



**Confirmed Minutes
ORDINARY MEETING
OF COUNCIL**

18 August 2026

SHIRE OF CUE
Ordinary Meeting of Council
MINUTES

Held in the Council Chambers, 73 Austin Street Cue on
Tuesday, 18 August 2026 commencing at 6:00 PM

ORDER OF BUSINESS

1 DECLARATION OF OPENING

The meeting was opened at 06:01 PM

The Presiding Member welcomed those present and read the following disclaimer:

No responsibility whatsoever is implied or accepted by the Shire of Cue for any act, omission or statement or intimation occurring during this Meeting.

It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of council's decision, which will be provided within fourteen (14) days of this Meeting.

PRESENT:

President Les Price
Deputy President Ron Hogben
Cr Julie Humphreys
Cr Norm Lyon
Cr Jacquie Lacy *via electronic means*
Cr Cian Lyon

STAFF:

Chief Executive Officer Richard Towell
Deputy Chief Executive Officer Lisa Keen
Senior Admin Officer Stephanie Wandek

GALLERY:

Ben Andrew
Maurice Walsh

**2 APOLOGIES ON BEHALF OF ABSENT ELECTED MEMBERS AND
LEAVE OF ABSENCE**

Nil.

3 DISCLOSURE OF MEMBER'S INTERESTS

Nil.

4 PUBLIC QUESTION TIME

Nil.

5 CONFIRMATION OF MINUTES

Council Decision: 01082026	Voting Requirement: Simple Majority
MOVED: Cr Julie Humphreys	SECONDED: Cr Cian Lyon
That the Minutes of Ordinary Meeting 21 July 2026 are confirmed as an accurate record of the meeting.	
CARRIED: 6/0	
FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon	
AGAINST: None	

06:04pm Ben Andrew left the chamber

06:06pm Ben Andrew re-entered the chamber

06:06pm Maurice Walsh entered the chamber

6 APPLICATION FOR LEAVE OF ABSENCE

Nil.

7 DEPUTATIONS

Nil.

8 PETITIONS

Nil.

9 ANNOUNCEMENTS WITHOUT DISCUSSION

Nil.

REPORTS

10 REPORTS

10.1 ACCOUNTS AND STATEMENTS OF ACCOUNT

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 11 August 2026

Matters for Consideration:

To receive the List of Accounts paid for the period 01 July 2026 - 31 July 2026.

Background:

The Local Government, under its delegated authority to the CEO to make payments from municipal and trust funds, is required to prepare a monthly list of accounts showing each account paid and present it to Council at the next Ordinary Council meeting. The list of accounts prepared and presented to Council must form part of the minutes of that meeting.

Comments:

The list of accounts are for the month of July 2026.

Statutory Environment:

Local Government (Financial Management Regulations) 1996 – Clause 13.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Consultation:

Richard Towell, Chief Executive Officer

Officers Recommendation:

Voting Requirement: Simple Majority

That Council receive the attached payments for the period 01 July 2026 - 31 July 2026, which have been made in accordance with delegated authority under s5.42 of the *Local Government Act 1995*.

JULY 2026

Municipal Fund Bank EFTs	EFT00001 - EFT00008	\$	941,782.10
Direct Debit Fund Transfer	PAY00001 - PAY00009	\$	47,605.04
Direct Debit Fund Transfer	CEO Credit Card	\$	4,561.02
Direct Debit Fund Transfer	Ampol Fuel Cards	\$	1,258.96
Payroll		\$	171,252.12
BPAY		\$	69,804.93
Cheques		\$	0.00
Total		\$	1,236,264.17

Council Decision: 02082026

Voting Requirement: Simple Majority

MOVED: Cr Julie Humphreys

SECONDED: Cr Cian Lyon

That Council receive the attached payments for the period 01 July 2026 - 31 July 2026, which have been made in accordance with delegated authority under s5.42 of the *Local Government Act 1995*.

