



Unconfirmed Minutes
ORDINARY MEETING
OF COUNCIL

22 September 2026

SHIRE OF CUE
Ordinary Meeting of Council
MINUTES

Held in the Council Chambers, 73 Austin Street Cue on
Tuesday, 22 September 2026 commencing at 6:00 PM

ORDER OF BUSINESS

1 DECLARATION OF OPENING

The meeting was opened at 06:45 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
Cr Cian Lyon

STAFF:

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

GALLERY:

8 Members of the Public

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

Nil.

3 DISCLOSURE OF MEMBER'S INTERESTS

Nil.

4 PUBLIC QUESTION TIME

Joyce Ramsey – Queen of the Murchison

Q: What due diligence did Council undertake before deciding to purchase Bell's Emporium?

A: Council received and considered a business plan as part of the proposed purchase. Council also took into account the late Ross Pigdon's wish that the Shire acquire the building and preserve the heritage character of the shop and its contents. After considering these matters, Council decided to purchase the property.

Q: How was Council able to purchase Bell & Co. when the property required significantly more repairs than my business, the Queen of the Murchison? Why was my business not considered a viable opportunity when Council was prepared to acquire another property requiring almost one million dollars in repairs and maintenance?

A: The purchase was a decision of Council and was not based on the business's financial performance. Council does not intend to operate Bell & Co. as a Shire business or use it to generate a profit. Instead, Council intends to preserve the property and lease the premises at arm's length to an independent operator.

Q: I understand that the liquor licence is currently suspended and remains in the name of Bell & Co. If Council purchased only the property and not the company, what will happen to the licence, and how can it be transferred to or maintained by a future operator?

A: Council has explained the circumstances to Liquor Licensing and has been working with the agency throughout the process. The CEO requested the initial suspension of the licence and later requested an extension. Council intends to lease the premises at arm's length to an independent operator. That operator will have unrestricted access to the premises and will need to work with Liquor Licensing, complete the required licensing process and become the licence holder.

Tamara Fredericks – 13 Heydon Place

Q: Is Council considering reopening the water park in time for the coming summer?

A: Council hopes to reopen the water park for the next school holidays. Under its usual seasonal schedule, the water park opens around the September school holidays, operates through summer and closes after Easter.

Joyce Ramsey – Queen of the Murchison

Q: Can Council advise what action has been taken, or is proposed, to ensure sewerage services are available to the town, particularly to the Queen of the Murchison, which is intended to be connected to the sewerage system?

A: The CEO's current understanding is that the Queen of the Murchison remains connected to the sewerage line serving that area. Council has requested that the plumber who had inspected the connection provide a report identifying any issues.

06:48 pm Ahmed Khan entered the chamber.

06:49 pm Lisa Keen entered the chamber.

5 CONFIRMATION OF MINUTES

Council Decision: 01092026

Voting Requirement: Simple Majority

MOVED: Cr Norm Lyon

SECONDED: Cr Cian Lyon

That the Minutes of the Ordinary Meeting held 18 August 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

6 APPLICATION FOR LEAVE OF ABSENCE

Nil.

7 DEPUTATIONS

Nil.

07:07pm Lisa Keen left the chambers

8 PETITIONS

Nil.

9 ANNOUNCEMENTS WITHOUT DISCUSSION

Method of Dealing with Agenda Business

As part of the Shire's efforts to ensure the efficiency and effectiveness of meetings, tonight's meeting will include the opportunity for matters to be considered by Council en bloc.

Matters not to be included in en bloc decisions are those which require:

- Absolute Majority;
- Matters to be determined behind closed doors;
- Declared interests made in relation to the item; and
- Deputations or Statements made in relation to the item.

Before commencing the process, the Presiding Member provides a brief explanation of the 'en bloc' method of decision making, for the benefit of any members of the public in the gallery.

The following items have been identified to be decided upon by voting en bloc:

- 10.1 Accounts and Statements of Account
- 10.2 Financial Statements

After reading out all reports identified to be decided on by 'en bloc', Elected Members are given the opportunity to have any reports removed that they deem not appropriate to be included in this process.

