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**SHIRE OF NORTHAMPTON**

**Minutes of Ordinary Meeting of Council held at the Northampton Council Chamber on  
Friday 16<sup>th</sup> October 2020**

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**10.1 OPENING**

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

**10.2 PRESENT**

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

**10.2.1 LEAVE OF ABSENCE**

Nil

**10.2.2 APOLOGIES**

Nil

**10.3 QUESTION TIME**

Nil

**10.4 DISCLOSURE OF INTEREST**

Cr HAY declared a financial interest in Item No. 7.3.4 Proposed Single Dwelling and Outbuilding – Lot 242 (No. 28) Stokes Street, Horrocks as he is the applicant and therefore may incur a financial gain or loss from the decision of Council.

**5 CONFIRMATION OF MINUTES**

**10.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING  
FRIDAY 18<sup>th</sup> SEPTEMBER 2020**

Moved Cr SUDLOW seconded Cr STEWART

That the minutes of the Ordinary Meeting of Council held on the 18<sup>th</sup> September 2020 be confirmed as a true and correct record.

CARRIED 9/0

**9.5.2 BUSINESS ARISING FROM MINUTES**

Nil

**10.6 RECEIVAL OF MINUTES**

Nil

**10.7 WORKS & ENGINEERING REPORT**

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

Noted

**10.8 HEALTH & BUILDING REPORT**

**10.8.1 BUILDING APPROVALS (ITEM 7.2.1)**

Noted.

**10.9 TOWN PLANNING REPORT**

10.9.1 PROPOSED SINGLE DWELLING – R-CODE VARIATIONS – LOT 120  
(NO. 7) LAWRENCIA LOOP, KALBARRI (ITEM 7.3.1)

Moved Cr STOCK-STANDEN, seconded Cr SUCKLING

That Council grant development approval to the proposed Single Dwelling upon Lot 120 (No. 7) Lawrencia Loop, Kalbarri 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;
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. A building permit shall be issued by the local government prior to the commencement of any work on site;
4. The Applicant/Owner is to prepare, submit and adhere to stormwater and drainage plans to the approval of the Local Government, with all costs met by the applicant;
5. Any soils disturbed or deposited on site shall be stabilized to the approval of the local government;
6. The Applicant/Owner shall provide a colour schedule for the dwelling prior to construction of the dwelling, which shall be to the approval of the local government. The colours chosen shall be non-reflective and in keeping with the natural coastal environment;
7. The roof of the dwelling shall be constructed using coated metal sheeting (Colourbond) and the use of Zinalume is not permitted;
8. Bin storage and clothes drying areas shall be provided and appropriately screened such that they are not visible from the view from the street/s, to the approval of the local government;

9. Any lighting installed on the building, yard areas or car parking areas shall be located and designed in a manner that ensures:
    - (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;
  10. Installation of crossing places and verge gradients shall be to the standards and specification of the local government (refer to Advice Note 1);
  11. The first floor story lounge/dining windows on the north eastern façade, as marked in 'RED' on the attached approved plan(s) dated [insert date], shall be modified to become a highlight window with a minimum sill height of 1.6m, so as to maintain visual privacy for adjoining landholders, to the approval of the local government.
  12. The setback from the front/primary street boundary, as marked in 'RED' on the attached approved plan(s) dated [insert date], shall be modified from 6.1 metres to 7.5 metres, so as to meet the requirements of Clause 5.1.3 of the *Residential Design Codes (2019)*. The site plan shall be modified to locate the development wholly behind the setback area providing a minimum setback distance of 7.5 metres;
  13. The development/land use is to be located entirely within the property boundary;
  14. All parking of vehicles including boats and trailers to be provided for within the property boundary and the street verge area to be kept free of vehicles.
  15. The Applicant/Owner shall install and maintain visual screening to a height of 1.6 metres upon the north eastern side of Balcony 1 (facing forward on the lot) as marked in "RED' on the attached approved plan(s) dated [insert date] so as to address the requirements of Clause 5.4.1 of the *Residential Design Codes (2019)*; and
-

16. The Applicant/Owner shall install and maintain visual screening to a height of 1.6 metres upon the north eastern side of Balcony 2 (facing rear of the lot) as marked in 'RED' on the attached approved plan(s) dated [insert date] so as to address the requirements of Clause 5.4.1 of the *Residential Design Codes (2019)*.

