



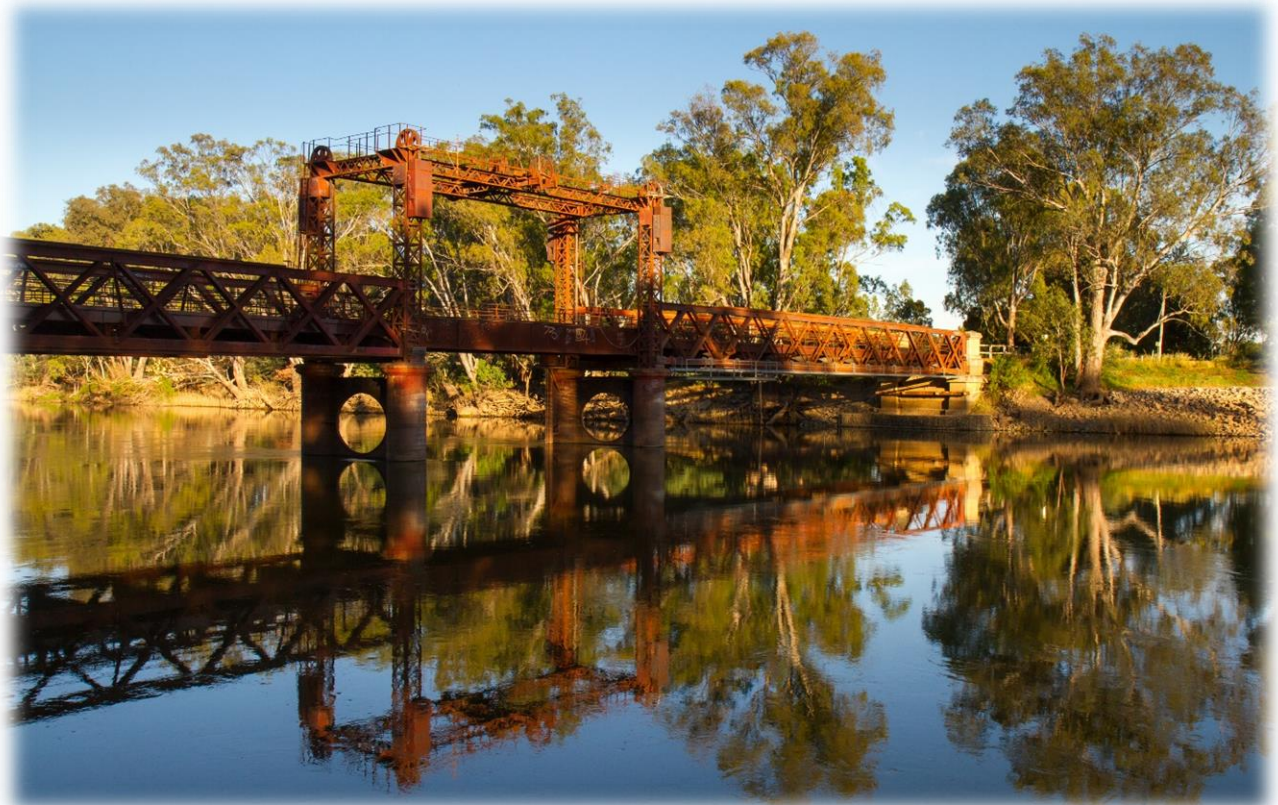
EXTRAORDINARY MEETING OF COUNCIL

Wednesday 3 March 2021

at 9:00am

Council Chambers

56 Chanter Street, Berrigan



Agenda

Notice is hereby given than an Extraordinary Meeting of the Council of the Shire of Berrigan will be held in the **Council Chambers**, Berrigan, on **Wednesday 3 March, 2021** commencing at 9:00am, to consider and order upon the deferred notice of motion from the Council Meeting held on 17 February, 2021:

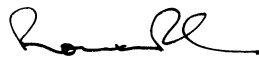
- **Small Lot Development Guidelines**

Other business may be considered at an extraordinary meeting of the Council, even though due notice of the business has not been given, if:

- a) A motion is passed to have the business considered at the meeting, and
- b) The business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the Council before the next scheduled ordinary meeting of the Council.

