Remove references to the estimated annual maintenance expenditure amount for the sea wall within the report as the sea wall has no maintenance expenditure as the expenditure stated relates to the operations and maintenance of the Horrocks foreshore parkland, jetty, ablutions and community kitchens.
3. Direct the CEO to collate public feedback and return the final CHRMAP report to Council for adoption.

CARRIED 5/1

Cr PIKE voted against the motion

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**2.9.6 AMENDMENT OF LOCAL PLANNING POLICY – STREET WALLS AND FRONT FENCES IN KALBARRI (ITEM 7.3.6)**

Moved Cr STOCK-STANDEN, seconded Cr STEWART

That Council:

1. Pursuant to Schedule 2 – Deemed Provision, Part 2, cl 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* resolve to adopt for final approval the modified Street Walls and Front Fences in Kalbarri Residential Areas Local Planning Policy to include Clause 3.4 as follows and proceed to publish a notice to this effect in the local newspaper;

**3.4 *Brownes Farm R5 (2,000m<sup>2</sup>) Residential Area***

**3.4.1** The local government will allow a street wall or solid fence up to 1.8m high provided the wall or fence:

- (a) has contrasting forms of construction (eg. brick piers with contrasting infill or landscaping recesses) or be finished in a colour acceptable to the local government so that in the opinion of the local government the wall or fence enhances (or at the very least does not detract) from the streetscape;
- (b) has a length of no more than 30% of the total frontage of the lot and is located from one side only (ie. no ‘middle’ fencing);
- (c) is located so that at least one habitable room window of the dwelling has a clear view of the street; and
- (d) has a truncation of 1.5m where it adjoins a driveway.

CARRIED 6/0

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**2.10 FINANCE REPORT**

**2.10.1 ACCOUNTS FOR PAYMENT (ITEM 7.4.1)**

Moved Cr SMITH, seconded Cr SUDLOW

That Municipal Fund Cheques 21811 to 21849 inclusive totalling \$175,732.48, Municipal EFT payments numbered EFT20122 to EFT20389 inclusive totalling \$1,358,271.67, Trust Fund Cheques 2484 to 2499, totalling \$8,375.04, Direct Debit payments numbered GJ0605 to GJ0711 inclusive totalling \$222,755.09 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 6/0

**7.4.2 MONTHLY FINANCIAL STATEMENTS – DECEMBER 2019 AND JANUARY 2020 (ITEM 7.4.2 AND ITEM 7.4.3)**

Moved Cr KRAKOUER, seconded Cr SUDLOW

That Council adopts the Monthly Financial Reports for the periods ending 31 December 2019 and 31 January 2020 .

CARRIED 6/0

**2.11 ADMINISTRATION & CORPORATE REPORT**

**2.11.1 CARAVAN GROUP MUSTER (ITEM 7.5.1)**

Moved Cr SUDLOW, seconded Cr STEWART

That Council support the Bushtrackers Owners Group in conducting a caravan owners muster at the Horrocks Oval in 2021 and:

1. Approve the camping of an estimated 60 caravans on the Horrocks Oval for the period of the muster (dates to be confirmed).
2. Council to provide a skip bin on site for refuse removal and the cost for this service to be charged to the Bushtrackers Owners Group.

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3. That approval be granted for three fire pits located on the Horrocks oval subject to the pits being decommissioned at the end of the muster and left in a safe and clean and tidy state.
4. That Council consider the installation of a dump point at Horrocks with the 2020/2021 Budget.

CARRIED 6/0

2.11.2	REVISED MARKET ANNUAL RENT – LOT 589 KALBARRI (ITEM 7.5.2) AND LOT 200, KALBARRI (ITEM 7.5.3) AND Lot 12158 HORROCKS (ITEM 7.5.4)
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Moved Cr STOCK-STANDEN, seconded Cr PIKE

That Council;

1. Adopt the recommended Annual Market Rental Valuation of \$13,528 per annum for Lot 589 Grey Street, Kalbarri and to apply as from 1 July 2020;
2. Adopt the recommended Annual Market Rental Valuation of \$3,836 per annum for the lease on portion of Lot 200 Grey Street, Kalbarri and to apply as from 1 July 2020; and
3. Not adopt the recommended Annual Market Rental Valuation of \$28,000 per annum for the lease of Lot 12158 Glance Street Horrocks but adopt the current lease fee of \$20,144 (increased annually by CPI) due to the investment the Lessee is currently undertaking and proposing to undertake in the caravan park.

