

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Northampton Council Chamber,
Hampton Road Northampton on Friday 21st August 2009

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8.1 OPENING

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

8.2 PRESENT

Cr G Parker	President	Northampton Ward
Cr V Maskrey		Northampton Ward
Cr E Simkin		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr A Link		Kalbarri Ward
Cr P Gliddon		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Jamie Criddle	Deputy Chief Executive Officer	
Mrs Hayley Williams	Principal Planner	
Mr Glenn Bangay	EHO/Building Surveyor	

8.2.1 LEAVE OF ABSENCE

Cr O Simkin (Northampton Ward) was granted a Leave of Absence for the August meeting.

8.2.2 APOLOGIES

Cr G Wilson	Deputy President	Northampton Ward
Cr L Parker		Kalbarri Ward
Cr R Allen		Kalbarri Ward

8.3 QUESTION TIME

There were no members of the public present.

8.4 CONFIRMATION OF MINUTES

8.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19th JULY 2009

Moved Cr P GLIDDON, seconded Cr E SIMKIN

That the minutes of the Ordinary Meeting of Council held on the 19th July 2009 be confirmed as a true and correct record subject to the following amendments:

- Minute 7.10.3 – Change the date on item 2. Northampton Community Centre to 2009/2010
- Minute 7.10.10 – Change the word 'stokes' to 'stocks'.

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CARRIED 6/0

8.4.1.1 BUSINESS ARISING FROM MINUTES

Nil.

8.5 CONFIRMATION OF MINUTES – BUDGET MEETING

8.5.1 CONFIRMATION OF MINUTES – BUDGET MEETING – 24TH JULY 2009

Moved Cr A LINK, seconded Cr S STOCK-STANDEN

That the minutes of the Shire of Northampton Budget Meeting held on the 24th July 2009 be confirmed as a true record of that meeting.

CARRIED 6/0

8.5.1.1 BUSINESS ARISING FROM MINUTES

Nil.

8.6 WORKS REPORT

8.6.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

8.7 HEALTH & BUILDING REPORT

8.7.1 INFORMATION ITEMS – HEALTH/BUILDING (ITEM 6.2.1)

Noted.

The Principal EHO/Building Surveyor Mr Glenn Bangay left the meeting at 1.15pm.

8.8 TOWN PLANNING REPORT

8.8.1 PROPOSED HOLIDAY ACCOMMODATION – LOT 827 (NO. 84) GREY STREET, KALBARRI (ITEM 6.3.1)

Moved Cr V MASKREY, seconded Cr A LINK

That Council grant planning approval for six (6) cabins for the purposes of holiday accommodation on Lot 827 (No. 84) Grey Street, Kalbarri subject to the following conditions:

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1. Development shall be in accordance with the attached approved plan(s) dated 21 August, 2009 and subject to any modifications required as a consequence of any condition(s) of this approval. Any intended departure from the approved plans must be the subject of a fresh planning approval issued by the local government;
2. This approval authorises the use of Lot 827 (No. 84) Grey Street for six (6) cabins for the purposes of holiday accommodation to continue for a period of only ten (10) years from the date of the planning approval, after which the use shall not be further carried on unless a fresh planning approval of the local government is obtained;
3. Prior to the commencement of the approved use, all land indicated as landscaped area on the attached approved plan(s) dated 21 August, 2009 are to be landscaped effectively and maintained thereafter to the approval of the local government;
4. The space between the ground level and the floor level shall be suitably enclosed to the approval of the local government (ie brick, masonry, timber, textured fibrous cement sheeting or similar);
5. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building licence a detailed design of stormwater collection and disposal system of developed areas is to be supplied;
6. Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted standard utilising 55mm metal dust, and thereafter maintained to the approval of the local government;
7. Installation of crossing place/s to the standards and specifications of the local government
8. All parking of vehicles such as boats and trailers associated with the guests to be provided for within the property boundary and the street verge area to be kept free of such vehicles
9. The owner is responsible to ensure the provision of reticulated sewerage to the development. To achieve this, the owner is required to make arrangements accordingly to the approval of the Water Corporation
10. Compliance is required with the Building Code of Australia;
11. A building licence shall be issued by the local government prior to the

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commencement of any work on the site.