JULY 2026

Municipal Fund Bank EFTs	EFT00001 - EFT00008	\$	941,782.10
Direct Debit Fund Transfer	PAY00001 - PAY00009	\$	47,605.04
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Direct Debit Fund Transfer	Ampol Fuel Cards	\$	1,258.96
Payroll		\$	171,252.12
BPAY		\$	69,804.93
Cheques		\$	0.00
Total		\$	1,236,264.17

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

10.2 ADOPTION OF ANNUAL BUDGET FOR 2026 - 2027

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 14 August 2026

Matters for Consideration:

That Council adopt the attached Annual Budget for the 2026 - 2027 financial year.

Background:

Section 6.2 of the *Local Government Act 1995* requires Council to adopt a budget in the form and manner prescribed prior to 31 August each year. Part 3 of the *Local Government (Financial Management) Regulations 1996* stipulates the structure and content of the budget.

The draft 2026 - 2027 Annual Budget has been compiled based on the principles contained in the Shire of Cue Strategic Community Plan and Corporate Business Plan.

Comments:

The Department of Local Government recommends the Annual Budget should be adopted in various components which is why this item has three parts and is set out differently to our standard agenda items.

The budget has been prepared with estimated rates revenue of \$3,045,403 and total operating revenue of \$9,121,805.

A capital works program totalling \$16,996,378 for investment in infrastructure, property, plant and equipment is planned.

Expenditure on road infrastructure is budgeted at \$3,117,477. Road projects include Roads to Recovery, Regional Road Group as well as works on Cue-Beringarra Road, grid widening and an allowance for flood damage works, including reimbursement of recent works completed.

The budget for Land and Buildings is \$9,816,401 which includes funding for construction of GROH housing, additional staff housing, a recreation centre and restoration works on our historical buildings. These include the Austin Street shops, Bell's Emporium, renovations to the Masonic Lodge, Cue Aerodrome terminal upgrade and the Great Fingal Mine Office project.

A budget of \$2,248,500 has been allocated to Other Infrastructure projects. These include works on the waste site, playground equipment, streetscape works and upgrades to the Cue Aerodrome runway.

An estimated surplus of \$10,837,016 is anticipated to be brought forward from 30 June 2026 which comprises amounts for carried forward projects. This amount is unaudited

and may change with the finalising of the end of year accounts. Any changes will be addressed as part of the 2026 - 2027 budget review.

Statutory Environment:

Local Government Act 1995, Section 6.2 – Local Governments to prepare annual budget.

Local Government (Financial Management) Regulations 1996 Part 3.

Policy Implications:

Shire of Cue Policy Manual

Financial Implications:

The 2026 - 2027 Budget provides Council with the opportunity to continue to provide the current level of services to the community as well as carry out significant projects that will provide benefits into the future.

Strategic Implications:

Shire of Cue Strategic Community Plan 2023 - 2038

Consultation:

Richard Towell - Chief Executive Officer

Officers Recommendation:

Voting Requirement: Absolute Majority

Part A – Adoption of 2026 - 2027 Annual Budget

***Following the Budget Workshop held prior to this meeting, the figures below have been updated.**

That pursuant to the provisions of section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, Council adopts the attached 2026 - 2027 Annual Budget, which includes the following:

- Statement of Comprehensive income showing a net result for the year of \$2,736,498
 - Statement of Cash Flows
 - Statement of Financial Activity showing \$3,045,403 to be raised from rates to cover the budgeted deficiency
-

- Notes to and forming part of the Budget and significant accounting policies
- Acquisition of assets as detailed in Note 4, totalling \$16,996,378
- New borrowings of \$1,300,000
- Transfer to and from Reserve accounts, as detailed in Note 7, totalling \$2,114,760

Part B – Imposition of General and Minimum Rates, Instalment Payment Arrangements, Charges and Interest

Pursuant to section 6.32 of the *Local Government Act 1995* that the rates and charges, specified hereunder and in the attached budget document, be imposed on all rateable properties within the district of the Shire of Cue for the 2026-2027 financial period.