Advice Notes:

*Note 1: With regard to Condition No 10, it is advised that the Applicant should liaise with the Shire of Northampton's Manager of Works and Technical Services to determine crossover, verge gradient and additional retaining requirements.*

*Note 2: 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 3. 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 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 9/0

10.9.2 PROPOSED FOUR (4) LOT SUBDIVISION – LOTS 2, 294 & 316 CLIFTON PLACE & MALLARD STREET, KALBARRI (ITEM 7.3.2)
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Moved Cr STEWART, seconded Cr SUDLOW

That Council provides advice to the Western Australian Planning Commission that support for the current subdivision proposal (WAPC 159842) of Lots No. 2, 294 Mallard Street and Lot 316 Clifton Place, Kalbarri is granted subject to the following conditions:

1. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, Building Act 2011, and National Code Series/Building Code of Australia (as amended);
2. The one (1) outbuilding and existing materials located on the boundary of proposed Lots 3 and 4 be removed and the site cleaned and levelled to the satisfaction of the Local Government;
3. Uniform fencing being constructed along the boundaries of all the proposed new lots;
4. The existing dwellings being retained on Lots 1, 2 and 4 are to comply with the requirements of the Residential Design Codes;
5. The land being filled, stabilized, drained and/or graded as required to ensure that:
  - a) Lots can accommodate their intended development;
  - b) Finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
  - c) Stormwater is contained on site, or appropriately treated and connected to the local drainage system; and
6. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.



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Advice Note:

1. *In accordance with provisions of the Shire of Northampton's Local Planning Policy 'Outbuildings', one (1) of the existing outbuildings, as shown on the attached approved plan(s) and*

*located on the boundary of proposed Lots 3 and 4 is to be removed from the property.*

*To achieve compliance with the retention of an outbuilding on a vacant residential lot, a bond of \$10,000 and lodgement of a statutory declaration will be administered by the Chief Executive Officer.*

CARRIED 9/0

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

10.9.4 PROPOSED SINGLE DWELLING & OUTBUILDING – R-CODE VARIATIONS – LOT 242 (NO. 28) STOKES STREET, HORROCKS (ITEM 7.3.4)
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Cr HAY declared a financial interest in Item 7.3.4 as Cr HAY is the applicant and therefore may incur a financial loss or gain from the decision of Council.

Cr Hay departed the meeting at 1.26pm.

President addressed the Council that as this matter has been presented as a late item and was aware that a number of Councillors have not been able to fully read the report that consideration of this matter be deferred until the November 2020 meeting.

Moved Cr SMITH, seconded by Cr SUDLOW

That this matter be deferred to the November 2020 Council meeting due to the short time available to consider the matter and the complex nature of the item.

CARRIED 8/0

Cr HAY returned to the meeting at 1.30pm

**10.10 FINANCE REPORT**

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

Moved Cr KRAKOUER, seconded Cr SUCKLING

That Municipal Fund Cheques 21967 to 21984 inclusive totalling \$89,602.70, Municipal EFT payments numbered EFT21164 to EFT21285 inclusive totalling \$446,350.68, Trust Fund Cheques 2549 to 2557, totalling \$3,928.49, Direct Debit payments numbered GJ0303 to GJ0312 inclusive totalling \$241,907.82 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

**10.10.2 MONTHLY FINANCIAL STATEMENTS – SEPTEMBER 2020 (ITEM 7.4.2)**

Moved Cr SMITH, seconded Cr SUDLOW

That Council adopts the Monthly Financial Report for the period ending 30th September 2020.

