

## MINUTES OF AN ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 25 JULY 2006

### 1. COMMENCEMENT

The President declared the meeting open at 11.05am.

### 2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

#### Attendance

Cr J. M. Schilling	President	West Ward
Cr N. J. McLean	Deputy President	South Ward
Cr M. G. Roberts		South Ward
Cr W. S. McDonald		South Ward
Cr B. M. Foster		West Ward
Cr A. D. Bailey		West Ward
Cr V. A. Szczecinski		North Ward
Cr J. D. Alexander		North Ward
Cr S Leonhardt		North Ward
Mr K. L. Byers	Chief Executive Officer	
Mr S. P. Gollan	Deputy Chief Executive Officer	
Miss C. Emanuel	Secretary	

#### Apologies

Nil

### 3. PUBLIC QUESTION TIME

#### 3.1 STANDPIPES

Mr W. Wright - Water Carter, Mr K. Bird, and Mr W. Sleep - Sleeps Transport, raised concerns regarding the use of the Shire Standpipes, outlining:

- o Weekend and overnight use of keys for businesses;
- o Record books not at standpipes consistently;
- o Lock at Balkuling Standpipe being tampered with; and
- o Effects on businesses who rely on water, to operate safely.

**Cr Schilling advised that Council has given every consideration to the issues surrounding the Shire standpipes, and that Council had set a policy of allowing keys for use during business hours only, that must remain consistent for all users.**

A suggested method of accessing standpipe keys was to use a local business to distribute keys for weekend use by businesses.

**In the advent of using a local business to distribute keys for standpipes, Council was concerned about the consistency of meter readings and the responsibility of irregularities in those readings.**

### **3.2 SHIRE EXPENDITURE**

Mr K. Bird raised concerns over alleged exorbitant expenditures within the Shire while so much attention was focused on the large loss of income from standpipe water.

### **3.3 RESTRICTED ACCESS VEHICLES**

Mr W. Sleep of Sleeps Transport reported to Council on an LTA meeting where the issue of the new permit system for Restricted Access Vehicles was discussed. Points raised included; available routes, speed limits and vehicle regulations.

**The President advised that the Chief Executive Officer would arrange a meeting in September 2006 to discuss Restricted Access Vehicle issues with Council and heavy haulage operators.**

## **4. CONDOLENCES**

KILPATRICK                      Mr Lawrence Frazier (Schultz)                      2 July 2006

## **5. APPLICATIONS FOR LEAVE OF ABSENCE**

Cr V.A. Szczecinski and Cr. A.D. Bailey requested a Leave of Absence for the 22 August 2006 Council Meeting.

**M1/0706                      Moved Cr Leonhardt    Seconded Cr Roberts  
That Cr Bailey and Cr Szczecinski's application for Leave of Absence for the 22 August 2006 Council Meeting, be accepted.**

**CARRIED 9-0**

## **6. CONFIRMATION OF MINUTES AND BUSINESS ARISING**

### **6.1 MINUTES OF THE COUNCIL MEETING HELD IN COUNCIL CHAMBERS ON TUESDAY 27 JUNE 2006**

**M2/0706                      Moved Cr Roberts    Seconded Cr Bailey  
That the Minutes of the Ordinary Meeting of Council held in Council Chambers on Tuesday 27 June 2006, be confirmed.**

**CARRIED 9-0**

## 6.2 PRESIDENT'S REPORT

Cr J. Schilling reporting on the following matters,

- SEAVROC items including road funding, Crime Prevention funding, Emergency Services.
- Meeting with community groups to discuss Crime Prevention funding.
- Edward/Soaring Society mediation, which is to be held on Friday 28 July regarding the Beverley Airfield.
- Art Gallery Committee applying for grants for the establishment of gardens at the Station Gallery.

Mr Warwick Carter, Town Planner, entered Council Chambers at 12.08pm.

Mr Frank Buise, Environmental Health Officer/Building Surveyor, entered Council Chambers at 12.08pm.