- GRV Residential 11.7416 cents in the dollar
- GRV Commercial 11.7416 cents in the dollar
- GRV Vacant Land 11.7416 cents in the dollar
- UV Mining 24.8212 cents in the dollar
- UV Pastoral 8.9123 cents in the dollar
- GRV M&T Workforce 17.7732 cents in the dollar
- GRV Residential Minimum Rate \$536
- GRV Commercial Minimum Rate \$536
- GRV Vacant Land Minimum Rate \$536
- UV Mining Minimum Rate \$536
- UV Pastoral Minimum Rate \$536
- GRV M&T Workforce Minimum Rate \$536

For properties that fit the definition of GRV Commercial under the Objects and Reasons for differential rates, a discount of 20% of the current rates levied will be offered to ratepayers whose payment of the full amount owing including arrears and service charges is received by the single payment due date.

Pursuant to section 6.46 of the *Local Government Act 1995*, Council offers an incentive for the payment of the 2026 - 2027 rates and charges by the single payment due date by the way of lottery draw for the cash prizes of:

- i. First Prize \$600.00
- ii. Second Prize \$300.00
- iii. Third Prize \$100.00

The terms and conditions that apply to the rates incentive prize are:

- To be eligible for the draw, all outstanding rates and charges must be received on or before the single payment due date .
- All ratepayers are eligible.

The drawing of the winners for the above prizes will take place during the Council meeting held on 17 November 2026.

Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, Council adopts a charge of \$15 for the instalment option.

Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an interest rate of 5.5% where the ratepayer has elected to pay rates and service charges through an instalment option.

Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, Council nominates the following due dates for payment in full and by instalments:

- Full payment and 1st instalment due 16 October 2026 (single payment date)
- 2nd instalment due 18 December 2026
- 3rd instalment due 19 February 2027
- 4th instalment due 23 April 2027

Pursuant to section 67 of the Waste Avoidance and Resource Recovery Act 2007, imposes an annual waste receptacle charge as follows:

- \$305.00 per residential waste receptacle
 - \$153.00 per residential extra waste receptacle
 - \$200.00 per Pensioner residential waste receptacle
-

- \$605.00 per commercial waste receptacle, with a minimum charge of \$605.00 per commercial property

Charged to the owner of each premises provided with the Shire of Cue's waste collection service during the 2026–27 financial year and determine that the annual waste receptacle charge applies to all serviced premises within the designated waste collection area, whether rateable or non-rateable; and authorise the annual waste receptacle charge to be included on the relevant rate notice.

Pursuant to section 6.51(1) and subject to section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an interest rate of 11% to be imposed on all outstanding rates and services charges and costs of proceedings to recover such charges that remain unpaid after 16 October 2026 or in the case of instalment options, on all outstanding rate amounts after the due date for payment of the instalment.

Part C – Material Variance Reporting for 2026 - 2027

In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, the level to be used in Statements of Financial Activity in 2026 - 2027 for reporting material variances shall be 10% or \$25,000, whichever is the greater.

Council Decision: 03082026	Voting Requirement: Absolute Majority
MOVED: Cr Cian Lyon	SECONDED: Cr Norm Lyon
Part A – Adoption of 2026 - 2027 Annual Budget	
*Following the Budget Workshop held prior to this meeting, the figures below have been updated.	
That pursuant to the provisions of section 6.2 of the <i>Local Government Act 1995</i> and Part 3 of the <i>Local Government (Financial Management) Regulations 1996</i> , Council adopts the attached 2026 - 2027 Annual Budget, which includes the following:	
• Statement of Comprehensive income showing a net result for the year of \$2,736,498 • Statement of Cash Flows • Statement of Financial Activity showing \$3,045,403 to be raised from rates to cover the budgeted deficiency	

- Notes to and forming part of the Budget and significant accounting policies
- Acquisition of assets as detailed in Note 4, totalling \$16,996,378
- New borrowings of \$1,300,000
- Transfer to and from Reserve accounts, as detailed in Note 7, totalling \$2,114,760

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

Council Decision: 04082026

Voting Requirement: Absolute Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Ron Hogben

Part B – Imposition of General and Minimum Rates, Instalment Payment Arrangements, Charges and Interest

Pursuant to section 6.32 of the *Local Government Act 1995* that the rates and charges, specified hereunder and in the attached budget document, be imposed on all rateable properties within the district of the Shire of Cue for the 2026-2027 financial period.