Advice Note

- i. In regard to Condition No 2. above, the local government advises that the Planning Approval has been initially approved for a period of 5 years in order to reflect the recommendations made by the *Draft Kalbarri Local Planning Strategy* (2008). Further approvals will be considered for renewal based upon the progression of the Strategy and the implementation of the key recommendations concerning planning precincts TC1, TCa, TCb and the Grey Street Diversion.

CARRIED 6/0

Cr G Parker declared a financial interest in Item 6.3.2 as he owns property neighbouring the proposed subdivision and therefore may incur a financial gain or loss from the decision of Council and the left the meeting room and vacated the chair at 1.20pm.

In the absence of the President, Council were required to elect a Chairperson.

Moved Cr S STOCK-STANDEN, seconded Cr E SIMKIN

That Cr P GLIDDON be elected as chairperson for the following item.

CARRIED 5/0

Cr P GLIDDON, as chairperson took the chair.

8.8.2	PROPOSED SUBDIVISION OF HOMESTEAD LOT – LOT 4 (NO.423) STARLING ROAD, BOWES (ITEM 6.3.2)
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Moved Cr A LINK, seconded Cr E SIMKIN

That Council advise the WA Planning Commission that it supports the application to subdivide Lot 4 (No. 423) Starling Road, Bowes (WAPC Ref: 140216) subject to the following conditions:

1. The Applicant is required to demonstrate that there is an adequate water supply for domestic, land management and fire management purposes;
2. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required by the relevant legislation.

CARRIED 5/0

Cr G Parker returned to the meeting room at 1.23pm and resumed the chair.

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8.8.3 PROPOSED TWO (2) LOT SUBDIVISION – LOTS 7 & 8 (NO. 6314)
AJANA-KALBARRI ROAD, KALBARRI (ITEM 6.3.3)

Moved Cr V MASKREY, seconded Cr P GLIDDON

That Council advise the WA Planning Commission that it supports the application to subdivide Lot 7 & 8 (No. 6314) Ajana-Kalbarri Road, Kalbarri (WAPC Ref: 140186) subject to the following condition:

1. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required by the relevant legislation.

CARRIED 6/0

8.8.4 PROPOSED OUTBUILDING – LOT74 (UNIT 3, NO. 124) GREY STREET,
KALBARRI (ITEM 6.3.4)

Moved Cr E SIMKIN, seconded Cr V MASKREY

That Council grant Planning Approval for an outbuilding (99m²) on Lot 74 (Unit 3, No. 124) Grey Street, Kalbarri subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 21 August, 2009 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. This approval shall lapse if the development is not substantially commenced within two years of the date of this approval;
3. The overall height of the outbuilding shall be reduced from 4.7m to 4.5m in accordance with the *Local Planning Policy – Outbuildings* and as marked on the attached amended plans dated 21 August 2009;
4. A Building Licence shall be issued by the local government prior to the commencement of any work on the site;
5. The approved outbuilding is only to be used for general storage purposes associated with the predominant use of the land and shall NOT be used for habitation, commercial, or industrial purposes;
6. A portion of the outbuilding shall be made available for the storage purposes of the occupiers of the existing dwelling on Lot 74 (Unit 3, No. 124) Grey Street, Kalbarri;

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7. All stormwater is to be disposed of onsite to the specifications of the local government;
8. The existing outbuilding on the lot is to be demolished prior to the development of the proposed outbuilding; and
9. The existing dwelling on Lot 74 (Unit 3, No. 124) Grey Street, Kalbarri shall not be demolished unless a Building Licence has been issued for the construction of a new dwelling on the site.

Advice Note:

- i. In regard to Condition No. 9 above, the Applicant / owner is advised that the outbuilding is to remain incidental in function and as such must be associated with a dwelling.

CARRIED 6/0

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

8.8.6	PROPOSED LOCAL PLANNING POLICY – DETAILED AREA PLAN SETTLERS HILL ESTATE – LOT 71 (NO. 37) SECOND AVENUE, NORTHAMPTON (ITEM 6.3.6)
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Moved Cr P GLIDDON, seconded Cr A LINK

That Council, pursuant to Clause 11.6 of Town Planning Scheme No. 6 (Northampton) adopt the “Detailed Area Plan – Settlers Hill Estate” Local Planning Policy (attached to Item 6.3.6 of the August 2009 Town Planning Report) for the purposes of advertising.