## 7. REPORTS OF COMMITTEES AND OFFICERS

### 7.1 TOWN PLANNING

---

<b>ITEM NUMBER:</b>	<b>7.1.1</b>
<b>DATE:</b>	<b>19 July 2006</b>
<b>SUBJECT:</b>	<b>PROPOSED PATIO – PT LOT 19 YORK-WILLIAMS ROAD, BEVERLEY</b>
<b>OWNER:</b>	<b>K. Devereux</b>
<b>FILE REFERENCE:</b>	<b>YOR 1536</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

---

Appendix 1

#### BACKGROUND

The Shire has received an application for a patio at Pt Lot 19 York-Williams Road, Beverley. The application proposes a small covering over the entrance to the house.

**Zoning:** TPS2 - Farming  
**Area:** 4.0469ha  
**Use Class:** Single House "AA"

#### COMMENT

The proposed development complies with the relevant statutory provisions with the exception of those outlined below:

<b>Town Planning Scheme No.2</b>		
1.	<b>Clause 4.6</b> – Development is required to be setback a minimum of 10m from the side and rear boundaries in the farming zone.	The proposed shed is setback 2.3m from the boundary, whilst the house is currently setback 5m from the boundary.
2.	<b>Clause 4.2.2</b> – Despite non-compliance with a prescribed setback, Council may approve the variation if the approval is: (i) consistent with the orderly and proper planning of the area; (ii) will have no adverse effect upon the inhabitants of the locality.	The house already exists at a reduced setback and the purpose of the application is to keep the weather off the main entrance to the dwelling. The setback, whilst considerably reduced is in the farming zone, well away from other dwellings. Such a setback complies with the provisions of the BCA.

#### CONCLUSION

Given the minor variation proposed and the practicality of the proposed patio, it is recommended that Council approve the application.

**M3/0706**

**Moved Cr Foster**

**Seconded Cr Roberts**

**That Council, pursuant to Clause 4.2.2 of The Shire of Beverley Town Planning Scheme No.2, approve a patio at Pt Lot 19, York-Williams Road, Beverley, with a reduced setback of 2.3m to the northern boundary subject to the following conditions:**

- 1. Development is to be in complete accordance with the approved plans numbered 170706, endorsed by the Shire of Beverley's Shire Planner, unless prior approval is sought from that officer to any variation made necessary by detailed design.**
- 2. This approval is valid for a period of two years**

**CARRIED 9-0**

Cr McDonald declared an interest in the following item and left Council Chambers at 12.14pm.

## 7.1 TOWN PLANNING

---

<b>ITEM NUMBER:</b>	<b>7.1.2</b>
<b>DATE:</b>	<b>19 July 2006</b>
<b>SUBJECT:</b>	<b>RETROSPECTIVE HOME INDUSTRY AT 45 HUNT ROAD, BEVERLEY</b>
<b>OWNER:</b>	<b>W &amp; A McDonald</b>
<b>FILE REFERENCE:</b>	<b>HUN 914</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

---

Appendix 2

### BACKGROUND

The Shire has received complaints regarding the unapproved use of a property for sale of goods in the Residential zone. The Shire received an application for retrospective approval of a home occupation, following a letter requesting the owner apply or cease the unapproved use.

**Zoning:** TPS2 - Residential R10  
**Area:** 2023m<sup>2</sup>  
**Use Class:** Home Occupation "AA"

### COMMENT

The proposed development complies with the relevant statutory provisions with the exception of those outlined below:

<b>Town Planning Scheme No.2</b>	
1.	<p>Clause 4.9.1 – Council will not approve a home occupation unless the use:</p> <p>a) will not prejudicially affect the amenity of the area.</p> <p>b) will not occupy an area of greater than 20m<sup>2</sup>.</p> <p>c) does not require the provision of any essential services greater than those generally required in the zone that it is located.</p> <p>d) is compatible with the principal uses of the land in the zone and will not in the opinion of Council generate</p>
	<p>The use of the property to grow plants would not be deemed to detrimentally impact upon the area.</p> <p>The area shown on the plans is larger than 20m<sup>2</sup> but this could form a condition of any approval.</p> <p>No additional services are required for the home occupation.</p> <p>The actual growing of the plants is considered to be innocuous, however the sale of plants from the location would give rise to</p>