- GRV Residential 11.7416 cents in the dollar
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For properties that fit the definition of GRV Commercial under the Objects and Reasons for differential rates, a discount of 20% of the current rates levied will be offered to ratepayers whose payment of the full amount owing including arrears and service charges is received by the single payment due date.

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Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, Council nominates the following due dates for payment in full and by instalments:

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charged to the owner of each premises provided with the Shire of Cue's waste collection service during the 2026–27 financial year and determine that the annual waste receptacle charge applies to all serviced premises within the designated waste collection area, whether rateable or non-rateable; and authorise the annual

waste receptacle charge to be included on the relevant rate notice.

Pursuant to section 6.51(1) and subject to section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an interest rate of 11% to be imposed on all outstanding rates and services charges and costs of proceedings to recover such charges that remain unpaid after 16 October 2026 or in the case of instalment options, on all outstanding rate amounts after the due date for payment of the instalment.

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

Council Decision: 05082026

Voting Requirement: Absolute Majority

MOVED: Cr Julie Humphreys

SECONDED: Cr Cian Lyon

Part C – Material Variance Reporting for 2026 - 2027

In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, the level to be used in Statements of Financial Activity in 2026 - 2027 for reporting material variances shall be 10% or \$25,000, whichever is the greater.

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

10.3 COMPLIANCE AUDIT RETURN 2025

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 13 August 2026

Matters for Consideration:

Endorsement of the Compliance Audit Return 2025.

Background:

Each year a Local Government is required to complete a Compliance Audit Return (CAR) for the period 1 January to 31 December. Regulations require that the CAR is reviewed by the Audit Committee prior to adoption by Council. Once adopted by Council, a certified copy of the CAR, a copy of the relevant section of the minutes and any additional information explaining or qualifying the CAR is to be submitted to the Local Government Inspector by 30 September 2026.

Comments:

The Compliance Audit Return for the period 1 January 2025 to 31 December 2025 has been prepared by the Shire of Cue administration. The CAR provides an internal control to assess statutory compliance and covers areas such as disclosure of interest, official conduct, tenders for providing goods and services, delegation of power and duties and appointment of senior employees.

Statutory Environment:

Local Government Act 1995, Section 7.13(1)(i)

7.13. Regulations as to audits

(1) Regulations may make provision as follows -

- (i) requiring local governments to carry out in the manner and form prescribed an audit of compliance with such statutory requirements as are prescribed whether those requirements are —
 - (i) of a financial nature or not; or
 - (ii) under this Act or another written law.

Local Government (Audit) Regulations 1996:

14. Compliance audits

(1) A local government must carry out an audit (a compliance audit) of the local government's compliance with the statutory requirements prescribed by regulation 13 for the period beginning on 1 January and ending on 31 December in each year.

(1A) Subregulation (1) is subject to regulation 15A.

(2) After a local government has carried out a compliance audit, the CEO must —

- (a) prepare a compliance audit return in a form approved by the Inspector; and
- (b) give a copy of the compliance audit return to the local government's audit, risk and improvement committee.

(3) The audit, risk and improvement committee must —

- (a) review the compliance audit return; and
- (b) report to the council the results of that review.

(4) When reporting to the council, the audit, risk and improvement committee must make any recommendations that the committee considers appropriate in relation to the compliance audit return.

(5) The council must consider the compliance audit return and the results of the audit, risk and improvement committee's review (including any recommendations) at a meeting of the council.

