



TOWN OF  
VICTORIA PARK

# Special Council Meeting Minutes - 3 February 2026

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**WE'RE OPEN**  
**VIC PARK**

A **Special Council Meeting** was held at **5:30 PM** on **Tuesday 3 February 2026** in the **Council Chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

**Her Worship the Mayor Karen Vernon**  
9 February 2026



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## **1 Declaration of opening**

*Mayor Karen Vernon opened the meeting and read out the Acknowledgement of Country at 5:32 pm.*

*Cr Andra Biondi arrived at the meeting at 5.33pm*

### **Acknowledgement of the traditional owners**

*Ngany djerapiny Wadjak – Noongar boodja-k yaakiny, nidja bilya bardook.*

I am honoured to be standing on Whadjuk - Nyungar country on the banks of the Swan River.

*Ngany kaaditj Noongar moort kenya kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaadijtin, moort, wer boodja ye-ye.*

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

*Ngany youngka baalapiny Noongar birdiya wer moort nidja boodja.*

I thank them for the contribution made to life in the Town of Victoria Park and to this region.

## **2 Announcements from the Presiding Member**

### **2.1 Recording and live streaming of proceedings**

In accordance with regulation 14I of the Local Government (Administration) Regulations 1996, this meeting is being audio and video recorded and live streamed on the Town's website.

Under clause 39(1) of *the Meeting Procedure Local Law 2019* I do not give permission for any other person to record the proceedings of this meeting. By being present at this meeting, members of the public consent to the possibility that their image and voice may be live streamed to public. Recordings are also made available on the Town's website following the meeting.

### **2.2 Public question time and public statement time**

As this is a Special Council Meeting, any public questions or statements must relate to the business of the agenda.

There are guidelines that need to be adhered to in our Council meetings and during question and statement time people speaking are not to personalise any questions, or statements about Elected Members, or staff or use any possible defamatory remarks.

In accordance with clause 40 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, a person addressing the Council shall extend due courtesy and respect to the Council and the processes under which it operates and shall comply with any direction by the presiding member.

A person present at or observing a meeting shall not create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

When the presiding member speaks during public question time or public statement time any person then speaking, is to immediately stop and every person present is to preserve strict silence so that the presiding member may be heard without interruption.

### **2.3 No adverse reflection**

In accordance with clause 56 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, both Elected Members and the public when speaking are not to reflect adversely on the character or actions of Elected Members or employees.

### **2.4 Town of Victoria Park Meeting Procedures Local Law 2019**

All meetings of the Council, committees and the electors are to be conducted in accordance with the Act, the Regulations and the *Town of Victoria Park Meeting Procedures Local Law 2019*.

### 3 Attendance

<b>Mayor</b>	Mayor Karen Vernon
<b>Banksia Ward</b>	Cr Claire Anderson Cr Scott Ingram Deputy Mayor Lindsay Miles
<b>Jarraah Ward</b>	Cr Andra Biondi Cr Sky Croeser Cr Jack Gordon-Manley Cr Daniel Minson
<b>Chief Executive Officer</b>	Mr Carl Askew
<b>Chief Operations Officer</b> <b>Chief Community Planner</b> <b>Chief Financial Officer</b>	Ms Alison Luobikis Mr David Doy Mr Duncan Olde
<b>Acting Manager Governance and Strategy</b>	Mr Jordan McDermott
<b>Meeting Secretary</b> <b>Public Liaison</b>	Ms Winnie Tansanguanwong Ms Tomoko Kidahashi
<b>Public</b>	1

#### 3.1 Apologies

<b>Banksia Ward</b>	Cr Peter Melrosa
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#### 3.2 Approved leave of absence

Nil.

### 4 Declarations of interest

Nil.

## 5 Public question time

*Public question time opened at 5.36 pm*

### **Vince Maxwell, Victoria Park**

*1. In Audit Report item 9.1, the interim and final audit management letters are listed as confidential. What specific statutory basis has Council relied upon to classify these letters as confidential?*

The Chief Financial Officer advised that section 5.23(4)(e) of the *Local Government Act 1995* applies, relating to information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations.

