

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Northampton Council Chamber,
Hampton Road, Northampton on the 19th March 2010**

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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 G Leggett		Northampton Ward
Cr O Simkin		Northampton Ward
Cr S Stock-Standen		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	
Mrs Monica Sullivan	Assistant Town Planner	
Mr Glenn Bangay	EHO/Building Surveyor	
Mr Neil Broadhurst	Manager of Works and Technical Services	

3.2.1 LEAVE OF ABSENCE

Nil.

3.2.2 APOLOGIES

Cr T Carson	Northampton Ward
Cr B Cripps	Northampton Ward

3.3 QUESTION TIME

There were members of the public present with questions from the following people:

3.3.1 NOELENE DRAGE – BOTANICAL RAILWAY LINE

It was advised by Mrs Drage that following previous correspondence from Council that a letter drop was organised with 52 letters being distributed within the Northampton community with the majority of responses supporting the proposal of a Botanical Trail along the old railway reserve.

A copy of the responses received were tabled for Council perusal.

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3.3.2 MEG BROOKS – NORTHAMPTON CREATIVE OBSESSIONS GROUP

The CEO and Councillors were presented with a copy of a letter prior to the meeting requesting that Council consider funding a facility for the numerous craft groups coming under the Northampton Creative Obsessions Group banner. The letter outlined a heritage building that is currently for sale that could be renovated to accommodate the Creative Obsessions Group.

It was requested that Council consider this application during 2010/2011 Budget deliberations.

3.4 CONFIRMATION OF MINUTES

**3.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19th
FEBRUARY 2010**

Moved Cr PENN, seconded Cr SIMKIN

That the minutes of the Ordinary Meeting of Council held on the 19th February 2010 be confirmed as a true and correct record.

CARRIED 8/0

3.4.1.1 BUSINESS ARISING FROM MINUTES

Nil.

3.5 RECEIVAL OF MINUTES

Nil.

3.6 WORKS REPORT

3.6.1 MAINTENANCE WORKS/PROGRAMMED WORKS (ITEM 6.1.1)

Noted.

3.6.2 PLANT REPAIRS – P121 – 12G CATERPILLAR GRADER (ITEM 6.1.2)

Moved Cr STOCK-STANDEN, seconded Cr BOOTH

That Council correspond to Westrac Equipment expressing Council's disappointment at the condition of the new grader which has required rust treatments and respray at considerable cost and downtime to Council.

CARRIED 8/0

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Mr Neil Broadhurst, Manager of Works and Technical Services left the meeting at 1.17pm.

3.8 TOWN PLANNING REPORT

3.8.1 FINAL ADOPTION OF LOCAL PLANNING POLICIES –
“TELECOMMUNICATIONS INFRASTRUCTURE,” “HOLIDAY HOMES –
KALBARRI VISION (MODIFIED),” AND “HOLIDAY / TOURIST
ACCOMMODATION CAR PARKING (MODIFIED)” (ITEM 6.3.1)

Moved Cr GLIDDON, seconded Cr STOCK-STANDEN

That Council, pursuant to Clause 11.6.2 of *Town Planning Scheme No. 6*, Clause 10.2.2 of *Town Planning Scheme No. 8* and Clause 8.9.2 of *Town Planning Scheme No. 9*, adopt the following Local Planning Policies (attached to Item 6.3.1 of the March 2010 Town Planning Report) for final approval:

- Telecommunications Infrastructure;
- Holiday Homes – Kalbarri Vision (modified); and
- Holiday / Tourist Accommodation Car Parking (modified).