CARRIED 6/0

Cr P GLIDDON declared a financial interest in Item 6.3.6 as she owns property neighbouring Lot 117 and therefore may incur a financial gain or loss from the decision of Council and she left the meeting room at 1.30pm.

8.8.7	INFORMATION ITEM – DUST STABILISATION – ECO FLORA RESORT, LOT 117 FLORA BOULEVARD, KALBARRI (ITEM 6.3.7)
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Moved Cr E SIMKIN, seconded Cr S STOCK-STANDEN

That Council reiterate its previous decisions on the 17th April 2009 and again on the 15th July 2009 for the developer to sow Cereal Rye Corn to the entire of Lot 117 immediately (within the next ten days) to allow germination to stabilise the area enough prior to the summer months. If this is deemed to be insufficient by Council, mulch will need to be added to the entire site by the developer at a depth of 50mm.

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Advice Note.

The existing vegetation (turnip weed) has a shallow root base and short life span and will not stabilise the area as the wind will blow the vegetation from the site. Temporary irrigation may need to be installed to assist in the germination process.

CARRIED 5/0

Cr P GLIDDON returned to the meeting room at 1.35pm

8.8.8	TRANSFER OF USE-HIRE SITE LICENSE AGREEMENT – KALBARRI SAFARI TOURS – QUAD BIKE TOURS (ITEM 6.3.8)
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Moved Cr P GLIDDON, seconded Cr A LINK

That Council:

1. Support the transfer of Use-Hire Site Licence Agreement 007-08 from the current holder Mr. Frank Seidler to Mr. Damien Milne; subject to:
 - a) The finalisation of the sale of the current Lot 8 (proposed Lot 18) Ajana - Kalbarri Road via the transfer of the Deed of Title; and
 - b) Demonstration by Mr. Milne of the possession of \$10 million public liability insurance, in accordance with the *Local Planning Policy - Commercial Recreational Tourism Activity on Crown Reserves*;
2. Authorise delegation to the Chief Executive Officer and Principal Planner to amend the Agreement accordingly; and
3. Inform the Minister for Lands of the transfer.

CARRIED 6/0

The Principal Planner, Mrs Hayley Williams left the meeting at 1.39pm

8.9	FINANCE REPORT
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8.9.1	ACCOUNTS FOR PAYMENT (ITEM 6.4.1)
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Moved Cr P GLIDDON, seconded Cr S STOCK-STANDEN

That Municipal Fund Cheques 17982 to 18026 inclusive, totalling \$204,746.80, Municipal EFT payments numbered EFT6764 to EFT6862 inclusive totalling \$311,438.64, Direct Credits numbered GJ01-01,03,04,05 totalling \$1,046.71 and Trust Fund Cheque 1722 to 1729 totalling \$11,572.40, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

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8.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Noted.

8.9.3 2009/2010 BUDGET ADOPTION (ITEM 6.4.3)

Moved Cr P GLIDDON, seconded Cr A LINK

Income Statement

That the operating statement as detailed on page 2 of the budget for the financial year ending 30 June 2010, showing projected net profit of \$940,087, be adopted.

Statement of Cash Flows

That the Statement of Cash Flows detailed on page 4 of the budget for the financial year ending 30 June 2010, showing a projected cash at yearend of \$3,907,020, be adopted.

2009/2010 Budget By Statutory Program

That the budget program schedules for 2009/2010 detailed on pages 1 to 152 of the supplementary information to the budget document showing a projected nil closing current position, be adopted.

CARRIED BY ABSOLUTE MAJORITY 6/0

8.9.4 WAIVER OF 2009/2010 RATES (ITEM 6.4.4)

Moved Cr V MASKREY, seconded Cr P GLIDDON

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

Waive the rates on the following lessees:

Northampton Bowling Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;

Northampton Golf Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;

Northampton Country Club – Portion of Reserve 23432

The Federation of Western Australian Police and Citizens Youth Clubs Inc – Kalbarri Town Lot 468 Reserve No 35559.

Kalbarri Golf and Bowling Club – part of Reserve No 30523;

Kalbarri Sport and Recreation Club – part of Reserve No 25447.

Kalbarri Occasional Childcare Centre – Lot 233 and 232 Smith Street, Kalbarri.