*2. What formal action did Council take following receipt of the 2022–2023 auditor's report to stop the practice of issuing purchase orders after invoices were received?*

The Chief Financial Officer advised that this is an operational matter, so cannot speak for Council. However, the operational team, led by the Chief Financial Officer, has periodic reports of purchase orders raised after invoices are received and seeks explanations from staff on a sample basis. The procurement policy is regularly reviewed by Council and has been updated to reflect practical issues with procuring items. They also noted that an internal audit of this process was carried out.

*3. I note that the Chief Financial Officer said this issue has been addressed in several ways. To confirm the record, what is the current rate of purchase orders being raised after invoices are received?*

Mayor Vernon advised that the question is not related to the Special Council Meeting Agenda but the public is welcome to ask those questions at any Ordinary Council Meeting.

*4. Regarding this year's surplus, every year, the budget predicts an end-of-year surplus of \$0, yet we consistently end up with substantial surpluses. This suggests the Town's budget modelling is flawed, resulting in Council setting rates higher than necessary. Why do the Town's annual budgets repeatedly forecast a breakeven result when the actual outcomes are significant surpluses?*

The Chief Financial Officer advised that the Council is required to adopt a balanced budget, or one within plus or minus 10% of rates, which is a primary reason for this practice. It is also considered good business practice to adopt a balanced budget throughout the year. However, unforeseen matters can arise, such as project delivery timing or operational issues, that are outside the Town's control. And such operational changes throughout the year can affect the end-of-year surplus, even though it is initially predicted to be nil.

*5. Following up on that answer, has Council, or the Mayor considered whether consistent over-forecasting of costs, results in rates being set higher than necessary?*

Mayor Vernon advised that she has considered that.

*Public question time closed at 5.45 pm*

## **6 Public statement time**

*Public statement time opened at 5.45 pm*

**Vince Maxwell, Victoria Park**

Made statement raising concerns about financial governance accountability and public trust issues including withheld audit letters ongoing control failures systemic over-forecasting of budgets and the impact on rates and transparency.

*Public statement time closed at 5.47 pm*

## **7 Presentations**

### **7.1 Petitions**

Nil.

### **7.2 Presentations**

Nil.

### **7.3 Deputations**

Nil.

## **8 Method of dealing with agenda business**

Nil.

## 9 Reports

### 9.1 Independent Auditor's Report and Annual Financial Statements 2025

<b>Location</b>	Town-wide
<b>Reporting officer</b>	Manager Finance
<b>Responsible officer</b>	Chief Financial Officer
<b>Voting requirement</b>	Absolute majority
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Independent Auditor's Report 2025 - Town of Victoria Park <b>[9.1.1 - 3 pages]</b></li><li>2. CONFIDENTIAL REDACTED - Interim Audit Management Letter - Town of Victoria Park - Year ended 30 June 2025 <b>[9.1.2 - 6 pages]</b></li><li>3. CONFIDENTIAL REDACTED - Final Audit Management Letter - Town of Victoria Park - Year ended 30 June 2025 <b>[9.1.3 - 3 pages]</b></li><li>4. Audited Annual Financial Statements 2025 - Town of Victoria Park <b>[9.1.4 - 71 pages]</b></li></ol>

### Summary

As part of Council's committee structure, the Audit, Risk and Improvement Committee has been established to review areas of an audit or compliance nature. The Office of the Auditor General has provided an Independent Auditor's Report 2025, Management Letters for the year ended 30 June 2025 and have signed off on the Town's Annual Financial Statements 2025.

#### Recommendation from the Audit, Risk and Improvement Committee:

That Council:

1. Receives the Independent Auditor's Report 2025 and Management Letters for the year ended 30 June 2025.
2. Accepts the Annual Financial Statements 2025.

### Background

1. Each year, as part of Council's audit process, an independent audit is undertaken to assess Council's Annual Financial Statements and the legitimacy and accuracy of Council's accounts. An Independent Auditor's Report is then produced by the Auditor. The Auditor, after completing the audit, is to forward a report to;
  - a. Mayor
  - b. Chief Executive Officer
  - c. Minister for Local Government, via the Department of Local Government, Industry, Regulation and Safety

2. The Independent Auditor's Report is also required to be included in Council's Annual Report. Any issues arising from the Independent Audit Report are to be investigated and action taken to resolve those issues.