CARRIED 8/0

3.8.2 PROPOSED TRANSPORTABLE SINGLE BEDROOM DWELLING – LOT
56 (NO. 98) WEST STREET, NORTHAMPTON (ITEM 6.3.2)

Moved Cr LEGGETT, seconded Cr SIMKIN

That Council grant Planning Approval for a transportable single bedroom dwelling on Lot 56 (No. 98) West Street, Northampton, subject to the following conditions:

- (a) Development shall be in accordance with the attached approved plans dated 19 March, 2010 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) Development shall be in accordance with the amendments made in red to the attached approved plans dated 19 March, 2010, specifically notating the inclusion of a window on the western elevation of the single bedroom dwelling, in order to provide surveillance between the dwelling and the street in accordance with Element 6.2.4 of the Residential Design Codes (2008);
- (c) The installation of the verandah and carport are to be completed to the satisfaction of the local government within 12 months from the date of issue of a building licence;

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- (d) A building licence shall be issued by the local government prior to the commencement of any work on the site;
- (e) The space between the ground level and the floor level of the transportable single bedroom dwelling shall be suitably enclosed to the approval of the local government;
- (f) All stormwater is to be disposed of on-site to the specifications and approval of the local government;
- (g) Prior to the issue of a building licence, the owner is to lodge a bond of \$2,500.00 to secure completion of all steps necessary to achieve an external appearance to the building in accordance with the Planning Approval, in particular the completion of the verandah and carport;
- (h) A statutory declaration shall be lodged with the local government prior to the approval of a building licence. The statutory declaration is to be signed by the Applicant and appropriately witnessed, indicating that the bond will be forfeited to Council if:
 - (i) The works described in the attached approved places dated 19 March, 2010 are not completed within 12 months;
- (i) Installation of crossing places to the standards and specification of the local government;
- (j) The roof and walls of the building being clad of new, non-reflective materials consistent or complementary in colour with the surrounding natural landscape features or desired streetscape to the approval of the local government;
- (k) The use of second hand materials is not permitted;
- (l) Vehicle access and designated car parking areas shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the local government;
- (m) A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government; and
- (n) Boundary fencing is to be constructed and thereafter maintained to the approval of the local government.

CARRIED 8/0

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3.8.3	PROPOSED AMENDMENT TO TOWN PLANNING SCHEME NO. 6 – NORTHAMPTON – REZONING FROM “RURAL” TO “RURAL SMALLHOLDINGS” PT. LOT 42 HATCH ROAD, OAKABELLA (ITEM 6.3.3)
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Moved Cr STOCK-STANDEN, seconded Cr BOOTH

That Council:

1. Resolve not to initiate any further Scheme Amendments to Town Planning Scheme No. 6 – Northampton or No. 8 – Horrocks, given the progression of Draft *Local Planning Scheme No. 10*, which is currently being publicly advertised in accordance with Regulation 14(1) of the *Town Planning Regulations (1967)* and will supersede the existing Schemes;
2. Advise the proponent that whilst Council gives its “in-principle” support for the proposed Scheme Amendment, due to Point 1 above, formal consideration of the proposed Scheme Amendment to rezone Pt. Lot 42 Hatch Road, Oakabella from “Rural” to “Rural Smallholdings” (as per Attachment 1 to the 19th March 2010 Town Planning Report) will be deferred until such time as *Draft Local Planning Scheme No. 10* has further progressed to the point of being a “seriously entertained planning document”; and

Further advise the proponent of the option to prepare a submission to Council on *Draft Local Planning Scheme No. 10*, requesting that Lot 42 Hatch Road be rezoned from “Rural” to “Rural Smallholdings.” Such a submission should adequately address all the criteria outlined in Schedule 11 of the *Draft Local Planning Scheme No. 10*

CARRIED 8/0

Cr Penn declared an interest in Item 6.3.4 as the applicant is her landlord and therefore may incur a financial gain or loss from the Council decision and left the meeting at 1.34pm.