(6) The council must —

- (a) determine if any matters raised by the audit, risk and improvement committee require action to be taken by the local government; and
- (b) either —
 - (i) adopt the compliance audit return; or
 - (ii) adopt the compliance audit return subject to amendments proposed by the council.

15. Signed compliance audit return and other information must be given to Inspector

(1) After a compliance audit return has been adopted by the council under regulation 14(6)(b), the local government must give the following information to the Inspector —

(a) a copy of the compliance audit return (or amended compliance audit return, if applicable), signed by the mayor or president and by the CEO;

(b) any recommendations made under regulation 14(4) after the audit, risk and improvement committee has reviewed the compliance audit return;

(c) a copy of the relevant section of the minutes of the meeting at which the compliance audit return was adopted by the council;

(d) any additional information explaining or qualifying the compliance audit.

(2) The information must be given to the Inspector no later than 31 March next following the period to which the return relates.

(3) The Inspector may extend the 31 March deadline.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Shire of Cue Strategic Community Plan 2023 - 2038

Outcome 2.1.3

Maintain accountability and financial responsibility

Consultation:

Lisa Keen - Deputy Chief Executive Officer

Officers Recommendation:

Voting Requirement: Absolute Majority

That Council, by absolute majority;

1. Accept the Audit Risk and Improvement Committee's recommendation to Council that it adopts the 2025 Compliance Audit Return and that the Committee notes the comments made by the CEO and that he provides the follow up to undertake the corrective action; and

2. Adopt the 2025 Compliance Audit Report as presented

Council Decision: 06082026

Voting Requirement: Absolute Majority

MOVED: Cr Ron Hogben

SECONDED: Cr Cian Lyon

That Council, by absolute majority;

1. Accept the Audit Risk and Improvement Committee's recommendation to Council that it adopts the 2025 Compliance Audit Return and that the Committee notes the comments made by the CEO and that he provides the follow up to undertake the corrective action; and
2. Adopt the 2025 Compliance Audit Report as presented.

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

10.4 DRAFT PRIVACY AND RESPONSIBLE INFORMATION SHARING POLICY

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Ben Andrew - Youth Coordinator

DATE: 14 August 2026

Matters for Consideration:

For Council to consider adopting the Shire of Cue Privacy and Responsible Information Sharing Policy to meet the Shire's obligations under the Privacy and Responsible Information Sharing Act 2024.

Background:

The Privacy and Responsible Information Sharing Act 2024 (PRIS Act) introduced a comprehensive privacy and responsible information-sharing framework for the Western Australian public sector, including local governments.

The principal privacy and information-sharing provisions commenced on 1 July 2026 and require local governments to comply with the Information Privacy Principles (IPPs). These principles regulate how personal information is collected, used, disclosed, stored, secured and otherwise managed.

Under IPP 5, the Shire is required to maintain a publicly available and up-to-date privacy policy explaining its practices for handling personal information, including the types of personal information it collects and holds, how and why that information is handled and whether automated decision-making is used.

A new Privacy and Responsible Information Sharing Policy has therefore been prepared.

Comments:

The proposed Policy establishes the Shire's overarching approach to the management of personal and government information.

The Policy provides that the Shire will:

- only collect personal information reasonably necessary for its functions and activities;
- advise individuals why information is being collected and how it may be used or disclosed;
- generally use personal information only for the purpose for which it was collected;
- take reasonable steps to maintain the accuracy and security of information;
- appropriately retain and dispose of information;
- provide mechanisms for individuals to enquire about access and correction of their personal information;
- manage privacy complaints and information breaches appropriately; and
- only share information where there is lawful authority and appropriate safeguards.

From 1 July 2026, the Shire is also required to provide appropriate collection notices when collecting personal information. A suite of collection notices is being implemented across Shire activities including rates, building, planning, ranger services, community programs, recruitment, complaints and other services. IPP 1 requires individuals to be provided with, or made aware of, specified information when their personal information is collected.

The CEO has designated Richard Towell, Chief Executive Officer, as the Shire's Privacy Officer and Lisa Keen, Deputy Chief Executive Officer, as the Shire's Information Sharing Officer in accordance with the PRIS Act.