## Discussion

3. The Annual Financial Report was audited by the Office of Auditor General. It is recommended that the Audit, Risk and Improvement Committee recommends Council to accept the Annual Financial Statements 2025.
4. In accordance with the Local Government Act 1995 (Section 7.12A – Duties of local government with respect to audits) a representative(s) who conducted the audit, will also attend the meeting to speak to the audit and take questions from committee members.
5. The Independent Auditor's Report notes that: "In my opinion, the financial report:
  - is based on proper accounts and records.
  - presents fairly, in all material respects, the results of the operations of the Town for the year ended 30 June 2025 and its financial position at the end of that period.
  - is in accordance with the Local Government Act 1995 (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting.

## Relevant documents

Not applicable.

## Legal and policy compliance

[The Local Government Act 1995 - Part 7](#)

## Financial implications

<b>Current budget impact</b>	Not applicable
<b>Future budget impact</b>	Not applicable

## Risk management consideration

Risk impact category	Risk event description	Risk rating	Risk appetite	Risk Mitigation
Financial	Misstatement or significant error in annual financial report.	Moderate	Low	TREAT risk by conducting daily and monthly reconciliations and internal audits, external interim audits and annual report audits.
Financial	Fraud and illegal acts.	Moderate	Low	TREAT risk by strengthening internal controls, internal audits and segregation of duties.
Environmental	Not applicable		Medium	
Health and safety	Not applicable		Low	

Data, Information Technology and Cyber	Not applicable	Medium		
Assets	Not applicable	Medium		
Compliance Breach	Annual financial report not complying with the requirements of the Local Government (Financial Management) Regulations 1996.	Moderate	Low	TREAT risk by engaging external auditors to audit the annual financial statements.
Reputation	Council not accepting the Independent Auditor's Report.	Moderate	Low	TREAT risk by providing reasoning and detailed explanations to Council to enable informed decision making.

## Engagement

Internal engagement	
Stakeholder	Comments
Service Area Leaders and Senior Management	Service area leaders were consulted and engaged during the external annual audit to provide information and responses to auditor queries.

External engagement	
Stakeholders	Office of the Auditor General (OAG), and OAG appointed auditors.
Period of engagement	Interim audit – May. Final audit – through October to December.
Level of engagement	3. Involve
Methods of engagement	On-site visits, email correspondence, and in-person.

## Strategic alignment

Civic Leadership	
Community Priority	Intended public value outcome or impact
CL1 – Effectively managing resources and performance.	

CL2 - Communication and engagement with the community.	To make available timely and relevant information on the annual financial position and performance of the Town so that Council and public can make informed decisions for the future.
CL3 - Accountability and good governance.	Ensure Town meets its legislative responsibility in accordance with Part 7 of the Local Government Act 1995.

## Further consideration

Not applicable.

### Committee recommendation and Council resolution (1/2026):

**Moved:** Mayor Karen Vernon

**Seconded:** Cr Sky Croeser

That Council:

1. Receives the Independent Auditor's Report 2025 and Management Letters for the year ended 30 June 2025.
2. Accepts the Annual Financial Statements 2025.

**Carried by absolute majority (9 - 0)**

**For:** Mayor Karen Vernon, Cr Claire Anderson, Deputy Mayor Lindsay Miles, Cr Scott Ingram, Cr Andra Biondi, Cr Daniel Minson, Cr Peter Melrosa, Cr Jack Gordon-Manley and Cr Sky Croeser

**Against:** Nil

## 9.2 Annual Report 2024/2025

<b>Location</b>	Town-wide
<b>Reporting officer</b>	Manager Governance and Strategy / Manager Stakeholder Relations
<b>Responsible officer</b>	Chief Executive Officer
<b>Voting requirement</b>	Absolute Majority
<b>Attachments</b>	1. Updated - Annual Report 2024-2025 [9.2.1 - 59 pages]

### Summary

For Council to accept the Town of Victoria Park Annual Report 2024-2025 and to set the meeting date for the Annual Electors Meeting.