3.8.4	PROPOSED CHANGE OF USE FROM “RESTAURANT” TO “SHOP” – LOT 472 (NO. 44) PORTER STREET, KALBARRI (ITEM 6.3.4)
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Moved Cr STOCK-STANDEN, seconded Cr PARKER

That Council:

1. Grant Planning Approval for a “shop” to be located on Lot 472 (No. 44) Porter Street, Kalbarri subject to the following conditions:
 - (a) Development shall be in accordance with the attached approved plans dated 19 March, 2010 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;

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(b) This approval permits the following activities to be conducted in the “shop,” as they have been determined by Council to be ancillary to the primary tourism function of the site as per Clause 3.2.2 of *Town Planning Scheme No. 9* – Kalbarri:

- (i) Bicycle hire;
- (ii) Retail of second hand books, souvenirs, and local arts and crafts; and
- (iii) Computer services such the provision of internet facilities but not to include computer repairs;

(c) Any additions to or change of use of any part of the buildings or land (not the subject of this consent / approval) requires further application and Planning Approval for that use / addition;

(d) No signs are to be erected on the lot without the local government’s approval;

(e) Eight (8) car bays are to be provided on-site as indicated on the attached approved plans dated 19 March, 2010; and

(f) This approval is not considered valid until the local government receives payment in full of the Application Fee as determined by Council in Point 2, below.

2. Uphold the application of the penalty fee of \$500.00 in addition to the change of use fee of \$250.00 as per the *Town Planning Fees and Charges 2009/10* as the change of use had commenced prior to approval for the development being sought.

CARRIED 7/0

Cr Penn re-entered the meeting at 1.41 pm

3.8.5	REQUEST FOR WAIVER OF PLANNING AND BUILDING APPLICATION FEES – COMMUNITY SERVICES DEPOT (AMBULANCE) – LOT 600 (RESERVE 35181) MAGEE CRESCENT, KALBARRI (ITEM 6.3.5)
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Moved Cr GLIDDON, seconded Cr SIMKIN

That Council waive the Planning Application Fee of \$1910.00 and the Building Application Fee of \$1181.82 payable for the construction of a community services depot for St. John Ambulance Australia on Lot 600 (Reserve 35181) Magee Crescent, Kalbarri in recognition of the valuable service the ambulance provides to the Kalbarri community.

CARRIED 8/0

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3.8.6	PROPOSED TELECOMMUNICATIONS FACILITY (MOBILE PHONE TOWER AND ASSOCIATED INFRASTRUCTURE) – LOT 27 (NO. 90) WILLIGULLI ROAD, SANDY GULLY (ITEM 6.3.6)
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Moved Cr SIMKIN, seconded Cr PENN

That Council grant Planning Approval for the proposed “Telecommunications Facility – Mobile Phone Tower and Associated Infrastructure” on Lot 27 (No. 90) Willigulli Road, Sand Gully, subject to the following conditions:

1. Development shall be in accordance with the attached approved plans dated 19 March, 2010 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;
2. This approval shall lapse if the development is not substantially commenced within two years of the date of this approval;
3. The supporting infrastructure for the development, in particular the prefabricated equipment shelter shall be clad in new, non-reflective materials in order to minimise the visual impact of the development on adjoining properties, as shown on the attached amended plans dated 19 March, 2010;
4. A building licence shall be issued by the local government prior to the commencement of any work on the site; and
5. Any soils deposited or disturbed on-site shall be stabilised to the approval of the local government.

CARRIED 8/0

3.8.7	PROPOSED CANCELLATION OF RESERVE 31417 ROSSER STREET, NORTHAMPTON – TRANSITION FROM “RECREATION” RESERVE TO “ROAD” (ITEM 6.3.7)
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Moved Cr GLIDDON, seconded Cr PARKER

That Council publicly advertise its intention to request cancellation of Reserve 31417 (Lot 457) Rosser Street, Northampton for a period of twenty-one (21) days as per Section 3.5.5 of the Shire’s “Consultation for Planning Proposals” *Local Planning Policy*.

CARRIED 8/0

Cr Penn declared an interest in Item 6.3.8 as she has a similar business and therefore may incur a financial gain or loss from the Council decision and left the meeting at 1.49pm.