	a volume of traffic that would prejudice the amenity of the area.	traffic movements in the area and on and off the property. The use of the property for sales of plants may also prejudice the amenity of adjoining properties.
2.	Clause 6.5.1 – Council may give approval of a development already carried out, provided that approval complies with the provisions of the Scheme.	Council may retrospectively approve the Home Occupation at the subject property. It is important to note that retrospective approval does not impede Council's ability to prosecute the owner for the initial breach of the Scheme.
3.	Clause 7.2.1(b) – A person shall not change the use of any land for any purpose unless all consents require by the Scheme have been granted and issued.	There is no record of approval was being granted.
4.	Clause 7.2.2 – Any person who fails to comply with a provision of this Scheme is guilty of an offence and is liable to penalties prescribed in the Act.	Council may direct staff to commence prosecution of the applicant for the initial breach of the Scheme. The maximum penalty prescribed under the Act is \$50,000 plus a \$5,000 daily penalty.

## CONCLUSION

It is recommended that Council grant approval to the home occupation with conditions prohibiting the sale of goods from the address.

**M4/0706**

**Moved Cr McLean**

**Seconded Cr Foster**

**That Council, pursuant to Clause 6.5.1 grant retrospective planning approval to conduct a home occupation (plant growing) at 45 Hunt Road, Beverley, subject to the following conditions:**

- 1 The approval shall be personal to the applicant and neither run with the land nor be transferable or assignable to any other person or property.**
- 2 The use shall not entail the employment of any person not a permanent member of the occupier's household.**
- 3 The use shall not in any way be detrimental to the amenity of the locality.**
- 4 The use shall not require the provision of any service or utility additional to those normally required in the zone or neighbourhood in which it is located.**

- 5 The use shall not give rise to car parking, vehicle movements, noise or other emissions or impacts significantly in excess of those reasonably expected of the zone in which the dwelling is located. Relative to this requirement, no commercial deliveries in connection with the activity shall be undertaken.
- 6 No goods shall be sold or exposed for sale within the dwelling or curtilage of the dwelling.
- 7 The use shall not involve the outdoor storage of material, supplies or other goods whatsoever unless Council is satisfied that such storage is not detrimental to the amenity and fire safety in the locality.
- 8 This approval is subject to annual renewal.
- 9 There shall be no external indication that the dwelling or outbuilding where a home occupation is conducted is used other than the primary residential use on the property.
- 10 The use shall not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) prejudice of injurious affection due to the emission of noise, vibration, light, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste or other waste products or due to the use of electrical equipment that interferes with radio or television reception.
- 11 The use shall not occupy an area of more than 20m<sup>2</sup>, contained within the building indicated on the site plan numbered 190706 (including any amendments marked in red) endorsed by the Shire of Beverley's Shire Planner.
- 12 If, in the opinion of Council, a home occupation hereby granted is causing a nuisance or annoyance to neighbours or to owners or occupiers of land in the neighbourhood, Council may rescind the approval granted by it. Where a determination is made by the Council to rescind the approval, no person shall thereafter upon the subject land, carry on the Home Occupation.

#### Amendment

Moved Cr Alexander

Seconded Cr Roberts

That Council, pursuant to Clause 6.5.1 grant retrospective planning approval to conduct a home occupation (plant growing) at 45 Hunt Road, Beverley, subject to the following conditions:



- 1 The approval shall be personal to the applicant and neither run with the land nor be transferable or assignable to any other person or property.**
- 2 The use shall not entail the employment of any person not a permanent member of the occupier's household.**
- 3 The use shall not in any way be detrimental to the amenity of the locality.**
- 4 The use shall not require the provision of any service or utility additional to those normally required in the zone or neighbourhood in which it is located.**
- 5 The use shall not give rise to car parking, vehicle movements, noise or other emissions or impacts significantly in excess of those reasonably expected of the zone in which the dwelling is located. Relative to this requirement, no commercial deliveries in connection with the activity shall be undertaken.**
- 6 No goods shall be sold or exposed for sale within the dwelling or curtilage of the dwelling.**
- 7 The use shall not involve the outdoor storage of material, supplies or other goods whatsoever unless Council is satisfied that such storage is not detrimental to the amenity and fire safety in the locality.**
- 8 This approval is subject to annual renewal.**
- 9 There shall be no external indication that the dwelling or outbuilding where a home occupation is conducted is used other than the primary residential use on the property.**
- 10 The use shall not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) prejudice of injurious affection due to the emission of noise, vibration, light, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid waste or other waste products or due to the use of electrical equipment that interferes with radio or television reception.**
- 11 The use shall not occupy an area of more than 20m<sup>2</sup>, contained within the building indicated on the site plan numbered 190706 (including any amendments marked in red) endorsed by the Shire of Beverley's Shire Planner.**
- 12 If, in the opinion of Council, a home occupation hereby granted is causing a nuisance or annoyance to neighbours or to owners or occupiers of land in the neighbourhood, Council may rescind the**