#### Recommendation from the Audit, Risk and Improvement Committee:

That Council:

1. Accepts the Town of Victoria Park Annual Report 2024-2025 forming Attachment 1 to this Report.
2. Holds an Annual Electors Meeting on Monday 16 March 2026, commencing at 6:00pm in the Council Chamber, Town of Victoria Park Administration Centre, 99 Shepperton Road, Victoria Park.

### Background

1. In accordance with section 5.53 of the Local Government Act 1995 (the Act), local governments are to prepare an annual report.
2. Once the annual report is accepted, it is to be presented to an Annual Electors Meeting.
3. The Annual Electors Meeting must be advertised by way of 14 days public notice to the community in accordance with the public notice provisions in the Act.

### Discussion

4. In accordance with section 5.53 of the Act, the Town of Victoria Park Annual Report has been prepared for the 2024-2025 financial year.
5. The Annual Report provides a summary of the previous year's achievements and challenges, and the outlook for the year ahead. It includes specific statutory requirements and demonstrates performance against the Town's 10-year Strategic Community Plan.
6. The Annual Report is a key reporting mechanism of the Town's Integrated Planning and Reporting Framework. In accordance with guidelines from the Department of Local Government, Industry Regulation and Safety, local governments are expected to outline progress towards achieving the objectives of their respective 10-year Strategic Community plan and the major projects and priorities of their 5-year Corporate Business Plan.
7. The Annual Report is also seen as an essential tool to inform the community and key stakeholders about the Town's achievements, challenges, and future plans, promote greater community awareness of the

Town's programs and services, and illustrate the Town's commitment to accountable and transparent government.

8. In accordance with section 5.54 of the Act, the Council is required to accept an Annual Report by an Absolute Majority and present the Annual Report to the Annual Electors Meeting.
9. Section 5.55 of the Act states the Chief Executive Officer is to give local public notice of the availability of the Annual Report as soon as practicable, following its acceptance by Council. This notice is to apply for at least seven days.
10. Section 5.27 of the Act also requires that the Annual Electors Meeting is to be held on a day selected by the local government, but not more than 56 days after the local government accepts the Annual Report.
11. Section 5.29 of the Act states the CEO is to convene an Annual Electors Meeting by giving at least 14 days public notice.
12. It is recommended that the Annual Electors Meeting be held on Monday 16 March 2026, commencing at 6:00pm in the Council Chamber, Town of Victoria Park Administration Centre, 99 Shepperton Road, Victoria Park.
13. Regulation 15 of the Local Government (Administration) Regulations 1996 provides that the Annual Report for the previous financial year and any other general business can be discussed at the Annual Meeting of Electors.
14. The committee should note that although the president/mayor report is included in the legislative requirements, it has been drafted but not yet approved. The final report to be presented to Council will have the president/mayor report included.

## **Relevant documents**

[Strategic-Community-Plan.pdf](#)

[Corporate-Business-Plan.pdf](#)

## **Legal and policy compliance**

[Section 5.53 of the Local Government Act 1995](#)

[Section 5.54 of the Local Government Act 1995](#)

[Section 5.55 of the Local Government Act 1995](#)

[Section 5.55A of the Local Government Act 1995](#)

[Regulation 19B of the Local Government \(Administration\) Regulations 1996](#)

[Section 1.7 of the Local Government Act 1995](#)

[Regulation 3A of the Local Government \(Administration\) Regulations 1996](#)

## Financial implications

<b>Current budget impact</b>	Sufficient funds exist within the annual budget to address this recommendation. The achievements and deliverables stated in the annual report have been subject to the adopted budget of Council.
<b>Future budget impact</b>	Not applicable.

## Risk management consideration

Risk impact category	Risk event description	Risk rating	Risk appetite	Risk Mitigation
Financial	Delay in financial transparency and reporting obligations	High	Low	Adopt the Annual Report to ensure timely financial disclosure and maintain stakeholder confidence.
Environmental	Missed opportunity to report on sustainability initiatives and environmental performance	Medium	Medium	Adoption ensures compliance with reporting standards and demonstrates environmental accountability.
Health and safety			Low	
Data, Information Technology and Cyber			Medium	
Assets	Non-compliance with legislative requirements		Medium	Adoption demonstrates good governance and accountability to the community.
Compliance Breach	Town's reputation is affected	Medium	Low	Adoption demonstrates good governance and accountability to the community.
Reputation	Reduced confidence in service delivery performance	Medium	Low	Adoption provides clarity on achievements and future service commitments.

