UNCONFIRMED MINUTES

D2026/23937

Special Meeting of Council

29 October 2026

EMRC Council Members

Cr Filomena Piffaretti	Chairperson	City of Bayswater
Cr Paul Poliwka	Deputy Chairperson	Town of Bassendean
Cr Kathryn Hamilton	EMRC Member	Town of Bassendean
Cr Steven Ostaszewskyj	EMRC Member	City of Bayswater

EMRC Council Deputies

Cr Jennie Carter	EMRC Deputy Member	Town of Bassendean
Cr Michelle Sutherland	EMRC Deputy Member	City of Bayswater

Special Meeting of Council

29 October 2026

A Special Meeting of Council was held at the EMRC Administration Office, 1st Floor, 226 Great Eastern Highway, Ascot WA 6104 on **Thursday, 29 October 2026**. The meeting commenced at 6:07pm.

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1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

This meeting is being livestreamed in accordance with s.5.23A of the *Local Government Act 1995* and with EMRC Policy No. 2.2 – Broadcast and Recording of Council Meetings.

The Chairperson opened the meeting at 6:07pm.

The Chairperson welcomed Cr Jennie Carter from the Town of Bassendean.

1.1 ACKNOWLEDGEMENT OF COUNTRY

We wish to acknowledge the traditional custodians of the land on which we meet, the Whadjuk people of the Noongar Nation, and to pay our respects to elders past, present and emerging.

2 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

EMRC Council Members

Cr Filomena Piffaretti	Chairperson	City of Bayswater
Cr Paul Poliwka	Deputy Chairperson	Town of Bassendean
Cr Kathryn Hamilton	EMRC Member	Town of Bassendean
Cr Steven Ostaszewskyj	EMRC Member	City of Bayswater

EMRC Council Deputies

Cr Jennie Carter	EMRC Deputy Member	Town of Bassendean

EMRC Officers

Mr Hua Jer Liew	Chief Executive Officer
Ms Kasa Nakhonthat	Acting Chief Financial Officer
Mr Stephen Conway	Chief Operating Officer
Mrs Wendy Harris	Chief Transformation Officer
Mr David Schmidt	Manager Information Services
Ms Theresa Eckstein	Executive Assistant to the Chief Executive Officer (Minutes)

3 DISCLOSURE OF INTEREST

Nil

4 ANNOUNCEMENTS BY THE CHAIRPERSON OR PRESIDING MEMBER

Nil

5 PUBLIC QUESTION TIME

Nil

6 ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH MEETINGS MAY BE CLOSED TO THE PUBLIC

NOTE: Section 5.23(2) of the *Local Government Act 1995*, details a number of matters upon which Council may discuss and make decisions without members of the public being present. These matters include: matters affecting employees; personal affairs of any person; contractual matters; legal advice; commercial-in-confidence matters; security matters; among others.

The following confidential reports are covered in Section 8 of this agenda.

- MAJOR LAND TRANSACTION
- STRATEGIC DISCUSSION

7 EMPLOYEE REPORTS

Nil

8 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

RECOMMENDATION (Closing Meeting to the Public)

That with the exception of ……, the meeting be closed to members of the public in accordance with Section 5.23(2) of the *Local Government Act 1995* for the purpose of dealing with matters of a confidential nature.

COUNCIL RESOLUTION

MOVED CR HAMILTON SECONDED CR OSTASZEWSKYJ

THAT WITH THE EXCEPTION OF THE CHIEF EXECUTIVE OFFICER, ACTING CHIEF FINANCIAL OFFICER, CHIEF OPERATING OFFICER, CHIEF TRANSFORMATION OFFICER, MANAGER INFORMATION SERVICES AND EXECUTIVE ASSISTANT TO THE CHIEF EXECUTIVE OFFICER, THE MEETING BE CLOSED TO MEMBERS OF THE PUBLIC IN ACCORDANCE WITH SECTION 5.23(2) OF THE *LOCAL GOVERNMENT ACT 1995* FOR THE PURPOSE OF DEALING WITH MATTERS OF A CONFIDENTIAL NATURE.

CARRIED UNANIMOUSLY

The doors of the meeting were closed at 6:10pm.

8.1 MAJOR LAND TRANSACTION (D2026/23544)

This item is recommended to be confidential because it contains matters of a commercial-in-confidence nature and legal advice.

See Confidential Item circulated with the Agenda under Separate Cover.

8.2 STRATEGIC DISCUSSION (D2026/23550)

This item is recommended to be confidential because it contains matters of a commercial-in-confidence nature.

See Confidential Item circulated with the Agenda under Separate Cover.

RECOMMENDATION [Meeting re-opened to the Public]

That the meeting be re-opened, the members of the public be invited to return to the meeting and the recommendations passed behind closed doors be recorded.

