

ORDER OF BUSINESS

- 1 DECLARATION OF OPENING /ANNOUNCEMENT OF VISITORS
- 2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE
- 3 **MATTERS REQUIRING DECISION**
 - 3.1 Strategic Planning Session – Forward Capital Works Plan [Attachment 1](#)
 - 3.2 Application for Subdivision – Lot 27206 & 4462 Codjatotine Hasting Rd [Attachment 2](#)
 - 3.3 2010/11 Draft Budget [Attachment 3](#)
- 4 DATE AND TIME OF NEXT MEETING
- 5 CLOSURE OF MEETING

Minutes of the Ordinary Meeting held at the Abbey Beach Resort, Busselton on Friday 6 August 2010

1. Declaration of Opening/Announcement of Visitors

9:00am –The President welcomed all present and declared the meeting open.

2. Record of Attendance/Apologies/Leave of Absence

Attendance:

BE Dowsett	President
GG Kerr	Deputy President
KJ Price	Councillor
DF White	Councillor
JR Mcneil	Councillor
KJ Barge	Councillor
JC Schorer	Councillor
M Whitely	CEO
G Mathewson	Works Supervisor

Apologies:

Nil

3. MATTERS REQUIRING COUNCIL DECISION

3.1 Strategic Planning Session – Forward Capital Works Plan

NAME OF APPLICANT: CEO
FILE REFERENCE: 1.1.20
AUTHOR: CEO

SUMMARY:

A strategic planning session is to be conducted which will be used as the platform for preparing the Forward Capital Works Plans which is a requirement for receiving any future funds under the Country Local Government Fund (CLGF). It should also be noted that no CLGF funds will be released, nor should any projects commence in the 2010/11 financial year until forward capital works plans and business plans are approved by the Department of Regional Development and Lands.

COMMENT:

Council identified current issues and futures challenges that would affect the community and used the criteria to create a list of key strategic goals. The key strategic goals were then expanded upon to identify various projects that fitted in with the overall strategic plan. A draft copy of the strategic plan would be prepared by the CEO for Council in the coming months.

3.2 Subdivision Application – Lots 27206 & 4462 Codjatotine Hastings Rd

NAME OF APPLICANT: Carlton Surveys
FILE REFERENCE: 328
AUTHOR: Liz Bushby, Gray & Lewis

SUMMARY:

The Western Australian Planning Commission (WAPC) has referred an application to the Shire for comments and recommendations (by 18 August 2010).

Lot 27206 Codjatotine – Hastings Road, Codjatotine has an approximate total area of 532.637 hectares. The lot is severed by Codjatotine – Hastings Road, Codjatotine.

Lot 4462 Codjatotine – Hastings Road, Codjatotine has an approximate lot area of 64.785 hectares.

The lots are both zoned 'Rural' under the Shire of Wandering Town Planning Scheme No 3 ('the Scheme').

COMMENT:

The application proposes to amalgamate and re-subdivide Lots 27206 and 4462 into 3 lots as follows;

Proposed lot	Area	Comment
3	105.27 hectares	Consists of existing Lot 4462 and a southern portion of Lot 27206
4	251.27 hectares	Consists of the northern portion of existing Lot 27206 east of Codjatotine-Hastings Road
5	240.88 hectares	Consists of the western portion of Lot 27206 located west of Codjatotine-Hastings Road

A copy of the subdivision plan is included as Attachment 1. Cadastral and zoning plans are included as Attachment 2.

Existing Scheme provisions

Under Clause 5.17.4 of the Scheme applicable to subdivision of Rural zoned land it states that 'When preparing recommendations to the Commission in response to referral of applications for subdivision the local government will have due regard for the following, in addition to the provisions of the Scheme:

- (a) The potential impact on continuation of existing uses on adjoining lots;
- (b) Evidence of a sustainable water supply that does not rely on catchment outside the proposed lot or lots, or the damming of a stream that will impact on the water availability for another lot or lots.
- (c) Whether effluent disposal systems be set back 100 metres conventional septic system or 50 metres (alternative system) from any stream. (The buffer distances may be reduced depending on the size and nature of the stream and the soil types).'

Gray & Lewis has not examined aerial photography relative to the site however no water courses are shown on the subdivision plan indicating any need for buffers or damming of streams.

MINUTES OF THE SPECIAL MEETING HELD 6 AUGUST 2010

WAPC Policy – DC 3.4

Council has an obligation to also consider the application in the context of relevant state planning policies as outlined in Clause 10.2 (c) of the Scheme.

The Western Australian Planning Commission Development Control Policy 3.4 relating to rural subdivision states that '*In broad acre farming areas large lots may be subdivided to create lots which are consistent with the size of lots used for farming in the locality and allow for continued broad acre farming. Neither lots created in the early days of settlement nor tied lots will be used in determining prevailing lot sizes in a locality or for creating a precedent for further subdivision*'.