Service delivery interruption	Delay in financial transparency and reporting obligations	Medium	Medium	Adopt the Annual Report to ensure timely financial disclosure and maintain stakeholder confidence.
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## Engagement

Internal engagement	
Stakeholder	Comments
CEO	Minor changes made the reporting inclusions in November, all requests were made to the final document.
SMT	SMT approval of the final inclusions in the November meeting.
C-Suite	Two reports were formally presented to C-Suite. Pagination and reporting framework was adopted in August and the final inclusions in October. Report recommendations were adopted and the Annual Report was developed in line with the decisions.

## Strategic alignment

Civic Leadership	
Community Priority	Intended public value outcome or impact
CL1 – Effectively managing resources and performance.	The Annual Report provides a summary of the previous year's achievements and challenges, and the outlook for the year ahead. It includes specific statutory requirements and demonstrates performance against the Town's 10-year Strategic Community Plan
CL2 - Communication and engagement with the community.	The Annual Report details the previous year's achievements and challenges of the Town, and the outlook for the year ahead. It includes specific statutory requirements and demonstrates performance against the Town's 10-year Strategic Community Plan.
CL3 - Accountability and good governance.	The Annual Report demonstrates accountability and good governance to the community and other stakeholders.

## Further consideration

At the Special Audit, Risk and Improvement Committee meeting held on 16 December 2025, the following information was requested.

15. Provide response to the question '*In relation to the annual report and the Key Advocacy Priorities 24-25. On page 45 of the annual report, the Burwood Motorplex opposition is listed as an advocacy priority. However, this was not an endorsed council advocacy priority for 2024/25, although some advocacy commenced in February 2025. The recollection is that the motion moved at that time did not make it an advocacy priority, and it was formally adopted later as part of the 2025/26 advocacy priorities in August.*

*Could clarification be provided on the rationale for including it in the 2024/25 advocacy priorities, has it simply been included separate to the adopted advocacy priorities due to the advocacy activity undertaken prior to 30 June 2025?*

At the OCM 18 February 2025, the Council adopted a Notice of Motion (NOM) noting that;

Requests the Mayor and Chief Executive Officer to engage in advocacy after the WA state election with the Premier of Western Australia, relevant Government Ministers and the Member for Victoria Park as to:

- a. why the Town does not support construction of a motorplex at Burswood Park;
  - b. the need for appropriate consultation by the WA Government with the Town of Victoria Park and its community prior to making any decision to proceed with construction of a motorplex at Burswood Park.
- In addition, the commentary in the NOM noted that:

In July 2024, Council endorsed its Advocacy Priorities for 2024/25 ahead of the upcoming State and Federal elections. These Priorities do not include supporting construction of a motorplex at Burswood Park. On 12 January 2025, without any public engagement or consultation with the residential communities surrounding Burswood Park or with the Town of Victoria Park, Premier Roger Cook announced an election commitment to build a \$217.5 million motorsport street circuit and entertainment precinct at Burswood Park if re-elected at the WA election in March.

Following this NOM the Town included the opposition to the Burswood Motorplex into its administrative process for Advocacy and treated it as a priority in the first half of the 2025 calendar year. The opposition of the track was a priority in the WA State Election.

Administration has reflected in the report that the priority was added later in the year.

*16. In relation to the Key Advocacy Priorities 24-25, clarification and minor refinements are requested. For the Rutland Avenue Bike Path, update the Advocacy Goals section to reflect the further meeting held with Hon Hannah Beazley MLA in February 2025 ahead of the state government election, noting that this meeting falls within the 2024/25 year and included discussion seeking additional funding for the Rutland Avenue Bike Path.*

Noted and updated

*17. Additionally, in relation to the Key Advocacy Priorities 24-25, for the Kent Street and Sand Pit, review and update the advocacy section to address the accuracy of the statement that the project has been consistently endorsed as a council advocacy priority from 2023 through 2026, noting that 2026 may not be correct.*