Once all are agreed, a mover and seconder will propose a motion for the en bloc decision.

The items 10.1 and 10.2 en bloc were MOVED: Cr Cian Lyon SECONDED: Cr Ron Hogben

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 September 2026

Matters for Consideration:

To receive the List of Accounts paid for the period 01 August 2026 - 31 August 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 August 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 August 2026 - 31 August 2026, which have been made in accordance with delegated authority under s5.42 of the *Local Government Act 1995*.

AUGUST 2026

Municipal Fund Bank EFTs	EFT00009 - EFT 00014	\$	580,677.81
Direct Debit Fund Transfer	PAY00010 - PAY00018	\$	42,840.70
Direct Debit Fund Transfer	CEO Credit Card	\$	3,297.42
Direct Debit Fund Transfer	Ampol Fuel Cards	\$	2,778.10
Payroll		\$	164,157.05
BPAY		\$	101,893.48
Cheques		\$	0.00
Total		\$	895,644.56

Council Decision: 02092026

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Ron Hogben

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

AUGUST 2026

Municipal Fund Bank EFTs	EFT00009 - EFT 00014	\$	580,677.81
Direct Debit Fund Transfer	PAY00010 - PAY00018	\$	42,840.70
Direct Debit Fund Transfer	CEO Credit Card	\$	3,297.42
Direct Debit Fund Transfer	Ampol Fuel Cards	\$	2,778.10
Payroll		\$	164,157.05
BPAY		\$	101,893.48
Cheques		\$	0.00
Total		\$	895,644.56

CARRIED: 6/0

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

AGAINST: None

10.2 FINANCIAL STATEMENTS

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 11 September 2026

Matters for Consideration:

The attached monthly Financial Reports are for the periods ending July 2026 and August 2026 and includes the following statements and notes:

- Statement of Financial Activity
 - Major Variances
-

- Net Current Funding Position
- Statement of Financial Position
- Cash and Investments
- Trust Fund
- Cash Backed Reserve
- Receivables
- Capital Disposals
- Borrowings
- Capital Acquisitions
- Rate Revenue
- Grants and Contributions

Background:

Under the *Local Government (Financial Management) Regulations 1996*, a monthly Financial Report must be submitted to an Ordinary Council meeting within two months after the end of the month to which the statement relates. The monthly Financial Report presents an overview of the financial position of the local government at the end of each month. The monthly Financial Report must be adopted by Council and form part of the minutes.

Comments:

The monthly Financial Reports are for the months of July 2026 and August 2026.

Statutory Environment:

Local Government (Financial Management Regulations) 1996 – Clause 14.

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 monthly Financial Reports, prepared in accordance with the *Local Government (Financial Management) Regulations 1996*, for the periods ending July 2026 and August 2026.

Council Decision: 03092026

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Ron Hogben

That Council receive the attached monthly Financial Reports, prepared in accordance with the *Local Government (Financial Management) Regulations 1996*, for the periods ending July 2026 and August 2026.

CARRIED: 6/0

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

AGAINST: None

10.3 MURCHISON EXECUTIVE GROUP – VET CLINIC – WILD DOG ACTION PLAN

APPLICANT: Murchison Executive Group

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 18 September 2026

Matters for Consideration:

That Council considers a regional approach to supporting a shortfall in existing programs as a result of no state funding for a future or extended Wild Dog Action Plan.

Background:

Murdoch on the ROAD is a remote veterinary outreach program delivered by the School of Veterinary Medicine at Murdoch University and coordinated by Dr Nicole Laing. It provides de-sexing, vaccination, parasite control, microchipping and basic animal healthcare in communities where routine veterinary services are limited or unavailable. The program has operated in the Murchison and comparable regions for a number of years and has become a significant contributor to animal population control and animal welfare outcomes, while providing final-year veterinary students with practical experience of regional and remote service delivery.

