

## **UNCONFIRMED MINUTES**

**PLEASE NOTE:** These Minutes have yet to be confirmed by Council as a true record of proceedings.



**MINUTES**

**FOR THE SPECIAL  
MEETING OF COUNCIL**

**5 MARCH 2026**

**OUR VISION, MISSION, AND VALUES**



## TABLE OF CONTENTS

<b>1. DECLARATION OF OPENING .....</b>	<b>3</b>
<b>2. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE.....</b>	<b>3</b>
<b>2.1 PRESENT .....</b>	<b>3</b>
<b>2.2 APOLOGIES .....</b>	<b>3</b>
<b>3. DISCLOSURES OF INTEREST (IN ACCORDANCE WITH DIVISION 6 AND SECTIONS 5.57 TO 5.73 OF THE LOCAL GOVERNMENT ACT 1995).....</b>	<b>4</b>
<b>4. REPORTS TO COUNCIL.....</b>	<b>5</b>
<b>4.1 Purchase of 8 Alderstone Street, Laverton .....</b>	<b>5-12</b>
<b>5. CLOSURE OF MEETING.....</b>	<b>12</b>
<b>6. CERTIFICATION .....</b>	<b>12</b>

*This page has been left intentionally blank*

# MINUTES

## FOR THE SPECIAL MEETING OF COUNCIL TO BE HELD AT 8:18AM 5 MARCH 2026 IN THE SHIRE OF LAVERTON COUNCIL CHAMBERS

### 1. DECLARATION OF OPENING

Cr Patrick Hill, Shire President, declared the meeting open at 8:18am

### 2. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

#### 2.1 PRESENT

Cr P Hill	Shire President
Cr S Weldon	Deputy Shire President (via Teams)
Cr R Wedge	Councillor
Cr P Ovans	Councillor
Cr M Pedder	Councillor (via Teams)
Cr R Weldon	Councillor (via Teams)
Cr B Conway-Cox	Councillor
Mrs J Hawkins	Acting Deputy Chief Executive Officer

#### 2.2 APOLOGIES

Nil

#### 2.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Nil

#### 2.4 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

**3 DISCLOSURES OF INTEREST (IN ACCORDANCE WITH DIVISION 6 AND SECTIONS 5.57 TO 5.73 OF THE LOCAL GOVERNMENT ACT 1995)**

COUNCILLOR/OFFICER	ITEM	NATURE OF INTEREST	HOW MANAGED
		<ul style="list-style-type: none"> <li>○ FINANCIAL</li> <li>○ INDIRECT FINANCIAL</li> <li>○ PROXIMITY</li> <li>○ CLOSELY ASSOCIATED PERSONS</li> </ul>	<ul style="list-style-type: none"> <li>○ VERBAL DISCLOSURE</li> <li>○ WRITTEN DISCLOSURE</li> <li>○ LEFT MEETING</li> </ul>
CR P HILL	4.1	PROXIMITY AND FINANCIAL	VERBAL AND LEFT THE MEETING
CR B CONWAY-COX	4.1	FINANCIAL	VERBAL AND LEFT THE MEETING

Cr Patrick Hill declared a Financial and Proximity Interest in item 4.1 as his father, Peter Augustine Hill (now deceased), owns Lot 11 Alderstone Street and is one of the executors of his will, and left the meeting at 8:19am

**RESOLUTION**

**COUNCIL DECISION**

**As the Chair declared a Financial and Proximity Interest in item 4.1, Deputy Shire President, Cr Shaneane Weldon assumed the chair at 8:19am**

**CARRIED 5/0**

**For: Cr R Wedge, Cr R Weldon, Cr M Pedder, Cr S Weldon, Cr P Ovans**

## 4 REPORTS TO COUNCIL

### 4.1 PURCHASE OF 8 ALDERSTONE STREET, LAVERTON

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Special Meeting of the Council, 5 March 2026
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not applicable
<b>AUTHOR</b>	Jackie Hawkins, Acting Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Jackie Hawkins, Acting Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

#### MATTER FOR CONSIDERATION BY THE COUNCIL

That Council provide an in-principal agreement for the Acting Chief Executive Officer (ACEO) to purchase the Land at 8 Alderstone Street Laverton from Sam Alla.