Edna Bandy Centre – Reserve 2038, Stephen Street Northampton

Mooniemia Centre – Lot 475, Stephen Street Northampton

Binnu Tennis Club – Reserve 23699, Northwest Coastal Highway, Binnu

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Waive the rates on the following aged care accommodation:
Pioneer Lodge Inc – Lot 212 Robinson Street, Northampton; and
Homeswest and the Shire of Northampton Lot 1001 Hackney Street, Kalbarri.

CARRIED BY ABSOLUTE MAJORITY 6/0

The Chief Executive Officer, Mr Garry Keeffe left the meeting at 1.45pm and re-entered at 1.49pm.

8.10 ADMINISTRATION AND CORPORATE REPORT

8.10.1 LOCAL GOVERNMENT REFORM (ITEM 6.5.1)

Moved Cr A LINK, seconded Cr V MASKREY

That Council advise the Minister for Local government that:

1. Reiterates its previous advice that as the Northampton Shire is a growing shire and considered to be sustainable through the WA Local Government Association SSS report, that it does not consider amalgamation with a neighbouring Council/s at this stage is of benefit to the shires communities.
2. That Council disputes the Checklist Assessment as it is not a true indication of this Councils sustainability as the checklist is based on items that are not statutory, however the Council will consider implementing such actions.
3. That the Minister for Local Government be advised that the Northampton Shire Council will consider parts of neighbouring shire/s being part of the Northampton Shire if the ratepayers and residents of that shire support such a proposal.
4. That the Minister for Local Government be advised that this Council will consider the Regional Government option however at this stage we see that as a stage two in the reform process.

CARRIED 6/0

8.10.2 REPAIR WORKS – MALALEUCA TRAIL (ITEM 6.5.2)

Moved Cr P GLIDDON, seconded Cr V MASKREY

That Council approves the payment of \$5,900 to Ron Neumann for repair work carried out on Malaleuca Trail and be declared as authorised expenditure.

CARRIED 4/2

As the vote was not by an absolute majority, the payment is not approved.

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Moved Cr V MASKREY, seconded Cr E SIMKIN

That Council defer this matter to the next Council meeting and request management to seek a further itemised listing of the account in order to approve its payment.

CARRIED 6/0

8.10.3	KALBARRI BOATING CAR PARK AREA UPGRADE (ITEM 6.5.3)
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Moved Cr P GLIDDON, seconded Cr S STOCK-STANDEN

That Council progress with the redevelopment of the Kalbarri Boat launch car park and trailer park area as per the plans submitted by the Department of Planning and Infrastructure and the additional estimated cost of \$5,000 that is to be incurred for this project be declared authorised expenditure.

CARRIED BY ABSOLUTE MAJORITY 6/0

Cr S STOCK-STANDEN declared a financial interest in Item 6.5.4 as Teisha Standen is her daughter and therefore may incur a financial gain or loss from the decision of Council and she left the meeting room at 2.08pm.

8.10.4	SPORTING SCHOLARSHIP – TEISHA STANDEN (ITEM 6.5.4)
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Moved Cr P GLIDDON, seconded Cr V MASKREY

That as Teisha Standen was invited to attend the event by team management after her injury and still incurred the same costs, that payment for the scholarship of \$1,000 to remain.

CARRIED 6/0

Cr S STOCK-STANDEN re-entered the meeting room at 2.10pm.

8.10.5	NORTHAMPTON TOWN ENTRY STATEMENTS (ITEM 6.5.5)
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Moved Cr E SIMKIN, seconded Cr A LINK

That Council decline the request of the Northampton Townscape Committee to consider placing additional signage on the rear of the new entry statements located on the Horrocks Road and the northern entry statement as it would detract from the historical nature of the statements.

CARRIED 6/0

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8.10.6	TRANSFER OF CERTIFICATE OF TITLE – LOT 22 HAMPTON ROAD (ITEM 6.5.6)
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Moved Cr P GLIDDON, seconded Cr S STOCK-STANDEN

That Council formally resolve to:

1. Rescind part 2 of Minute 3.12.7 of the 17 March 2006 Council meeting.
2. Formally resolve to endorse the transfer of the Certificate of Title for Lot 22 Hampton Road to Kelda Holdings Pty Ltd.