Funding for the program through the DPIRD Wild Dog Action Plan will cease after 2026. Programs planned for 2026 are unaffected. Dr Laing has advised that residual funds should allow the program to continue into 2027, after which its continuation depends on securing alternative support.

The DPIRD grant was \$145,000 per annum. Together with in-kind support from shires and communities, it funded five, two-week programs each year delivered by a team of ten. Each program costs in the order of \$20,000 to \$25,000 to deliver, covering consumables, equipment, vehicle hire and freight, with variation between trips where airfares and accommodation are required. The program is delivered economically because the workforce is largely voluntary; the veterinary nurse is the only paid position on each trip, and Murdoch University provides partial in-kind support for Dr Laing's time.

Comments:

Dr Laing has advised that she is exploring a range of funding options and anticipates that a multi-source model will ultimately be required. Her stated intention is to keep the program operating. A Mid West trip is programmed for October 2026. The withdrawal of this funding removes the only consistent veterinary service presently available across much of the Murchison. There is no commercial substitute.

The case for local government involvement is not confined to animal welfare. Uncontrolled domestic dog populations in remote settlements contribute directly to the wild dog problem affecting the pastoral industry, which is the reason the program was originally funded through the Wild Dog Action Plan in the first place. Removing the funding does not remove the underlying problem; it transfers the consequences to pastoralists and to local government. Sterilisation and microchipping at scale also assist shires to discharge their own obligations under the Dog Act 1976 and the Cat Act 2011, and reduce the ranger, impounding, euthanasia and complaint-handling costs that follow from uncontrolled populations. On any assessment, the cost of the program compares favourably with the cost of managing its absence.

The Shire of Mt Magnet has proposed to the Murchison executive group that the seven Murchison shires jointly fund the program's continuation and in doing so expand it. Current delivery is annual at best, and a jointly funded arrangement would guarantee at least two visits per year to each participating district.

Statutory Environment:

Local Government Act 1995

3.1(1) — the general function of a local government is to provide for the good government of persons in its district.

3.1(1A)(a)(i) — the general function must be performed having regard to the need to

promote the economic, social and environmental sustainability of the district.

3.1(1A)(a)(ii) — the need to plan for, and to plan for mitigating, risks associated with climate change.

3.1(1A)(a)(iii) — the need, in making decisions, to consider potential long-term consequences and impacts on future generations.

3.1(1A)(b)(i) and (b)(ii) — the need to recognise the particular interests of Aboriginal people and to involve Aboriginal people in decision-making processes.

3.1(1A)(c) — the need to consider collaboration with other local governments.

Dog Act 1976 and Cat Act 2011 — local governments administer registration, microchipping and sterilisation requirements under these Acts. The program materially assists compliance and reduces the enforcement burden that falls to shire rangers.

Biosecurity and Agriculture Management Act 2007 — wild dogs are a declared pest. The program's contribution to controlling the domestic dog population in remote settlements is relevant to regional pest management effort and to the recognised biosecurity groups operating in the region.

Policy Implications:

Nil

Financial Implications:

An indicative contribution of \$8,000 to \$10,000 from each of the seven Murchison shires produces a regional pool of \$56,000 to \$70,000 per annum. That envelope is sufficient to fund two programs at current delivery cost with headroom for expanded coverage and administration, and is a fraction of the \$145,000 per annum previously provided by DPIRD across the State.

The Shire of Cue currently contribute around \$7,000 annually to the vet program in the way of ranger services, accommodation and meals for the students on each visit as well as in kind support with venue and staff to facilitate the program.

Strategic Implications:

Shire of Cue Strategic community Plan 2023 - 2038

Outcome 2.2 Strengthen our communities' position for the future

2.2.3 Provide support to community and education groups

Outcome 4.1 To protect and uphold our natural environment

4.1.1 Support biosecurity management within our Shire

Consultation:

Murchison Executive Group

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

1. provides in-principal support for the inclusion of approximately \$10,000 in the 2027/28 and subsequent annual budgets; and
2. agrees to work with the Shire of Mt Magnet (and other Murchison Local Governments) to develop a joint veterinary program.