That the Council approve for the Acting Chief Executive Officer to make a formal offer to Sam Alla for the acquisition of 8 Alderstone Street Laverton at the price of \$110,000.00 (GST exclusive).

That the Council approve the affixing of the Shire of Laverton Common Seal on various documentation in accordance with Council Policy 2.07 Execution of Documents.

#### ATTACHMENTS

Nil to this report.

#### BACKGROUND

The CEO received information in December that the land at 8 & 10 Alderstone Street Laverton were on the market and informed Council at the Ordinary meeting held on 4 December 2025.

As can be seen on the map below the block of land boundary (red square) encroaches on the land being used by the Depot. This issue is historical and there is no cheap fix. If Council elects to not purchase the land, then we would need to pay to have our block surveyed, the fence moved and the electrical services that run along the current fence would need to be relocated. This cost may not

run into the amount that we pay for 8 Alderstone but it would be a considerable amount.



Shire of Laverton Policy 2.07 states:

*It is Council's Policy that, for a document to be validly executed, the common seal is to be affixed to the document, and the President and the Chief Executive Officer attest the affixing of the seal. Any documents executed in this manner must be endorsed by Council resolution.*

## **STATUTORY IMPLICATIONS**

### **Local Government Act 1995**

Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.

Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

**a. 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 a true indication of the value at the time of the proposed disposition.

- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
  - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
  - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
  - (d) any other disposition that is excluded by regulations from the application of this section.

### **Local Government (Functions and General) Regulations 1996**

#### 30. Dispositions of property excluded from Act s. 3.58

(1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.

(2) A disposition of land is an exempt disposition if —

(a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and —

- (i) its market value is less than \$5 000; and
- (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee;

or

(b) the land is disposed of to a body, whether incorporated or not —

- (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
- (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

or

(c) the land is disposed of to —

- (i) the Crown in right of the State or the Commonwealth; or
- (ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or

(iii) another local government or a regional local government;

or

(d) it is the leasing of land to an employee of the local government for use as the employee's residence; or

(e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or

(f) it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the dental profession or medical profession to be used for carrying on the person's dental practice or medical practice; or

(g) it is the leasing of residential property to a person.

(2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —

(a) put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or

(b) the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or

(c) the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —

(i) the names of all other parties concerned; and

(ii) the consideration to be received by the local government for the disposition; and

(iii) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.

(2b) Details of a disposition of property under subregulation (2a)

must, for a period of 1 year beginning on the day of the initial auction or tender —

- (a) be made available for public inspection; and
- (b) be published on the local government's official website.

## **STRATEGIC PLAN IMPLICATIONS**

Leadership Objective: Responsible financial management and governance, leading an empowered community.

Outcome: 4.2 An efficient and effective organisation

- 4.1 A strategically focused Council, demonstrating strong leadership
- 4.2.1 Maintain a high level of corporate governance, responsible and accountability.
- 4.2.1.1 Maintain Accountability and financial responsibility through effective planning.

The Council has discussed at the Planning Day to investigate a long-term aspect of purchasing land in town for development. The purpose of this acquisition is not initially to be used for development, but it does have the potential to be developed with commercial buildings that could be leased to businesses.

## **POLICY IMPLICATIONS**

Shire of Laverton Policy 2.07 Execution of Documents.