Noted and updated

*18. Further for the Kent Street and Sand Pit, amend the update to include the election commitment received in May 2025 from the federal member for Swan in the amount of \$500,000, as this falls within the 2024/25 year and should be properly reflected.*

19. Following the Special Audit, Risk, and Improvement Committee meeting held on 16 December 2025, the following amendments have been made to the Annual Report 2024-25:

### **Summary of Changes**

Page 4 – Mayors Message added

Page 42 – Advocacy Goals column updated to be named Advocacy Actions

Page 44 – Election commitment value added to Kent Street Sand Pit Actions

Page 45 – Additional meeting with Hon Hannah Beazley added to Rutland Ave Bike Path Actions

Page 45 – Note added under Burswood Motorplex Opposition to note why it has been listed

Accordingly, a revised Officer recommendation is provided to reflect the changes made.

## **OFFICER RECOMMENDATION AND COMMITTEE RECOMMENDATION**

**Moved:** Cr Daniel Minson

**Seconded:** Caroline Parry

That the Audit and Risk Committee recommends that Council:

1. Accept the Town of Victoria Park Annual Report 2024-2025 forming Attachment 1 to this Report.
2. Holds an Annual Electors Meeting on Monday 16 March 2026, commencing at 6:00pm in the Council Chamber, Town of Victoria Park Administration Centre, 99 Shepperton Road, Victoria Park.

**Carried (4 - 0)**

**For:** Mayor Karen Vernon, Jonathan Seth, Cr Daniel Minson and Caroline Parry

**Against:** Nil

## **REVISED OFFICER RECOMMENDATION**

That Council:

1. Accept the Town of Victoria Park **amended** Annual Report 2024-2025 forming Attachment 1 to this Report.
2. Holds an Annual Electors Meeting on Monday 16 March 2026, commencing at 6:00pm in the Council Chamber, Town of Victoria Park Administration Centre, 99 Shepperton Road, Victoria Park.

## **Revised Officer Recommendation and Council Resolution (2/2026):**

**Moved:** Mayor Karen Vernon

**Seconded:** Cr Daniel Minson

That Council:

1. Accepts the Town of Victoria Park Annual Report 2024-2025 forming Attachment 1 to this Report **as amended administratively since 16 December 2025.**
2. Holds an Annual Electors Meeting on Monday 16 March 2026, commencing at 6:00pm in the Council Chamber, Town of Victoria Park Administration Centre, 99 Shepperton Road, Victoria Park.

**Carried by absolute majority (9 - 0)**

**For:** Mayor Karen Vernon, Cr Claire Anderson, Deputy Mayor Lindsay Miles, Cr Scott Ingram, Cr Andra Biondi, Cr Daniel Minson, Cr Peter Melrosa, Cr Jack Gordon-Manley and Cr Sky Croeser

**Against:** Nil

### 9.3 Lathlain Park Grandstand Remedial Works

<b>Location</b>	Lathlain
<b>Reporting officer</b>	Manager Project Operations
<b>Responsible officer</b>	Chief Operations Officer
<b>Voting requirement</b>	Absolute majority
<b>Attachments</b>	Nil

#### Summary

At the Ordinary Council Meeting held September 2024, Council resolved to not give notice of intention to proceed with the second part (Stage 2) of the Lathlain Precinct Redevelopment Project – Zone 1.

Council noted that the Town would commence any urgent works and bring a report back on funding for works on the existing facility,

At the Ordinary Council Meeting held December 2024, Council resolved to approve a budget allocation of \$80,000 to undertake urgent works identified at that point.

Further urgent works have since been identified that require rectification.

#### Recommendation

That Council:

1. Notes that the Town needs to commence urgent remediation works at the existing grandstand facility at Lathlain Precinct.
2. Approves the budget amendment:
  - a. To increase maintenance budget for Leased Buildings – Lathlain Grandstand by \$170,000, being for:
    - i. Grandstand – high priority items \$110,000
    - ii. Electrical – high priority items \$60,000
  - b. To transfer \$170 000 from the Lathlain Park Reserve to fund the remediation works.
3. Notes that a request for further funds may be presented at future Council meetings.