It is clear on examination of the Scheme map and existing lot size pattern that Lot 27206 is larger than the majority of lots in the immediate vicinity.

Proposed Lots 4 and 5 are still larger than many of the surrounding lots, and the size of existing Lot 4462 will be increased which is a benefit as it may make it a more viable size for agriculture.

The WAPC DC Policy 3.4 also allows for subdivision of Rural land where there is significant physical division of a lot. For example, if a lot is physically divided into two by a road which essentially can prevent it being managed adequately as one farm. In this case, the applicant is proposing to subdivide off a portion of Lot 27206 to the west of Codjototine-Hastings Road as it divides the existing lot into two physically separated portions.

The Policy specifies that significant physical division generally does not include rural roads or creeks that are commonly crossed for farm management purposes. If Council was of the view that Codjototine-Hastings Road is a local rural road then it may not support the proposed Lot 5.

Conclusion

The crux of the issues are;

- (1) Whether Council supports further subdivision in the context of the existing surrounding lot size pattern;
- (2) Whether Council considers Codjototine-Hastings Road to be a 'significant division' thereby sufficient as a basis to support creation of a western lot (5).

It is considered that the application complies with the WAPC Policy as it involves a boundary adjustment between Lots 4462 and 27206 on the eastern side, and allows for creation of one new severed lot west of the Codjototine-Hastings Road.

The proposed lot sizes appear to be sufficient to allow for continued agriculture, and are still larger than many lot sizes in the surrounding rural area. On this basis, Gray & Lewis recommends support for the application

RECOMMENDATION:

That Council advise the Western Australian Planning Commission that it recommends that the application (WAPC: 142419) to subdivide Lots 27206 and 4462 Codjototine – Hastings Road, Codjototine into 3 lots be approved unconditionally for the following reasons:

- (i) The application allows the western portion of existing Lot 27206 to be created as a new lot as it is severed from the balance located on the eastern side of Codjototine – Hastings Road which is a significant division.
- (ii) The portion of the application located to the west of Codjototine – Hastings Road is essentially only a boundary adjustment and will allow for the size of existing Lot 4462 to be increased.
- (iii) The proposed lot sizes are consistent with those in the surrounding area. Existing Lot 27206 was substantially larger than the prevailing lot sizes in the locality.

[Attachment 2](#)

Cr Schorer declared an interest in Agenda Item 6.2 and remained in the meeting until Council was required to vote.

At 12:42pm Cr Schorer and Mr Mathewson left the meeting.

400:2010/11

Moved Cr Price, Seconded Cr McNeil that Council advise the Western Australian Planning Commission that it recommends that the application (WAPC: 142419) to subdivide Lots 27206 and 4462 Codjatotine – Hastings Road, Codjatotine into 3 lots be approved unconditionally for the following reasons:

(i) The application allows the western portion of existing Lot 27206 to be created as a new lot as it is severed from the balance located on the eastern side of Codjatotine – Hastings Road which is a significant division.

(ii) The portion of the application located to the west of Codjatotine – Hastings Road is essentially only a boundary adjustment and will allow for the size of existing Lot 4462 to be increased.

(iii) The proposed lot sizes are consistent with those in the surrounding area. Existing Lot 27206 was substantially larger than the prevailing lot sizes in the locality.

CARRIED 4-2

Cr Schorer and Mr Mathewson returned to the meeting at 12:48pm

The meeting adjourned for lunch at 12:50pm and recommenced the meeting at 1:30pm

3.3 2010/11 Draft Budget Meeting

NAME OF APPLICANT: CEO
FILE REFERENCE: 10.1.4
AUTHOR: CEO

SUMMARY:

A copy of the draft budget for the 2010/11 financial year was distributed at the meeting.

COMMENT

Council discussed in great detail the Operating Budget, Capital Expenditure, Road Replacement, Plant Replacement and other major programs for the 2010/11 financial year. Minor changes were made to the Operating Budget, Road Replacement Program and the Capital Expenditure programs. As a result of the minor changes made, a small surplus was identified which was added to funds to be transferred to reserves at the end of the financial year. The changes identified at the meeting were to be made to the Draft Budget with the view to adopting the Final Budget at the Ordinary Council Meeting on 19 August 2010.

[Attachment 3](#)

4. NEXT MEETING

Next Ordinary Council meeting to be held on Thursday 19 August 2010 commencing at 11:00am

5. CLOSURE OF MEETING

As there was no further business for discussion the meeting was closed at 5:40pm

**These Minutes were confirmed by Council at the Ordinary Council Meeting
on Thursday, 19 August 2010.**

CR B E DOWSETT, President