



Minutes

Special Meeting of Council

9 October 2025

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Unconfirmed

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 11:35am.

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

Nil.

3. ATTENDANCE

Members
Cr W Della Bosca
Cr B Close
Cr B Bradford
Cr G Guerini
Cr D Newbury
Cr L Granich (Zoom)

Council Officers	N Warren	Chief Executive Officer
	C Watson	Executive Manager Corporate Services
	T Beaton	Executive Assistant

Apologies: Cr L Rose

Observers: Anthony Quahe and David Coulter (Civic Legal via Zoom)

Leave of Absence:

4. DECLARATION OF INTEREST

Nil.

5. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

Nil.

6. MEETING CLOSED TO THE PUBLIC - CONFIDENTIAL ITEMS

CONFIDENTIAL

SM1/2025

Moved Cr Close/Seconded Cr Guerini

That the Ordinary Meeting of Council be close to the public under the Local Government Act 1995 Section 5.23 (2) (c).

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

Council Decision

SM2/2025

Moved Cr Guerini/Seconded Cr Newbury

That Council suspend standing orders.

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

6.1 80 Antares Street Southern Cross - Legal Advice

File Reference

Disclosure of Interest

None

Voting Requirements

Simple Majority

Author

Nic Warren - Chief Executive Officer

Attachments

Nil

Purpose of Report

For Council to consider legal advice provided in relation to 80 Antares Street, Southern Cross.

Background

Council has been provided separately legal advice from Civic Legal relating to the 80 Antares Street property, which is subject to seizure for sale activities and is pending auction on 10 October 2025 at 11:00am.

Due to timeframe limitations, no further background is provided in this agenda item. All relevant information is contained in the documents provided by Civic Legal.

Comment

All relevant information is contained in the documents provided by Civic Legal.

Statutory Environment

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Compliance with Local Government Act 1995 and other relevant legislation.	Low (4)	Legal opinion to be considered to determine compliance options.
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council consider relevant options, pending assessment of legal advice provided by Civic Legal, relating to the property at 80 Antares Street, Southern Cross.

Council Decision

SM3/2025

Moved Cr Granich/Seconded Cr Close

That Council, endorse proceeding with the auction of 80 Antares Street, Southern Cross unless:

- Full payment of the deferred rates totalling \$9,166.57 and incurred auction costs of \$1,573.59 are received by the Shire of Yilgarn prior to 11:00am on 10 October 2025;*

or

- The Shire of Yilgarn receives, prior to 11:00am on 10 October 2025, a written undertaking from Mr Laws legal representative that they have the relevant funds in their account and will arrange the transfer to the Shire of Yilgarn in a timely manner.*

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

Council Decision

SM4/2025

Moved Cr Guerini/Seconded Cr Newbury

Council notes the legal representation costs incurred by the Shire of Yilgarn associated with consideration of this matter will not to be applied as a debt to the property, should full

payment of the deferred rates and auction costs be received within the determined time frame.

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

12:35 Anthony Quahe and David Coulter left the meeting.

Council Decision

SM5/2025

Moved Cr Guerini/Seconded Cr Newbury

That the Ordinary Meeting of Council be opened to the public under the Local Government Act 1995 Section 5.23 (2) (c).

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

Council Decision

SM6/2025

Moved Cr Close/Seconded Cr Guerini

That the motion carried during confidential settings be endorsed.

CARRIED (6/0)

Cr's For: Della Bosca, Close, Bradford, Guerini, Newbury, Granich

Cr's Against: Nil

7. CLOSURE

As there was no further business to discuss, the Shire President declared the meeting closed at 12:45pm.

I, Bryan Close, confirm the above Minutes of the Special Meeting of Council held on Tuesday, 9 October 2025, are confirmed on Thursday, 20 November 2025 as true and correct record of the Special Meeting of Council.

Cr Bryan Close
SHIRE PRESIDENT