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3.8.8	PROPOSED AMENDMENTS TO APPROVED PLANS – HOLIDAY ACCOMMODATION – LOT 827 (NO. 84) GREY STREET, KALBARRI (ITEM 6.3.8)
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Moved Cr BOOTH, seconded Cr STOCK-STANDEN

That Council formally amend Planning Approval 083-09, specifically notating the following alterations to the approved colour palette for six (6) cabins for the purpose of “holiday accommodation,” to be located on Lot 847 (No. 84) Grey Street, Kalbarri:

- (a) The vinyl weatherboard sheeting on the lower half of two (2) of the cabins is to be coloured “Ash,” the colourbond cladding on the upper half of the above cabins is to be coloured “Ironstone,” and the hardiplank skirting is to be coloured “Ironstone” as shown on the attached amended plans dated 19 March, 2010; and
- (b) The vinyl weatherboard sheeting on the lower half of two (2) of the cabins is to be coloured “Sandalwood,” the colourbond cladding on the upper half of the above cabins is to be coloured “Loft,” and the hardiplank skirting is to be coloured “Loft” as shown on the attached amended plans dated 19 March, 2010.

Advice Note

These amendments wholly supersede the colour palette approved for the development on 21 August, 2009.

Cr Penn re-entered the meeting at 1.51 pm

3.8.9	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.9)
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Noted.

Mrs Monica Sullivan, Assistant Planner left the meeting at 1.52pm.

3.7 HEALTH & BUILDING REPORT

3.7.1	INFORMATION ITEMS – HEALTH/BUILDING (ITEM 6.2.1)
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Noted.

3.7.2	REQUEST FOR WAIVER OF BUILDING APPLICATION FEE (ITEM 6.2.2)
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Moved Cr BOOTH, seconded Cr PENN

That Council waive the Building Application Fee of \$299.27 payable for the construction of a training facility shed for the Wila Gutharra Community Aboriginal Corporation on Lot 475 Robinson Street, Northampton in recognition of the valuable service provided to the aboriginal community.

CARRIED 7/1

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**3.7.3 NORTHAMPTON/NOKANENA LEAD CONTAMINATION ASSESSMENT
(ITEM 6.2.3)**

Noted.

3.9 FINANCE REPORT

3.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr SIMKIN, seconded Cr PENN

That Municipal Fund Cheques 18217 to 18270 inclusive, totalling \$419,125.22; Municipal EFT payments numbered EFT7405 to EFT7513 inclusive totalling \$505,171.99, Direct Credit payments GJ07-02, GJ07-04 to GJ07-09 totalling \$47,601.37 and Trust Fund Cheques 1745 to 1757 totalling \$2,360.00, be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

3.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr GLIDDON, seconded Cr LEGGETT

That Council adopts the Monthly Financial Report for the period ending 28 February 2010 and notes any material variances greater than \$5,000.

CARRIED 8/0

3.10 ADMINISTRATION AND CORPORATE REPORT

3.10.1 LEASE – HORROCKS CARAVAN PARK (ITEM 6.5.1)

Moved Cr GLIDDON, seconded Cr STOCK-STANDEN

That Council:

1. Rescind Minute 10.10.2 of the 16 October 2009 Council meeting.
2. Advise the current lessee of the Horrocks Caravan Park, Syd and Kaye Barnes that Council will issue them with a letter indicating that they will be given the right to negotiate a new lease within twelve months of the existing lease expiring.

CARRIED BY ABSOLUTE MAJORITY 8/0

Prior to the motion being voted upon, a show of hands from all member present indicated support for the rescinding of Minute 10.10.2

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**3.10.2 NOMINATIONS FOR BOARD MEMBERS – MIDWEST DEVELOPMENT
COMMISSION (ITEM 6.5.2)**

Moved Cr GLIDDON, seconded Cr PENN

That Council nominate Cr Jessica Booth as a Board Member for the Midwest Development Commission.

CARRIED 8/0

**3.10.3 FUTURE DEVELOPMENT – MARY STREET RAILWAY PRECINCT (ITEM
6.5.3)**

Moved Cr BOOTH, seconded Cr STOCK-STANDEN

That Council advise/request the Friends of the Railway Inc

1. That before any approvals are granted for additional line, carriages etc that they provide an overall plan for the precinct on all future display proposals for the site for Council to formally approve which will govern all future displays/uses for the site.
2. For the placement of the crane they be required to provide photographs of the crane and location as previously requested by Council management.
3. Council approves cleanup works to the Gwalla Railway site however they be advised of heritage requirements.
4. That the Northampton Motors and Machinery Group determine the location of a portion of rail track to mark the original route on Lot 479 Gwalla Street, Northampton.