CARRIED 6/0

2.11.5	HORROCKS ABLUTIONS & COMMUNITY KITCHENS – RUST TREATMENT (ITEM 7.5.5)
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Moved Cr SUDLOW, seconded Cr STOCK-STANDEN

That Council secure a provision of \$30,000 within the 2020/2021 budget for the sandblasting and recoating of steel structures of the Horrocks public toilets and community kitchen facility.

CARRIED 6/0

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2.11.6 PLAYING COURTS UPGRADE – NORTHAMPTON COMMUNITY CENTRE  
(ITEM 7.5.6)

Moved Cr SMITH, seconded Cr SUDLOW

That Council:

1. Accept the quote of Verlindens Electrical for \$33,630 for lighting; and
2. Approve the additional expenditure of \$5,270 to cover additional costs for the upgrade of two playing courts and upgrade of playing lights and this be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 6/0

2.11.7 NCCA FUNDING REQUEST – SHED PURCHASE (ITEM 7.5.7)

Moved Cr STEWART, seconded Cr SUDLOW

That Council contribute to the cost of a new storage shed at the Northampton Child Care Centre, subject to receipt of written confirmation from the funding body that the NCCA will receive an operating grant beyond 30 June 2020, and the shed contribution be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 6/0

2.11.8 JAKES POINT ABLUTIONS (ITEM 7.5.8)

Moved Cr STEWART, seconded Cr PIKE

That Council progress with the construction of new public ablutions at Jakes Point as per the design and location presented and utilise funds set aside in the 2019/2020 budget with the balance of funds required to be secured in the 2020/2021 budget.

CARRIED 6/0

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**2.11.8 RETICULATION RENEWAL – COUNCIL RESIDENCE NORTHAMPTON  
(ITEM 7.5.9)**

CEO, Garry Keefe, declared a closely associated person interest in this item as a family member has submitted a quote for the supply of reticulation and departed the meeting at 2.48pm.

Moved Cr SMITH, seconded Cr STEWART

That Council:

1. Accept the quotation from SPC Gardens (Geraldton) to replace and install reticulation for lawn and garden areas in front yard (north) and the immediate back yard of the residence.
2. Not progress with replacing the areas of lawn on the east and west sides of the residence and that these areas have the current old lawn removed and replaced with a clean gravel fill.
3. Accept the cost for all of the above works and they be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 6/0

CEO, Garry Keefe returned to the meeting at 2.53pm.

**2.11.9 COMMUNITY ENGAGEMENT POLICY (ITEM 7.5.10)**

Moved Cr SUDLOW, seconded Cr KRAKOUER

That Council adopt the Community Consultation Policy as presented.

CARRIED 6/0

**2.11.10 PORT GREGORY WATER SUPPLY STORAGE TANK (ITEM 7.5.11)**

CEO advised that since the report was prepared, further discussions with the water supply custodian have occurred and he has indicated that the large fiberglass tank is also in need of replacement and suggests that both the larger tanks be replaced.

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Moved Cr STOCK-STANDEN, seconded Cr SMITH

Due to additional information supplied by the CEO, that replacement of the two main water tanks be undertaken for the Port Gregory Water Supply and these works to be declared authorised expenditure and for the supply and installation of a security fence to be included in the 2020/2021 budget.

CARRIED BY ABSOLUTE MAJORITY 6/0

**2.12 DEPUTY PRESIDENT'S REPORT**

Nil

**2.14 COUNCILLORS' REPORTS**

**2.14.1 CR SMITH**

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

14/01/2020 Kalbarri Visitor Centre  
11/02/2020 Kalbarri Visitor Centre

**2.14.2 CR PIKE**

Since the last Council meeting Cr Pike reported on his/her attendance at the following:

5/02/2020 RoadWise Meeting

**2.15 NEW ITEMS OF BUSINESS**

Cr PIKE raised concerns being expressed by residents in the Explorer Avenue area not having adequate mobile telephone coverage and requested that Council correspond to Telstra expressing these concerns and the low signal being experienced be rectified.



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Moved Cr STEWART seconded Cr SMITH

That the CEO correspond to the State Manager for Telstra expressing residents' concerns with the low mobile telephone signal/coverage currently being received in the Explorer Avenue area of Kalbarri.

CARRIED 6/0

**2.16 NEXT MEETING OF COUNCIL**

The next Ordinary Meeting of Council will be held on Friday 20<sup>th</sup> March 2020 commencing at 1.00pm at the Council Chambers, Northampton.

**2.17 CLOSURE**

There being no further business, the Deputy President thanked everyone for their attendance and declared the meeting closed at 3.18pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 17 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 20<sup>TH</sup> MARCH 2020.

PRESIDING MEMBER: \_\_\_\_\_

DATE: \_\_\_\_\_