The Policy is intended to remain a high-level Council policy. Detailed administrative processes, collection notices and staff procedures will support its implementation without unnecessarily incorporating operational requirements into the Policy itself.

Following adoption, the Policy will be published on the Shire's website and the existing website privacy information updated accordingly.

Statutory Environment:

Local Government Act

2.7. Role of council

(2) The council's governing role includes the following —

(b) determining the local government's policies;

(3) For the purpose of ensuring proper governance of the local government's affairs, the council must have regard to the following principles —

(a) the council's governing role is separate from the CEO's executive role as described in section 5.41;

(b) it is important that the council respects that separation

5.41. Role of CEO

(1) The CEO, as the local government's chief executive officer, is responsible for managing the local government's administration and operations.

(c) determining procedures and systems for —

(i) implementing the local government's policies as determined by the council; and

(ii) otherwise managing the local government's administration and operations;

Privacy and Responsible information Sharing Act 2024

6. Public entities (1) A public entity is —

(d) a local government, regional local government or regional subsidiary;

Division 2 — Information privacy principles

20. IPP entities must comply with information privacy principles

(1) An IPP entity must not do an act, or engage in a practice, that is contrary to, or inconsistent with, an information privacy principle

Schedule 1

5. Principle 5: Openness and transparency

5.1 An IPP entity must develop a document setting out policies on its handling of personal information and must make the document available to anyone who requests it. 5.2 A document referred to in subclause 5.1 must be up-to-date, clear, concise and expressed in plain language

Policy Implications:

Adoption will establish a new Council policy titled:

Privacy and Responsible Information Sharing Policy

Financial Implications:

There are no material direct financial implications associated with adoption of the Policy.

Implementation will primarily involve existing staff resources, including updating

forms, publishing collection notices, staff awareness and maintaining appropriate privacy processes.

Strategic Implications:

The proposed Privacy and Responsible Information Sharing Policy supports the Shire of Cue Strategic Community Plan 2023–2038, particularly the Leadership Objective.

Outcome 2.1 – A strategically focused and unified Council functioning efficiently

- 2.1.1 Continued professional development of Elected Members and Staff
- 2.1.2 Continue to improve and review organisational plans
- 2.1.3 Maintain accountability and financial responsibility.

The Policy also supports:

Outcome 2.2 – Strengthen our communities' position for the future

- 2.2.1 Effective community and stakeholder engagement
- 2.2.2 Maintain a strong customer focus.

Consultation:

Richard Towell - Chief Executive Officer

Lisa Keen - Deputy Chief Executive Officer

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

1. Adopts the Shire of Cue Privacy and Responsible Information Sharing Policy, as presented; and
2. Authorises the Chief Executive Officer to make minor administrative amendments to the Policy that do not materially alter its intent, including updates to legislative references, position titles and contact details.

Council Decision: 07082026

Voting Requirement: Simple Majority

MOVED: Cr Norm Lyon

SECONDED: Cr Cian Lyon

That Council:

1. Adopts the Shire of Cue Privacy and Responsible Information Sharing Policy, as presented; and
2. Authorises the Chief Executive Officer to make minor administrative amendments to the Policy that do not materially alter its intent, including updates to legislative references, position titles and contact details.

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

10.5 LEASE RENEWAL LOT 592 HEYDON PLACE

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 13 August 2026

Matters for Consideration:

To consider renewing the lease of Lot 592 Heydon Place, Cue to the Department of Biodiversity, Conservation and Attractions (DBCA).

Background:

DBCA took up the lease on Lot 592 Heydon Place on 1 June 2024. The lease expired on 31 May 2026 and DBCA has requested another lease for a further two years (from now). DBCA are progressing their establishment of a Ranger Station in Cue and planning to build their own headquarters in Cue.

It is proposed that the Shire renew the lease of the premises to DBCA for a period of 2 years to assist with the establishment of the Ranger Station. The premises will be utilised as their workshop, depot and administration office.