CARRIED 8/0

3.10.4 NORTHAMPTON WORKS DEPOT CONSTRUCTION (ITEM 6.5.4)

Moved Cr BOOTH, seconded Cr SIMKIN

That Council:

1. Install a new shed 9m x 9m x 4.2m for the storage of signs and not relocate the soon to be obsolete FESA shed located at the Mary Street Railway Precinct.
2. That the soon to be obsolete FESA shed be leased at a peppercorn rent to the Friends of the Railway Inc. for their use.

CARRIED BY ABSOLUTE MAJORITY 8/0

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3.10.5 SEA WALL AND BEACH REDEVELOPMENT – HORROCKS (ITEM 6.5.5)

Moved Cr STOCK-STANDEN, seconded Cr BOOTH

That Council accept the tender from DME Contractors for \$453,091.00 GST exclusive to construct a sea wall and redevelop beach area as per tender 8/2010 specifications.

CARRIED 8/0

3.10.6 NORTHAMPTON OVAL LIGHTING – OFFICIAL OPENING/ACTIVATION CEREMONY (ITEM 6.5.6)

Moved Cr STOCK-STANDEN, seconded Cr GLIDDON

1. That Council confirms to hold an official opening/activation ceremony for the Northampton oval lighting in conjunction with the Northampton Football Club on Saturday 17 April 2010.
2. That the CEO negotiate with the Northampton Football Club to hold a joint official function with cost share arrangements.

CARRIED 8/0

3.10.7 EXTENSION OF EXTRA MASS PERMIT USE (ITEM 6.5.7)

Moved Cr SIMKIN, seconded Cr STOCK-STANDEN

1. That Council approves an extension of time to Mr Ben Williams to operate a 27.5m truck combination on Parker Road up to an including 25 April 2010, subject to all permit conditions.
2. Should any additional requests be received, the CEO be delegated authority to also extend the permit time frame subject to the conditions as per Council policy and no permit to be extended beyond 25 April 2010.

CARRIED 8/0

3.11 PRESIDENTS REPORT

Nil.

3.12 DEPUTY PRESIDENTS REPORT

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

- Kalbarri Sport & Recreation meeting.
- WALGA Northern Zone meeting.
- BROC meeting which included an update on the Climate Change Project and a Shire by Shire Amalgamation update.
- Meeting with Barbara Thompson from the Small Business Centre Midwest.

3.13 COUNCILLORS REPORT

3.13.1 Cr SIMKIN

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

- Northampton Community Centre meeting.
- Ministerial visit from Hon. Donna Faragher MLC; Minister for Environment; Youth in Kalbarri.

3.13.2 Cr GLIDDON

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

- Kalbarri Visitor Centre meeting.
- Ministerial visit from Hon. Donna Faragher MLC; Minister for Environment; Youth in Kalbarri.
- Meeting with Barbara Thompson from the Small Business Centre Midwest.

3.13.3 Cr BOOTH

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

- Kalbarri Visitor Centre meeting.
- Ministerial visit from Hon. Donna Faragher MLC; Minister for Environment; Youth in Kalbarri.

3.13.4 Cr PENN

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

- "Kalbarri" Book launch at the Natural Bridge in the Kalbarri National Park.
- Ministerial visit from Hon. Donna Faragher MLC; Minister for Environment; Youth in Kalbarri.

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3.14 INFORMATION BULLETIN

Noted.

3.15 NEW ITEMS OF BUSINESS

Nil.

3.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held at the Allen Centre Meeting Room, Grey Street, Kalbarri, on Friday the 16th April 2010.

3.17 CLOSURE

There being no further business, the President thanked all present for their attendance and declared the meeting closed at 2.55pm.