**approval granted by it. Where a determination is made by the Council to rescind the approval, no person shall thereafter upon the subject land, carry on the Home Occupation.**

- 13     *The above conditions to commence in three months from the 25 July Council Meeting.***

**LOST 2-6**

**The original motion was then put.**

**CARRIED 6-2**

Mr Warwick Carter, Town Planner, left Council Chambers at 12.30pm.

Cr McDonald re-entered Council Chambers at 12.30pm.

**7.2           HEALTH AND BUILDING**

Nil

**8.             INFORMATION BULLETIN**

**8.3           ENVIRONMENTAL HEALTH OFFICER / BUILDING SURVEYOR**

**Council accepted the Environmental Health Officer / Building Surveyor's report.**

Mr Frank Buisse, Environmental Health Officer/Building Surveyor, left Council Chambers at 12.35pm.

Council adjourned for Lunch at 12.35pm.

Council reconvened from Lunch at 1.40pm.



## 7.4 FINANCE

---

<b>ITEM:</b>	<b>7.4.3</b>
<b>DATE:</b>	<b>19 July 2006</b>
<b>SUBJECT:</b>	<b>BAD DEBTS TO BE WRITTEN OFF</b>
<b>FILE REFERENCE:</b>	<b>FM002</b>
<b>AUTHOR:</b>	<b>Deputy Chief Executive Officer – Stephen Gollan</b>

---

### BACKGROUND

Council has a number of bad debts that remain outstanding despite a number of account reminders. The debts are as follows:

- B. & M. Leach \$ 158.38 for Legal Fees (Mar 01)
- A.R. McKinnon \$ 244.31 for Legal Fees (Aug 01)
- M. Warren \$ 163.55 for Legal Fees (Jun 01)
- \$ 33.00 for Account Enquiry Fees (Jul 02)
- T. Wheeler \$ 86.85 for Legal Fees (Mar 05)
- P.R. Gindein & L.D. Wormald \$ 162.81 for Legal Fees (Jul 02)
- Brookton Speed Shears \$ 55.00 for Blarney Advertising (Feb 05)
- S. O'Loughlin \$ 88.55 for Lost Library Books (Mar 06)
- S. Ugle \$ 57.75 for Amenities Building hire (Apr 05)

### COMMENT

In relation to the above debts for Legal Fees these relate to costs incurred in recovering outstanding rates from previous years.

Council has the ability to write these amounts off as bad debts if they wish. To achieve this it has to be by Absolute Majority.

**M7/0706**

**Moved Cr Alexander**

**Seconded Cr Leonhardt**

**That Council write off the following unpaid accounts:**

- B. & M. Leach \$ 158.38 for Legal Fees (Mar 01)
- A.R. McKinnon \$ 244.31 for Legal Fees (Aug 01)
- M. Warren \$ 163.55 for Legal Fees (Jun 01)
- M. Warren \$ 33.00 for Account Enquiry Fees (Jul 02)
- P.R. Gindein & L.D. Wormald \$ 162.81 for Legal Fees (Jul 02)

**CARRIED 9-0**







**Bulldozed Bush:** A firebreak 20 metres wide shall be maintained immediately inside the external boundaries of all land which has been bulldozed, chained or prepared in any similar manner for clearing by burning (whether it is intended to burn the bush or not).

**Stationary Pumps/Motors:** A firebreak 4 metres wide shall be cleared and maintained around all stationary pumps and motors.