A motion moved as above can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.

Only the mover of a motion moved as above can speak to the motion before it is put.



ROWAN PERKINS
GENERAL MANAGER



Extraordinary Council Meeting

Wednesday 3 March, 2021

BUSINESS PAPER

This meeting is being webcast and those in attendance should refrain from making any defamatory statements.

1. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE
2. DECLARATION OF ITEMS OF PECUNIARY OR OTHER INTERESTS
3. ITEMS FOR RESOLUTION

Council Meeting

3 March 2021

3.1 Small Lot Rural Holdings

Report by: General Manager, Rowan Perkins

Strategic Outcome: 4. Diverse and resilient business

Strategic Objective: 4.1 Strengthen and diversify the local economy and invest in local job creation and innovation

Recommendation:

The Direction of the Council is sought

Report:

The Council, at its meeting held on 17 February 2021 considered the following Notice of Motion:

Notice of Motion – Small Lot Development Guidelines

By memo to the General Manager on 10 February, 2021 Cr John Bruce indicated that he intends to move the following motion:

“that the Council adopt the following guidelines set out below:

(A) Guidelines for the approval of a Development Application to construct a Residence (home) on an existing lot, smaller than the minimum lot size of 120 hectares, which was created prior to 2013.

Existing Lots Created before 2013.

- 1. The lot has frontage to a sealed road.*
 - 2. Be no greater distance than 10 kilometres from a Town Post Office.
and/or*
 - 3. The Lot has frontage to a main waterway (Murray River) and must have constructed to the lot an all-weather access road.

and/or*
 - 4. The Lot has an established viable and financially sustainable agricultural enterprise (which has been established for two years with written evidence provided that there has been an investment of at least one million dollars in the enterprise)*
 - 5. All lots must have access to water infrastructure and all utilities that will sustain the enterprise.*
-

(B) Guidelines for the creation of lots smaller than the minimum lot size of 120 hectares on which there is an existing Residence (home).

Creation of a lot on which there is an existing Residence (home).

1. *A lot can be created on which there is an existing Residence (home), provided there is clear physical and written financial evidence, (investment of at least one million dollars), that there is established a viable and financially sustainable agricultural enterprise on the lot. (Enterprise must have been established for at least two years).*

Having considered the Notice of Motion the Council resolved *“that this item be deferred to an Extraordinary Council meeting to discuss guidelines for consideration at the March Council meeting with such Extraordinary Council meeting to be held on 3 March, 2021.”*

Given the above resolution, the original Notice of Motion is again listed for consideration at this meeting.

Since the above resolution the Councillor that provided the original Notice of Motion has provided the following guidelines as an updated guidelines for consideration.

(A) Guidelines for the approval of a Development Application to construct a Residence (Home) on an existing lot, smaller than the minimum lot size of 120 hectares, which was created prior to 2013.

Existing Lots Created before 2013.

1.
 - (a) The lot has frontage to an all-weather access road;
 - (b) Be no greater distance than 5 kilometres from the lot boundary to the nearest Town Post Office;
 - (c) The lot must have access to water infrastructure and all utilities that will sustain the development.

OR

2.
 - (a) The lot has frontage to the Murray River;
 - (b) Must have constructed to the lot an all-weather access road;
 - (c) The lot must have access to water infrastructure and all utilities that will sustain the development.

OR

3.

- (a) The lot must have an established independent viable and financially sustainable agricultural enterprise (which has been established for two years with written evidence that there has been an investment of at least one million dollars in the enterprise);
- (b) The lot has frontage to an all-weather access road;
- (c) The lot must have access to water infrastructure and all utilities that will sustain the enterprise.

(B) Guidelines for the creation of lots smaller than the minimum lot size of 120 hectares on which there is an existing Residence (home).

Creation of a lot on which there is an existing Residence (home).

1.

- (a) A lot can be created on which there is an existing Residence (home), provided there is clear physical and written financial evidence, (investment of at least one million dollars), that there is established an independent viable and financially sustainable agricultural enterprise on the lot;
- (b) The enterprise must have been established for at least two years.

4. CLOSE OF MEETING