

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Allen Centre, Grey Street,
Kalbarri on Friday 18th January 2008**

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1.1 OPENING

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

1.2 PRESENT

Cr G Wilson	Deputy President	Northampton Ward
Cr E Simkin		Northampton Ward
Cr V Maskrey		Northampton Ward
Cr O Simkin		Northampton Ward
Cr A Link		Kalbarri Ward
Cr L Parker		Kalbarri Ward
Cr R Allen		Kalbarri Ward
Cr P Gliddon		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Anthony Gollan	Deputy Chief Executive Officer	
Mr Rod Bayliss	Environmental Health/Building Surveyor	
Mrs Hayley Williams	Principal Planner	

1.2.1 LEAVE OF ABSENCE

Nil

1.2.2 APOLOGIES

Cr G Parker	President	Northampton Ward
Cr S Stock-Standen		Northampton Ward

1.3 QUESTION TIME

No members of the public were present.

1.4 CONFIRMATION OF MINUTES

**1.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL
MEETING 16TH NOVEMBER 2007**

Moved Cr O Simkin, seconded Cr L Parker

That the minutes of the Ordinary Meeting of Council held on the 19th December 2007 be confirmed as a true and correct record subject to the following amendment:

Minute 12.7.3 change “Cr O Stock-Standen” to Cr Stock-Standen

CARRIED 8/0

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1.4.1.1 BUSINESS ARISING FROM MINUTES

1.4.1.1.1 MINUTE 12.10.3 – MARY STREET RAILWAY PRECINCT NORTHAMPTON
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The Chief Executive Officer informed the meeting that correspondence had been received from the Northampton Motors and Machinery Restoration Group regarding Councils previous decision on this issue. The Group has indicated that it is now looking at the old Alma School Site for their operations; however it is not their preferred choice of site.

Management has informed the group that it may be a possibility that the operations of the group can be located in the Northampton townsite on Reserve 44264, being Lot 479 on the corner of Gwalla Street and Third Avenue.

The Chief Executive Officer advised that approaches have been made to the Heritage Council and the Department of Planning and Infrastructure to obtain their views on this proposal. At this stage there is no power to lease for the reserve and this will need to be approved by the Minister for Lands before any lease agreement is entered into.

1.5 RECEIVAL OF MINUTES

Nil

1.6 WORKS, RESERVES & BEACHES REPORT

1.6.1 MAINTENANCE WORKS/PROGRAM WORKS (ITEM 6.1.1)

Noted

1.6.2 KALBARRI SUBDIVISIONS – GENERAL UPDATE (ITEM 6.1.2)
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Moved Cr E Simkin, seconded Cr Link

That any future subdivisions within the Shire of Northampton be required to wood mulch only these areas to assist in dust suppression.

CARRIED 8/0

The Manager of Works and Technical Services, Mr Neil Broadhurst left the meeting at 1.15pm.

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1.7	TOWN PLANNING REPORT
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1.7.1	PROPOSED ADDITIONS TO SINGLE DWELLING – LOT 604 (NO. 51) GANTHEAUME CRESCENT, KALBARRI (ITEM 6.2.1)
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Moved Cr Allen, seconded Cr Maskrey

That Council grant planning approval for the additions to the single dwelling on Lot 604 (No. 51) Gantheaume Crescent, Kalbarri, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 18 January, 2008 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. Front walls and fences within the street setback area are to be visually permeable 1.2m above natural ground level in accordance with Element 3.2.5 (A5) of the Residential Design Codes, with the exception of 3.5 metre section containing the proposed water feature;
3. The maximum height of any fill is not to exceed 0.5m in accordance with Element 3.6.1 (A1.1 & A1.4) of the Residential Design Codes;
4. Access and car parking areas to be paved/sealed, drained and thereafter maintained to the satisfaction of the local government;
5. Lot 604 is required to be serviced by crossovers constructed in accordance with Council specifications;
6. Stormwater Drainage must comply with the relative parts of the BCA, and be designed and constructed in accordance with referenced Standard AS/NZS 3500.5 – Domestic Installations, Section 5 – Stormwater drainage; and
7. A building licence shall be issued by the Local Government prior to the commencement of any work on the site.

ADVICE NOTES:

1. Compliance is required with all current Building and Health By-laws and Regulations within the Shire of Northampton; and
2. Compliance is required with the Building Code of Australia.