CARRIED 9/0

**10.11 ADMINISTRATION & CORPORATE REPORT**

**10.11.1 EMPLOYMENT CONTRACT RENEWAL – CHIEF EXECUTIVE OFFICER (ITEM 7.5.1)**

Grant Middleton and Michelle Allen departed the meeting at 1.34pm.

Garry Keeffe departed the meeting at 1.43pm and then re-entered the meeting at 2.00pm

Moved Cr KRAKOUER, seconded Cr SUCKLING

That Council renew the employment contract of Mr Garry Keeffe, the Chief Executive Officer, for a further term of five years commencing 1 July 2021.

CARRIED 9/0

Grant Middleton and Michelle Allen returned to the meeting at 2.05pm.

10.11.2 REFURBISHMENT WORKS – HORROCKS COMMUNITY KITCHENS & ABLUTIONS (ITEM 7.5.2)

Moved Cr STOCK-STANDEN, seconded Cr STEWART

That Council endorse the decision of the CEO to engage Geraldton Building Services and Cabinets to replace cladding to the Horrocks Ablutions and Community Kitchens at a cost of \$5,928 GST exclusive.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

10.11.3 FINANCIAL ASSISTANCE – COMMUNITY BUS HIRE (ITEM 7.5.3)

Moved Cr SIMKIN, seconded Cr STEWART

That Council approve a rate of 25 cents per kilometer for hire/use of the Northampton and/or Kalbarri Community buses when such use is used by Seniors groups within the Shire of Northampton for exercise programs such as swimming exercises in Geraldton or other venues.

All other conditions for hire of the community buses to apply.

CARRIED BY AN ABSOLUTE MAJORITY 9/0

10.11.4 EMPLOYEE ACCOMMODATION PROPOSAL - KALBARRI (ITEM 7.5.4)

Cr KRAKOUER declared a financial interest in this matter as he owns property adjacent to Lot 997 Nanda Drive, Kalbarri, and therefore may incur a financial loss or gain from the decision of Council and left the meeting at 2.15pm.

Moved Cr SMITH, seconded Cr PIKE

That Council request the Department of Planning, Lands and Heritage to approve a Management Order in favour of the Shire of Northampton for Reserve 43170 for the purpose of *business's employee housing* with power to lease for a period of 21 years.

CARRIED 8/0

Cr Krakouer returned to the meeting at 2.26 pm.

**10.12 PRESIDENT'S REPORT**

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

25/09/2020	WALGA, Perth – Annual General Meeting
5/10/2020	Main Roads WA, Northampton Council Chambers – Dongara, Geraldton, Northampton Bypass Road
8/10/2020	Main Roads Regional Road Group Sub Committee Meeting, Geraldton
14/10/2020	Premier of WA, Mark McGowan - Breakfast Meeting, Geraldton

**10.13 VICE PRESIDENT'S REPORT**

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

25/09/2020 WALGA, Perth – Annual General Meeting

**10.14 COUNCILLORS' REPORTS**

**10.14.1 CR SUCKLING**

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

5/10/2020	Main Roads WA, Northampton Council Chambers – Dongara, Geraldton, Northampton Bypass Road
14/10/2020	Northampton Tourist Association Meeting, Northampton

**10.15 NEW ITEMS OF BUSINESS**

Moved Cr STOCK-STANDEN seconded Cr SMITH

That Council correspond to Main Roads WA requesting additional parking bays be installed on George Grey Drive adjacent to the Pink Lake at areas where the lake is visible from the road as a measure to manage the road safety impacts currently being experienced due to increased sightseeing traffic stopping in that area.

CARRIED 9/0

**10.16 NEXT MEETING OF COUNCIL**

The next Ordinary Meeting of Council will be held on Friday 20<sup>th</sup> November 2020 commencing at 1.00pm at the Allen Centre, Kalbarri.

**10.17 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 13 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 20<sup>TH</sup> NOVEMBER 2020.

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

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