Council Decision: 04092026

Voting Requirement: Simple Majority

MOVED: Cr Julie Humphreys

SECONDED: Cr Cian Lyon

That Council:

1. provides in-principal support for the inclusion of approximately \$10,000 in the 2027/28 and subsequent annual budgets; and
2. agrees to work with the Shire of Mt Magnet (and other Murchison Local Governments) to develop a joint veterinary program.

CARRIED: 6/0

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

AGAINST: None

10.4 LEASE OF A UNIT, AT 28 HEYDON PLACE, CUE.

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 18 September 2026

Matters for Consideration:

To consider leasing a unit at 28 Heydon Place, Cue.

Background:

The Shire of Cue has received a number of enquiries into the units available for rent in Heydon Place. A number of enquiries have been turned down in the past for applicants that want to use the space for general storage or mining equipment storage. I have received recent applications from businesses that predominantly service the mining industry and can offer services to the Cue community. The Shire currently has one unit available for lease.

Having businesses based out of the development and offering services to the community is a great step forward to achieving the economic development goals of the project.

Comments:

A summary of the intended use and the services each applicant can provide to the Cue community is attached.

Of the expressions of interest received, the application by DZL equipment Pty Ltd will provide the best outcome for the community by providing a tyre fitting and repair service that has been lacking in town for some time. The expression of interest by Squires Resources might not be suitable due to Heydon Place not being a suitable location for heavy vehicles and the sheds not being suitable for manoeuvring heavy vehicles.

The lease is proposed for one year with the option of extending for two one-year periods at the discretion of both parties. This will allow the Shire to monitor operations to gauge the tenants utilisation of the unit in line with the economic objectives of the Shire. Rental for the property is proposed at \$5,200 per annum or \$100 per week where the services predominantly service the Cue community. Rent is payable monthly in advance. Council may consider any other amount for rent that it deems appropriate. Power and Water 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 three of the Officer's recommendation includes a resolution to declare the market value of each unit to be \$183,333. This is determined from the fair value attributed to the property of \$1,100,000 and the unit representing one sixth of the property. The valuation was undertaken by Asset Valuation Advisory 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 properties. The Shire of Cue has a budget allocation for commercial property rental income of \$185,000.

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:

Simeon Selsmark - DZL Equipment Pty Ltd
Jenny Devereux - Squires Resources Pty Ltd

Murray Stein - Sandman Electrical Services

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

- Authorise the CEO to give Local Public notice of the lease arrangement between the Shire of Cue and DZL Equipment Pty Ltd for a unit at 28 Heydon Place, Cue, at the rental amount of \$100 per week according to *section 3.58 of the Local Government Act 1995*.
- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.
- Declare the fair value of \$183,333 attributed to each unit at 28 Heydon Place from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii) of the Local Government Act 1995*.

07:18pm Lisa Keen re-entered the chamber

Council Decision: 05092026	Voting Requirement: Simple Majority
MOVED: Cr Julie Humphreys	SECONDED: Cr Cian Lyon
That Council: • Authorise the CEO to give Local Public notice of the lease arrangement between the Shire of Cue and DZL Equipment Pty Ltd for a unit at 28 Heydon	

Place, Cue, at the rental amount of \$100 per week according to *section 3.58* of the *Local Government Act 1995*.

- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.
- Declare the fair value of \$183,333 attributed to each unit at 28 Heydon Place from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii)* of the *Local Government Act 1995*.

CARRIED: 6/0

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

AGAINST: None

10.5 FORMER BANK BUILDING, 64 AUSTIN ST, CUE, BUSINESS PROPOSAL.

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell

DATE: 16 September 2026

Matters for Consideration:

Consider a business proposal regarding the use and lease of the former Bank building at 64 Austin St, Cue.