CARRIED 8/0

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1.7.2	PROPOSED HOVERCRAFT TOURS – RESERVE 26591 AND MURCHISON RIVER, KALBARRI (ITEM 6.2.2)
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Moved Cr E Simkin, seconded Cr L Parker

That Council refuse planning approval for hovercraft tours on Reserve 26591 and the Murchison River, Kalbarri for the following reasons:

1. The proposed hovercraft tour is not in accordance with Clause 3.4 - Management Recommendations of the Kalbarri Foreshore and Coastal Management Plan which clearly states activities such as these are not permitted within the river;
2. The proposed hovercraft tour is not in accordance with Clause 3.4 – Management Recommendations of the Kalbarri Foreshore and Coastal Management Plan which clearly states activities such as these are incompatible with the environmental and lifestyle values of the river and the low-key tourism theme of the upstream river environment;
3. The Department of Planning and Infrastructure has advised of concerns regarding the type of vessel operating at high speeds and the frequency of trips operating within a confined area amongst other craft adhering to the current 8 knot restriction; and
4. The proposed hovercraft tours are not in accordance with the Shire of Northampton Local Planning Policy - Commercial and Recreational Tourism Activity on Crown Reserves (Attachment 1 – Schedule of Specific Locations and Activity Restrictions) which states that no further approvals will be issued on Reserve 26591 other than for the following:
 - Horse Riding Tours – 1 Agreement (maximum of 45 horses);
 - 4 Wheel Bike Tours – 1 Agreement (maximum of 6 bikes);
 - Canoe Safaris – 1 Agreement (maximum of 14 canoes).

CARRIED 8/0

1.7.3	PROPOSED TRANSPORTABLE DWELLING – LOT 2 ISACHAR BACK ROAD, NORTHAMPTON (ITEM 6.2.3)
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Moved Cr Link, seconded Cr O Simkin

That Council grant planning approval for a transportable dwelling on Lot 2 Isachar Back Road, Northampton subject to the following conditions:

1. Development shall be in accordance with the attached approved photos and plan(s) dated 18 January, 2008 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;

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2. A bond/bank guarantee of \$5,000 and statutory declaration (in accordance with Council policy) shall be lodged with the Local Government prior to the issue of any building licence;
3. The dwelling is to be setback a minimum distance of 400 metres from the Isachar Back Road boundary of the property;
4. The dwelling appearance to be externally upgraded and painted in muted tones to the satisfaction of the local government so as to compliment the natural surrounding landscape;
5. All building works are to be completed to the satisfaction of the local government within 12 months from the date of issue of a building licence;
6. Access and car parking areas to be constructed and thereafter maintained to the satisfaction of the local government;
7. The space between the ground level and the floor level shall be suitably enclosed to the satisfaction of the local government; and
8. All stormwater is to be disposed of on-site to the satisfaction of the local government.

ADVICE NOTES:

1. Compliance is required with all current Building and Health By-laws and Regulations within the Shire of Northampton; and
2. Compliance is required with the Building Code of Australia.

CARRIED 8/0

1.7.4	INFORMATION ITEM – GWALLA SUBDIVISION - LOT 71 SECOND AVENUE, NORTHAMPTON (ITEM 6.2.4)
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Noted

1.7.5	PROPOSED EXTENSION TO SUPERMARKET – LOT 1 (NO. 10) PORTER STREET, KALBARRI (ITEM 6.2.5)
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Moved Cr Gliddon, seconded Cr Link

That Council grant planning approval for an extension to the existing supermarket on Lot 1 (No. 10) Porter Street, Kalbarri, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 18 January, 2008 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;

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2. A building licence shall be issued by the Local Government prior to the commencement of any work on the site;
3. All stormwater is to be disposed of on-site to the satisfaction of the local government;
4. No storage of materials or permanent parking of any commercial vehicle is to occur outside of Lot 1.

Advice Notes:

1. Compliance is required with all current Building and Health By-laws and Regulations within the Shire of Northampton; and
2. Compliance is required with the Health Act (Food Hygiene) Regulations 1993 (as amended);
3. Compliance is required with the Building Code of Australia.

CARRIED 8/0

1.7.6	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.2.6)
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Noted

The Principal Planner, Mrs Hayley Williams left the meeting at 1.25pm.

1.8	HEALTH AND BUILDING REPORT
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1.8.1	TOILET BLOCK ADJACENT TO SKATE PARK, TOWN OVAL PORTER STREET KALBARRI (ITEM 6.3.1)
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Moved Cr E Simkin, seconded Cr Link

1. That the brown bricked toilet block adjacent to the Kalbarri skate park be demolished.
2. That the Kalbarri Town Talk and Kalbarri Arts and Craft be issued with keys to the external doors to the Sport and Recreation building toilets subject to the approval of the lessee, the Kalbarri Sport and Recreation Club Inc.
3. Council remove selected areas of scrub near the Kalbarri Sport and Recreation Clubrooms.