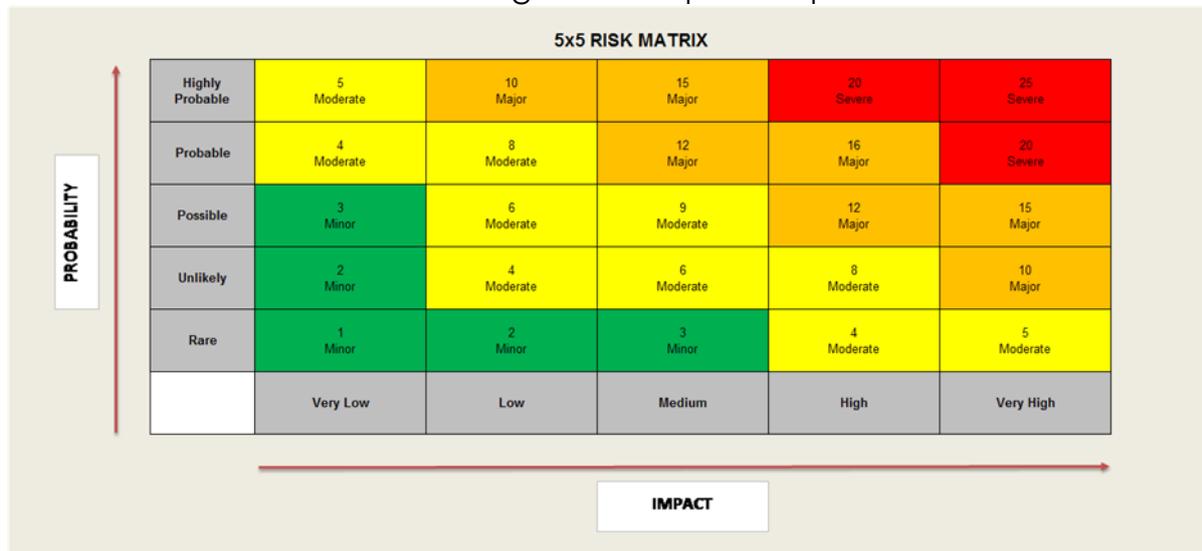
## **FINANCIAL IMPLICATIONS**

The Council has available funds in the 2025-2026 Budget of \$250,000 in account 4090110.

The asking price is \$120,000 including the buildings as designated but preliminary discussions have the owner prepared to accept \$110,000.

## RISK MANAGEMENT

The risk is considered moderate, in the purchase. The costs associated in the relocation of services and fencing at the Depot is expected to be considerable.



## CONSULTATION

Not applicable

## COMMENT

The issue in relation to the depot boundary fence and installed services is historical and has become an issue because the owner of 8 Alderstone now wishes to sell the property.

Council could decide to not purchase the land and if this is the case the ACEO will start the process of having the land surveyed and the fence and any services relocated.

It should be noted that the block at 12 Alderstone Street Laverton is also for sale if Council is interested in procuring that block as well.

**RESOLUTION**

**COUNCIL DECISION**

MOVED: Cr R Wedge SECONDED: Cr P Ovans

**That the Council:**

- 1. Authorise the Acting Chief Executive Officer to formally offer to purchase 8 Alderstone Street Laverton from Sam Alla for the price of \$110,000.00**
- 2. Authorise the Shire President and Acting Chief Executive Officer to affix the Shire of Laverton Common Seal on various documentation required for the purchase of 8 Alderstone Street Laverton in accordance with Council Policy 2.07 Execution of Documents.**

**CARRIED 5/0**

**For: Cr R Wedge, Cr R Weldon, Cr M Pedder, Cr S Weldon, Cr P Ovans**

Cr Patrick Hill returned to the meeting and assumed the chair at 8:21pm

**5 CLOSURE OF MEETING**

There being no further business, the President declared the meeting closed at 8:21am.

**6 CERTIFICATION**

**I, Patrick Hill, hereby certify that the Minutes of the Special Meeting of Council held on 5<sup>th</sup> March 2026 are confirmed as a true and correct record, as per the Council resolution of the Ordinary Meeting of Council held on 19<sup>th</sup> March 2026.**

**SIGNED:** .....

**DATED:** .....