Background:

The former Bank building has undergone extensive renovations and restoration including the construction of a commercial kitchen and decking area that can cater for around one hundred people. The building has been advertised for a leasehold tenant since completion in November 2025. The shire has received a number of enquiries during this time with no formal proposals being presented. The Shire has recently received one direct enquiry and proposal for a seasonal multi-use venue combining a gallery, occasional food, arts and crafts, book nook, gold prospecting sundries for sale or hire and small plant nursery with garden gifts/ art. The proposal is provided as an attachment.

Comments:

While this is a great proposal to activate the space and have a tenant in the building, there are concerns with the written proposal due to the focus on seasonal operations as an art gallery that is very small scale and not operating as a conventional commercial café or retail business. This could see the property being under-utilised and forgoing the opportunity of it being operated to its full potential. From discussions the initial intent was to operate for the season and only be closed over the hotter months of the year.

During initial discussions there is potential for one person to live onsite. This has not been mentioned in the proposal. While this is possible I am of the opinion there should be a rental amount factored into the living on site periods. I propose this at \$100 per week where someone is living on site, regardless of any setup access or rent free periods.

Council needs to balance the economic development opportunity with what is commercially fair to other rate payers and occupiers of commercial premises in town. It is proposed that rent be set at \$13,000 per annum (\$250 per week) with a rent free period of nine months for set up and initial operations. Council may consider any other amount for rent that it deems appropriate. Power, water, maintenance and outgoings are to be paid for by the tenant.

There are still aspects of the proposal to clarify and finalise, in the mean time it is proposed that the advertising period be undertaken as required under the *Local Government act 1995*. 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 three of the Officer's recommendation includes a resolution to declare the market value of the property to be \$700,000. This is determined by the fair value attributed to the property from the valuation undertaken by Asset Valuation Advisory 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. The Shire of Cue has a budget allocation for commercial property rental income of \$185,000.

The Shire has a budget of \$8,000 for capital purchases and around the same amount for maintenance expenditure. The requested contributions in the proposal will cost in

the vicinity of \$6,000 to \$8,000 for the fence extensions and partition wall addition should Council agree to fund these.

Strategic Implications:

The proposed action addresses the following objectives contained in the Shire's *Strategic Community Plan 2023-2038*

Economic Objective

Outcome 1.1 Maximise local economic opportunities to benefit the whole community

1.1.2 Develop main street shopping and commercial precinct by working with property owners to maintain and improve our heritage-listed buildings

Outcome 1.2 Develop strategies to increase number of tourists visiting the Shire

1.2.2 Showcase our heritage and mining attractions

Environmental Objective

Outcome 4.3 Maintain and improve our built environment

4.3.1 Maintain, improve and renew infrastructure

4.3.2 Maintain the integrity of heritage assets

4.3.3 Preserve heritage assets for future generations

Consultation:

Lisa Keen - Deputy Chief Executive Officer
Councillors
Adam Brand and Associates

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

- Authorise the CEO to give Local Public notice of the following lease arrangement between the Shire of Cue and Fangally Rural, for 64 Austin St, Cue, according to *section 3.58 of the Local Government Act 1995*.
- Consideration for the disposal, being \$13,000 per annum (\$250 per week) with a rent free period of nine months for set up and initial operations, with rent of

\$100 per week, being applicable where someone is living on site, regardless of any rent free periods.

- Declare the fair value of \$700,000 attributed to the property from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii)* of the *Local Government Act 1995*.
- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.

Council Decision: 06092026

Voting Requirement: Simple Majority

MOVED: Cr Norm Lyon

SECONDED: Cr Cian Lyon

That Council:

- Authorise the CEO to give Local Public notice of the following lease arrangement between the Shire of Cue and Fangally Rural, for 64 Austin St, Cue, according to *section 3.58* of the *Local Government Act 1995*.
- Consideration for the disposal, being \$13,000 per annum (\$250 per week) with a rent free period of nine months for set up and initial operations, with rent of \$100 per week, being applicable where someone is living on site, regardless of any rent free periods.
- Declare the fair value of \$700,000 attributed to the property from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii)* of the *Local Government Act 1995*.
- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.

CARRIED: 6/0

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

AGAINST: None

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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
13.1 COMPLIANCE AUDIT RETURN 2025

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 23 September 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.