COUNCIL RESOLUTION(S)

MOVED CR POLIWKA SECONDED CR HAMILTON

THAT THE MEETING BE RE-OPENED, THE MEMBERS OF THE PUBLIC BE INVITED TO RETURN TO THE MEETING AND THE RECOMMENDATIONS PASSED BEHIND CLOSED DOORS BE RECORDED.

CARRIED UNANIMOUSLY

The doors of the meeting were opened at 7:06pm.

Recording of the resolutions passed behind closed doors, namely:

8.1 MAJOR LAND TRANSACTION (D2026/23544)

COUNCIL RESOLUTION(S)

MOVED CR HAMILTON SECONDED CR POLIWKA

THAT:

1. COUNCIL CONSIDERS THE BUSINESS PLAN, FORMING ATTACHMENT 1 OF THIS REPORT FOR THE PROPOSED DISPOSAL OF THE EMRC'S ASCOT ADMINISTRATION BUILDING AND ADJOINING LAND AT 218-226 GREAT EASTERN HIGHWAY, ASCOT.
2. COUNCIL ENDORSES OPTION 3 - DISPOSAL OF THE PROPERTY AS THE PREFERRED OPTION FOR THE PURPOSE OF PROGRESSING THE STATUTORY PROCESS UNDER S.3.59 OF THE *LOCAL GOVERNMENT ACT 1995* SUBJECT TO INCLUSION OF THE FOLLOWING AMENDMENT; "PROVISION IN THE SALES PROCESS AND CONTRACT FOR THE EMRC TO LEASE-BACK, AT MARKET RATES, A PORTION OF 226 GREAT EASTERN HIGHWAY FOR A MINIMUM OF 12 MONTHS WITH THE OPTION OF AN ADDITIONAL 12 MONTH TERM IF REQUIRED"
3. COUNCIL APPROVES THE GIVING OF STATEWIDE PUBLIC NOTICE OF THE PROPOSED MAJOR LAND TRANSACTION AND MAKING THE BUSINESS PLAN AVAILABLE FOR PUBLIC INSPECTION, WITH SUBMISSIONS INVITED FOR A PERIOD OF NOT LESS THAN SIX WEEKS IN ACCORDANCE WITH S. 3.59(4) OF THE *LOCAL GOVERNMENT ACT 1995.*
4. IN ACCORDANCE WITH S.3.59(5) OF THE *LOCAL GOVERNMENT ACT 1995*, AFTER THE LAST DAY FOR SUBMISSIONS, COUNCIL WILL CONSIDER ANY SUBMISSIONS MADE AND MAY DECIDE WHETHER TO PROCEED WITH THE TRANSACTION.
5. COUNCIL APPOINTS ROSS SCARFONE AS THE REAL ESTATE AGENT WHILE THE EMRC IS CONSIDERING THE PROPOSED DISPOSITION OF THE EMRC'S ASCOT ADMINISTRATION BUILDING AND ADJOINING LAND AT 218-226 GREAT EASTERN HIGHWAY, ASCOT.
6. THE REPORT AND THE ATTACHMENTS 2, 3 AND 4 REMAIN CONFIDENTIAL AND BE CERTIFIED BY THE CHAIRPERSON AND THE CEO.

MOTION TIED 2/2
For: Crs Hamilton, Poliwka
Against: Crs Piffaretti, Ostaszewskyj
The Chairperson exercised her casting vote and voted against the resolution

MOTION LOST

8.2 STRATEGIC DISCUSSION (D2026/23550)

PROCEDURAL MOTION

That in accordance with s.10.1(b) of the EMRC Meeting Procedures Local Law 2023 the item be deferred to the next Ordinary Meeting of Council.

COUNCIL RESOLUTION(S)

MOVED CR HAMILTON SECONDED CR POLIWKA

THAT IN ACCORDANCE WITH S.10.1(B) OF THE EMRC MEETING PROCEDURES LOCAL LAW 2023 THE ITEM BE DEFERRED TO THE NEXT ORDINARY MEETING OF COUNCIL.

CARRIED UNANIMOUSLY

9 FUTURE MEETINGS OF COUNCIL

The next meeting of Council will be held on Thursday 19 November 2026 at the EMRC Administration Office, 1st Floor, 226 Great Eastern Highway, Ascot WA 6104 commencing at 6:00pm.

Future Meetings 2027

Thursday	25 February		at	EMRC Administration Office
Thursday	25 March		at	EMRC Administration Office
Thursday	22 April	(if required)	at	EMRC Administration Office
Thursday	27 May	(if required)	at	EMRC Administration Office
Thursday	24 June		at	EMRC Administration Office
Thursday	22 July	(if required)	at	EMRC Administration Office
Thursday	26 August	(if required)	at	EMRC Administration Office
Thursday	23 September	(if required)	at	EMRC Administration Office
Thursday	25 November		at	EMRC Administration Office

10 DECLARATION OF CLOSURE OF MEETING

The Chairperson declared the meeting closed at 7:06pm.