CARRIED 8/0

1.8.2	BUILDING STATISTICS (ITEM 6.3.2)
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Noted

The Environmental Health/Building Surveyor, Mr Rod Bayliss left the meeting at 1.42pm

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1.9	FINANCE REPORT
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1.9.1	ACCOUNTS FOR PAYMENT (ITEM 6.4.1)
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Moved Cr O Simkin, seconded Cr Gliddon

That Municipal Fund Cheques 17184 to 17234 inclusive, totalling \$204,172.91; Municipal EFT payments numbered EFT5070 to EFT5148 inclusive totalling \$429,718.38; Trust Fund Cheques 1634 to 1643 inclusive, totalling \$9,867.10, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 8/0

1.9.2	MONTHLY FINANCIAL STATEMENTS – 30 TH NOVEMBER 2007 (ITEM 6.4.2)
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Moved Cr O Simkin, seconded Cr Allen

That the Monthly Financial Statements for the period ending 30th November 2007 as presented in the January 2008 Finance Report be received.

CARRIED BY ABSOLUTE MAJORITY 8/0

1.9.3	QUARTERLY FINANCIAL STATEMENTS – 31 ST DECEMBER 2007 (ITEM 6.4.3)
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Moved Cr O Simkin, seconded Cr Allen

That the Quarterly Financial Statements for the period ending 31st December 2007 as presented in the January 2008 Finance Report be received.

CARRIED BY ABSOLUTE MAJORITY 8/0

1.9.4	AAS27 ACCOUNTING STANDARDS – LAND UNDER ROADS (ITEM 6.4.4)
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Moved Cr Link , seconded Cr Maskrey

That Council as part of its Accounting Policies elect not to recognise the value of land under roads acquired before the 1st July 2008 in accordance with accounting standard AASB 1051.

CARRIED 8/0

1.10	ADMINISTRATION AND CORPORATE REPORT
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1.10.1	COMPLIANCE AUDIT RETURN – 2007 PROGRAM (ITEM 6.5.1)
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Moved Cr L Parker, seconded Cr O Simkin

That the Statutory Compliance Return as presented in the January 2008 Administration and Corporate Report be formally adopted.

CARRIED BY ABSOLUTE MAJORITY 8/0

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1.10.2 AJANA HALL – WINDOW REPLACEMENTS (ITEM 6.5.2)

Moved Cr E Simkin, seconded Cr Maskrey

That Council list for further consideration in the 2008/2009 Draft Budget the replacement of two windows at the Ajana Hall at a cost of \$992.

CARRIED 8/0

1.10.3 TENDER – SALE OF NORTHAMPTON CARAVAN PARK (ITEM 6.5.3)
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Moved Cr E Simkin, seconded Cr O Simkin

That Council award Tender 10/2008 being the sale of Lots 122, 123,157 Stephen Street and lots 600, 601, 602 and 603 Hampton Road namely the Northampton Caravan Park to Douglas J Beauchamp at a cost of \$400,000.00 and that these funds be deposited into the Building Reserve Fund.

CARRIED 8/0

1.10.4 PROPOSED LAND BACK WHARF – KALBARRI (ITEM 6.5.4)
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Moved Cr L Parker, seconded Cr E Simkin

That Council:

1. be the proponent of the funding application for the establishment of a land back wharf at Kalbarri.

2. following the completion of the wharf, undertake minor car park works to an unsealed status and once a detailed car park plan has been developed and agreed upon then consideration be given to sealing the car park and access areas.

CARRIED 8/0

1.10.5 USE OF OFF ROAD VEHICLES/MOTOR BIKES & QUAD BIKES (ITEM 6.5.5)
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Moved Cr O Simkin, seconded Cr Maskrey

That Council consider the maps provided by the Chief Executive Officer outlining land classifications within each townsite and provide comments to the Chief Executive Officer prior to the next meeting of Council to determine which areas of Unallocated Crown Land Councillors deem as “no go zones” for off road vehicles and that these areas be finalised at the February Meeting of Council and submitted to the Advisory Committee administering the control of the Off Roads Vehicle Act for consideration and approval as prohibited areas.

CARRIED 8/0

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12.10.6	KALBARRI	BOAT	LAUNCHING	FACILITIES (ITEM 6.5.6)
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Noted

1.11	PRESIDENTS REPORT
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Nil

1.12	DEPUTY PRESIDENTS REPORT
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Since the last Council meeting the Deputy President reported on his attendance to the following:

- Water Corporation Function – Northampton

1.13	COUNCILLORS REPORTS
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Nil

1.14	DELEGATES REPORTS
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Moved Cr Gliddon, seconded Cr Maskrey

That all Delegate Reports including minutes from various community and sporting groups be incorporated into the Information Bulletin.

CARRIED 8/0

1.15	INFORMATION BULLETIN
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Nil

1.16	NEW ITEMS OF BUSINESS
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Nil

1.17	NEXT MEETING
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The next Ordinary Meeting of Council will be held on the 15th February 2008 at the Northampton Council Chambers, Hampton Road, Northampton.

1.18	CLOSURE
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There being no further business, the Deputy President thanked all present for their attendance and declared the meeting closed at 2.50pm.