The draft CAR was endorsed by both the Audit, Risk and Improvement Committee and the Council on 18 August 2026.

Upon submission of the CAR, it was found that the version that is submitted must be the version that is adopted by Council.

Two minor edits were made to the CAR after the endorsement on 18 August 2026, following advice received from Local Government Inspector Tony Brown. These edits relate to questions s 5.75 and s 5.76, lodgment of primary and annual returns by all relevant persons. The advice received advised that incurring a liability (e.g. issuing a purchase order) is a procedural matter subject to CEO authorisation and in accordance with 'established systems and processes' and is not an express (written) power or duty which is capable of being delegated, therefore it is not required for staff with purchasing authority to complete and submit primary and annual returns. These comments were added to the response to the questions.

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 —

1. *of a financial nature or not; or*
2. *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 —

1. prepare a compliance audit return in a form approved by the Inspector; and
2. 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 —

1. review the compliance audit return; and
2. 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 —

1. determine if any matters raised by the audit, risk and improvement committee require action to be taken by the local government; and
 2. either —
 3. adopt the compliance audit return; or
 4. adopt the compliance audit return subject to amendments proposed by the council.
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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 —

1. a copy of the compliance audit return (or amended compliance audit return, if applicable), signed by the mayor or president and by the CEO;
2. any recommendations made under regulation 14(4) after the audit, risk and improvement committee has reviewed the compliance audit return;
3. a copy of the relevant section of the minutes of the meeting at which the compliance audit return was adopted by the council;
4. 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. Adopt the 2025 Compliance Audit Report as presented.
-

Council Decision: 07092026 **Voting Requirement: Absolute Majority**

MOVED: Cr Jacquie Lacy

SECONDED: Cr Cian Lyon

That Council, by absolute majority;

1. 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

CLOSED COUNCIL

14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

07:46pm Lisa Keen left the chambers

07:47pm Lisa re-entered the chambers

07:47pm Mike Fitzgerald entered the chambers

Council Decision: 08092026

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Julie Humphreys

That Council, pursuant to section 5.23 of the Local Government Act 1995, closes the meeting to members of the public as it considers the following items to be of a confident nature.

Section 5.23 (2) (b) (ii).

CARRIED: 6/0

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

AGAINST: None

07:46pm the meeting closed to the public

07:47pm 8 members of the gallery left the chambers

07:49pm Lisa Keen left the chambers

07:49pm Ahmed Khan left the chambers

07.49pm Stephanie Wandek left the chambers

14.1 CONFIDENTIAL STAFF MATTER

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Mike FitzGerald - Fitz Gerald Strategies

DATE: 19 September 2026

Officers Recommendation: **Voting Requirement:** Absolute Majority

That Council accept the recommendation contained in the confidential report.

Council Decision: 09092026	Voting Requirement: Absolute Majority
MOVED: Cr Cian Lyon	SECONDED: Cr Ron Hogben
“That Council; 1. Endorses the comments from both the CEO and Councillors that have been provided to the Review Panel regarding the CEO's Annual Performance Review 2026. 2. Commends the CEO on a very satisfactory performance review for the 2025/2026 review period. 3. Approves the CEO proposal for a salary review effective 1 July 2026. 4. Adopts the Review Panel's Report to Council in this matter.”	
CARRIED: 6/0 FOR: President Price, Deputy President Hogben, Cr Humphreys, Cr Lyon, Cr Lacy, Cr Lyon AGAINST: None	

Council Decision: 10092026	Voting Requirement: Absolute Majority
MOVED: Cr Jacquie Lacy	SECONDED: Cr Ron Hogben
That the meeting be re-opened to members of the public.	

CARRIED: 6/0

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

AGAINST: None

08:03pm the meeting was re-opened to members of the public.

CLOSURE

15 CLOSURE

The Presiding Member thanked those present for attending the meeting and declared the meeting closed at 08:04 PM.

To be confirmed at Ordinary Meeting on 20 October 2026

Signed:

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