**Harvesting Operations:** During the period when harvesting operations are being conducted, there shall be provided in the same paddock or within 400 metres of that paddock an operational independent mobile fire-fighting unit having a water capacity of not less than 650 litres. The tank of the unit shall be kept full of water at all times during the harvest operations. The responsibility to supply the unit being that of the landowner.

**Operation of Plant and Machinery:** During the restricted and prohibited burning times, all harvesters and trucks carting grain shall not be operated on rural land unless fitted with a fire extinguisher. On days of HARVEST BANDS there shall be no movement of any vehicles within paddocks.

**Paddock Burns:** At any time throughout the year, where a landowner intends to burn paddocks, the following must be provided to prevent escape of fire:

1. A firebreak 2.2 metres wide clear of all inflammable material completely surrounding the area to be burnt.
2. An operational fire-fighting unit having a capacity of not less than 650 litres.
3. Permits to burn may be required. Contact your Fire Control Officer for details.

## **TOWNSITE LAND**

All lots with an area of 2.024 ha (5 acres) or less, shall be clear of all inflammable material or have grass mown to a height no greater than 15cm.

## **GENERAL INFORMATION**

**Fuel Dumps:** You shall remove all flammable materials or material likely to become flammable during summer from land occupied by bulk storage tanks and/or drums used for storage of liquid fuel whether the bulk storage tanks and/or drums contain liquid or not. This includes the land on which ramps for holding the drums are constructed. The flammable free ground must be maintained to a distance of at least 4 metres outside the perimeter of any drum, stack of drums or drum ramp or bulk storage tank.

**Variations to Requirements:** By the Order. For permission to provide firebreaks in alternative positions or by alternative date or to take alternative action to abate fire hazards on the land, an application must be made no later than 14 days prior to the date firebreaks are required. If permission is not granted by the Shire or its duly authorized officer, you shall comply with the requirements of this notice.

**Penalty for Failure to Comply:** The penalty for failing to comply with this notice is a fine of up to \$1000. If the owner or occupier fails to carry out the works required by this Firebreak Order the Shire of Beverley may enter the land and prepare the firebreaks at the cost of the owner or occupier.

**Burning:** If the requirements of this notice are carried out by burning, such burning must be in accordance with the relevant provisions of the Bush Fire Act 1954.







operation of the Shire of Beverley Works Department, including plant operations, road conditions and the need for a 5-year road program.

Ian Moulton reported to Council on the Shire's maintenance grading program.

Mr Ian Moulton left Council Chambers at 2.30pm.

Mr Mark Burgess, Consultant Works Manager, left Council Chambers at 2.30pm.

## 7.5 ADMINISTRATION

---

<b>ITEM NUMBER:</b>	<b>7.5.1</b>
<b>DATE:</b>	<b>18 July 2006</b>
<b>SUBJECT:</b>	<b>HEAVY VEHICLE OPERATIONS – TOP BEVERLEY/YORK ROAD, BEVERLEY</b>
<b>FILE REFERENCE:</b>	<b>RO008 WOTOP008</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

---

Appendix 4

### BACKGROUND

Transport operators have requested that extra mass transport vehicles (up to 27.5metres) be permitted to utilise the full length of the Top Beverley/York Road.

Main Roads Western Australia assessed the road on the 16<sup>th</sup> June 2006 and advised as follows:

*“Whilst the road does not meet the minimum width requirements, the surface is generally in good condition with acceptable alignment, and given the low traffic volumes would be considered suitable for Restricted Access Vehicles.”*

A copy of the assessment is attached for Council's information.