CARRIED 6/0

8.10.7	KALBARRI LAND BACK WHARF (ITEM 6.5.7)
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Moved Cr P GLIDDON, seconded Cr A LINK

That due to the Marina Park being in existence for over 30 years, that Council disputes the claims being made and that:

1. Council will not undertake additional vegetation to the area. Native vegetation is the Casuarina tree or black wattle, which is not a type of tree the Council wants in this area, and further there is vegetation at the site that is considered sufficient.
2. Council disputes that the Council bore has affected the spring as there has been no hydrology evidence to support this claim and this could only be determined by a hydrologist of which this Council will not engage as would come at a significant cost to the Council.
3. The spring in question is a significant distance from the proposed land back wharf and therefore should not be taken into any consideration for the project.
4. It is considered that if the local indigenous people wish to add value to their cultural sites such as the Gidamarra Spring then they should progress those by obtaining grants etc and not simply placing the blame on this Council.

CARRIED 6/0

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8.10.8 SERVICE SIGNAGE – KALBARRI (ITEM 6.5.8)

Moved Cr S STOCK-STANDEN, seconded Cr E SIMKIN

1. That Council support the placement of the proposed generic chevron signs to be placed at the intersection of Clotworthy Street and Grey Street and also at the intersection of Grey Street and Porter Street, Kalbarri.
2. That Council advise Main Roads WA that it does not support the removal of the existing directional (finger) signs for businesses as it provides assistance to travellers and questions the number of accidents that have occurred as a result of the placement of the directional signage.

CARRIED 6/0

8.10.9 KALBARRI OFFICE TELEPHONE SYSTEM (ITEM 6.5.9)

Moved Cr V MASKREY, seconded Cr S STOCK-STANDEN

That Council endorse the actions of the Shire President in authorising the expenditure for the replacement of the telephone system at the Kalbarri Office at a cost of \$3,229 and Computer and Office Equipment Reserve Funds be used to finance this cost.

CARRIED 6/0

8.10.10 HORROCKS FORESHORE EROSION (ITEM 6.5.10)

Moved Cr E SIMKIN, seconded Cr V MASKREY

That Council:

1. Undertake an inspection of the use of the recommended sand bagging at Busselton.
2. That once received, Council considers the options to be recommended by GHD Engineering to resolve the erosion issue at Horrocks Beach.

CARRIED 6/0

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8.10.11 PLACEMENT OF A VINTAGE RAIL PASSENGER CARRIAGE (ITEM
6.5.11)

Moved Cr P GLIDDON, seconded Cr V MASKREY

That Council approve of the relocation of a vintage rail car to the Mary Street Railway Precinct as requested by the Northampton Friends of the Railway Inc.

CARRIED 6/0

8.11 PRESIDENTS REPORT

Since the last Council meeting the President reported on his attendance to the following:

- WA Local Government Association Northern Zone Meeting held in Mingenew.
- Local Government Week with the Chief Executive Officer.

8.12 COUNCILLORS REPORT

8.12.1 Cr A LINK

Since the last Council meeting Cr A LINK reported on her attendance at the following:

- Kalbarri District High School Art Exhibition including artist in residence Doug Ryder.
- Water Corporation information session on Waste Water Management including an onsite inspection of the waste treatment facility in Kalbarri.

8.12.2 Cr E SIMKIN

Since the last Council meeting Cr E Simkin reported on his attendance to

- Horrocks Beach foreshore erosion site meeting.

8.12.3 CR P GLIDDON

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

- Kalbarri District High School Art Exhibition including artist in residence Doug Ryder.
- Legal implications in Planning seminar in Geraldton with Cr L Parker.
- Horrocks Beach foreshore erosion site meeting.

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- Water Corporation information session on Waste Water Management in Kalbarri.
- Kalbarri Development Association.

8.13 INFORMATION BULLETIN

Noted.

8.14 NEW ITEMS OF BUSINESS

8.14.1 Cr S STOCK-STANDEN – BOVELL PARK

Cr STOCK-STANDEN advised that the Northampton District High School are currently undertaking community service as part of the students teaching requirements and Council may be able to assist in providing a project and suggested the upgrade of Bovell Park.

Moved Cr S STOCK-STANDEN, seconded Cr V MASKREY

That Council offer to the Northampton District High School, as part of their community service requirements, the opportunity to upgrade Bovell Park including the design of any upgrade and Council provide assistance in plant purchases etc for this project should it progress.

CARRIED 6/0

8.15 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held at the Northampton Council Chambers, Hampton Road, Northampton on the 18th September 2009.

8.16 CLOSURE

There being no further business, the President thanked all present for their attendance and declared the meeting closed at 2.56pm.