Comments:

The proposed lease is for twenty four months. Rental for the property is proposed to remain at \$26,000 per annum or \$500 per week payable monthly in advance. All outgoings are to be paid for by the tenant.

In accordance with *Section 3.58 of the Local Government Act 1995*, the proposed lease is classified as a disposal and requires that the proposed disposition is given local public notice for a period of two weeks and invites submissions to be made on the proposal to the Shire of Cue prior to the closing date of the advertising period.

Details to be advertised of the proposed disposition include the market value of the disposition. Part four of the Officer's recommendation includes a resolution to declare the market value of the property to be \$367,000. This is the fair value attributed to the property by a valuation undertaken by Griffin Valuations at 30 June 2023 when they revalued the Shire of Cue's Land and Buildings assets.

Statutory Environment:

Local Government Act 1995, Section 3.58. Disposing of property

(1) *In this section —*

dispose *includes to sell, lease, or otherwise dispose of, whether absolutely or not;*

property *includes the whole or any part of the interest of a local government in property, but does not include money.*

(2) *Except as stated in this section, a local government can only dispose of property to —*

(a) *the highest bidder at public auction; or*

(b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

(3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*

(a) *it gives local public notice of the proposed disposition —*

(i) *describing the property concerned; and*

(ii) *giving details of the proposed disposition; and*

(iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*

and

(b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include —*
- (a) *the names of all other parties concerned; and*
 - (b) *the consideration to be received by the local government for the disposition; and*
 - (c) *the market value of the disposition —*
 - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
 - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be of the value at the time of the proposed disposition.*

Policy Implications:

Nil

Financial Implications:

The proposal will provide rental income for the property of \$26,000 per annum. The Shire of Cue has a 2026-2027 budget allocation of \$185,000 for commercial property rental income.

Strategic Implications:

Shire of Cue Strategic Community Plan 2023-2038

Economic Objective 1.1 - Maximise local economic opportunities to benefit the whole community

Outcome 1.1.3 Utilise the land available in the area for a range of new business to be self-sustaining

Consultation:

Lisa Keen – Deputy Chief Executive Officer

Rowan Dawson - District Manager - Murchison District - Parks and Wildlife Service.

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

- Approves the lease of Lot 592 Heydon Place, Cue to the Department of Biodiversity, Conservation and Attractions for a period of 24 months, at a rental of \$26,000 per annum payable monthly in advance, with all outgoings payable by the lessee.
-

- Notes that the lease is an exempt disposition pursuant to regulation 30(2)(c)(ii) of the Local Government (Functions and General) Regulations 1996 and is therefore excluded from the requirements of section 3.58 of the Local Government Act 1995.
- Authorises the Shire President and Chief Executive Officer to execute the lease and affix the Common Seal of the Shire of Cue where required.

Council Decision: 08082026

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Julie Humphreys

That Council:

- Approves the lease of Lot 592 Heydon Place, Cue to the Department of Biodiversity, Conservation and Attractions for a period of 24 months, at a rental of \$26,000 per annum payable monthly in advance, with all outgoings payable by the lessee.
- Notes that the lease is an exempt disposition pursuant to regulation 30(2)(c)(ii) of the Local Government (Functions and General) Regulations 1996 and is therefore excluded from the requirements of section 3.58 of the Local Government Act 1995.
- Authorises the Shire President and Chief Executive Officer to execute the lease and affix the Common Seal of the Shire of Cue where required.

CARRIED: 6/0

FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon

AGAINST: None

11 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12 MOTIONS FOR CONSIDERATION AT THE NEXT MEETING

Nil.

13 NEW BUSINESS OF AN URGENT NATURE

Nil.

CLOSURE

14 CLOSURE

The Presiding Member thanked those present for attending the meeting and declared the meeting closed at 06:31 PM.

To be confirmed at Ordinary Meeting on the 22 September 2026 .

Signed:

Presiding Member at the Meeting at which time the Minutes were confirmed.