### COMMENT

Should Council wish to have the Top Beverley/York Road approved for usage by Restricted Access Vehicles it will need to forward an appropriate request to Main Roads Western Australia for this to take place? Such a request may contain conditions that in Council's opinion are necessary. These may include:

1. Permit vehicles to be restricted to a maximum speed of 80kph.
2. Impose a curfew on permit vehicle operations during school bus hours of travelling on the road.
3. Maximum combination length of 27.5metres.
4. Utilising the road for the purpose of servicing properties abutting Spavens, Walgy and the Top Beverley/York Road (this condition







## **8. INFORMATION BULLETIN**

### **8.1 CHIEF EXECUTIVE OFFICER**

---

<b>ITEM NUMBER:</b>	<b>8.1.1</b>
<b>DATE:</b>	<b>18 July 2006</b>
<b>SUBJECT:</b>	<b>COST SHIFTING</b>
<b>FILE REFERENCE:</b>	
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

---

Appendix 8

#### **BACKGROUND**

The Shire of Chapman Valley has expressed concern at the continued cost shifting practices by both the State and Federal Governments to Local Government.

The Shire of Chapman Valley has adopted the following policy and would like Council to consider doing likewise.

1. The Shire of Chapman Valley will not undertake any additional function/tasks until an independent analysis has been undertaken, at the cost of the Australian Government, State Government, Department or any other organisation involved in imposing these additional functions/tasks, to determine if additional resources are required to adequately cater for the additional functions/tasks being expected of the Shire.
2. If the outcomes of the analysis is the Shire would need additional resources to undertake the additional functions/tasks then the Shire will refuse to perform these functions/tasks until such resources are made available.
3. In the event additional resources are not made available for the additional functions/tasks being requested of the Shire, the Shire will formally advise the relevant organisation(s) and all relevant parliamentarians that they cannot perform these functions/tasks. This advice is to state that in the event of any claim against the Shire, due to non-compliance with the requirement to perform the additional functions/tasks, the Shire will use as a defence the fact they informed the relevant individuals and organisations of their inability to comply due to adequate resources not accompanying the additional functions/tasks.

A copy of the letter from the Shire of Chapman Valley is attached for Councils consideration

**M23/0706**

**Moved Cr Leonhardt**

**Seconded Cr Roberts**

**That Council support the position of the Shire of Chapman Valley at the next Central Country Zone meeting, and  
Adopt the following policy**

- 1 The Shire of Beverley will not undertake any additional function/tasks until an independent analysis has been undertaken, at the cost of the Australian Government, State Government, Department or any other organisation involved in imposing these additional functions/tasks, to determine if additional resources are required to adequately cater for the additional functions/tasks being expected of the Shire.**
- 2 If the outcomes of the analysis is the Shire would need additional resources to undertake the additional functions/tasks then the Shire will refuse to perform these functions/tasks until such resources are made available.**
- 3 In the event additional resources are not made available for the additional functions/tasks being requested of the Shire, the Shire will formally advise the relevant organisation(s) and all relevant parliamentarians that they cannot perform these functions/tasks. This advice is to state that in the event of any claim against the Shire, due to non-compliance with the requirement to perform the additional functions/tasks, the Shire will use as a defence the fact they informed the relevant individuals and organisations of their inability to comply due to adequate resources not accompanying the additional functions/tasks.**

**CARRIED 9-0**

**8. INFORMATION BULLETIN**

**8.2 WORKS SUPERVISOR**

Nil

**8.4 SHIRE PLANNER**

Nil

**9. TABLED CORRESPONDENCE**



**10. OTHER BUSINESS**

**10.1 LAND OFFER - BROOKING STREET - BEVERLEY SUB LOT 127**

Ms Deborah Buise has written to Council offering \$50,000 for Beverley Sub Lot 127 Brooking Street.

**Mr Keith Byers, Chief Executive Officer to advise D. Buise that her offer will be considered at the next Council Meeting on 22 August 2006.**

**10.2 REFUSE SITE**

Two applicants are to be interviewed for the position of management of the refuse site. Interviews to be conducted at 1.45pm on Friday 28 July 2006 in Council Chambers with the Community Development Committee.

**10.3 WHEATBELT DRAINAGE**

Cr McLean reported on a meeting with John Dunn from Wheatbelt Drainage who proposes to redirect a drain in Morbinning Gully to drain into Ski Lakes, and another meeting to be held in Quairading, which Cr McLean will attend.

**11. CLOSURE**

**There being no further business the meeting closed at 3.30pm.**

I hereby certify these Minutes as being confirmed in accordance with Section 5.22 of the Local Government Act 1995.

Presiding Member \_\_\_\_\_

Date \_\_\_\_\_