#### Background

1. At the Ordinary Council Meeting held December 2024, a report item was provided to Council on the Lathlain Grandstand and associated buildings, from which the Perth Football Club operate.
2. This report requested \$80,000 for identified urgent works at that point in time.
3. This report also identified a need that further works could be required, depending on the timing of any construction of a replacement grandstand, club rooms and facilities.
4. While negotiations with other government agencies for the construction of a new facility are ongoing, at this point in time a fair degree of uncertainty exists on timing and funding for the project.

5. Until negotiations are finalised, this facility is still being used by Perth Football Club, for both members and the general public, and requires works to maintain safety.

## Discussion

6. The Perth Football Club, tenants of the subject building, require a facility to continue to operate core functions of the club.
7. Following a routine visual inspection, the need for further specialised advice was identified. This advice has now been finalised and identified urgent work to be undertaken.
8. It should be noted that the advice gives direction on the maximum permitted time for remediation to occur. Given the use of the facilities, the actual window to undertake the work is limited due to WAFL and AFL pre-season matches. The identified work has been prioritised to ensure that community safety risks are minimised both through a likelihood of exposure and during the remediation process.

### First Tranche

Timeframe	Identified Issue	Estimated Cost
Grandstand – high priority items	High risk structural items at height and infrastructure loading and compliance inspections by Structural Engineers.	\$110,000
Electrical – high priority items	Switchboard safety risks and certification.	\$60,000

### Second Tranche

Timeframe	Identified Issue	Estimated Cost
Club rooms – high priority items	Remediation of cool room and southwest (external) corner structural remediation	TBC

9. The requested funds are for works that are deemed necessary for continued use. The risk of not undertaking these actions could result in closing certain portion, or all, of the facilities to the tenants and the public.
10. Quotes have been sought for the immediate urgent remedial works and have indicated a cost of \$170 000. This will address the high priority grandstand and electrical items
11. With the football fixtures commencing in early March, the first tranche of works needs to be undertaken prior to commencement
12. The second tranche of works (clubrooms and external SW structure items) can reasonably be delivered at the end of the season to minimize disruption. Currently these risks are mitigated by temporary

supports – however, ongoing monitoring of effectiveness is required. Whilst scoped, this work has not yet been costed and the intent is to establish likely costs for inclusion in next year's budget.

13. Advice has been sought on the urgency of certain works to be undertaken and the risks assessed.

14. The sequence of tasks needs to consider access to the site, anticipated use of the facility, the relative risk of the identified issue, while balancing the uncertain future of the current facility.

15. An engagement plan for key stakeholders is currently being worked through.

## Relevant documents

Not applicable.

## Legal and policy compliance

Not applicable.

## Financial implications

<b>Current budget impact</b>	Sufficient funds do not exist within the annual budget. The recommendation is requesting a budget amendment of \$170 000 to be taken from the Lathlain Park Reserve.
<b>Future budget impact</b>	If the current facility is not replaced, significant funds will need to be spent to ensure ongoing safety for users.

## Risk management consideration

Risk impact category	Risk event description	Risk rating	Risk appetite	Risk Mitigation
Financial	Ongoing plan of works for current grandstand not included in Council's budgets.	Medium	Low	TREAT risk by allocate funding in the Council's budget.
Environmental	Not applicable		Medium	
Health and safety	Community Safety	High	Low	Undertake work as described above / If monies are unavailable establishing an exclusion zone around the grandstand
Data, Information Technology and Cyber	Not applicable			

Assets	Building element failure	High	Low	TREAT risk by undertaking urgent works
Compliance Breach	Not applicable			
Reputation	Closure of grandstand and establishing an exclusion zone will deliver poor outcomes for our tenants and lead to public criticism of the Town's asset management capabilities	High	Low	TREAT risk by engaging with stakeholders on risk treatment and possibly modifying or adapting current use.
	Harm to community member	High		TREAT risk by undertaking urgent works
Service delivery interruption	Facility may be partially or fully closed town	High	Low	TREAT risk to allow continued use.

## Engagement

Internal engagement	
Stakeholder	Comment
Asset and facilities management	Specialist advice received Overview of work completed previously
Property and Leasing	Impact on tenants and risks associated Advice on Telco relationship
Finance	Financial allocation
Stakeholder Relations	Provided advice regarding reputational risks and stakeholder management

External engagement	
Stakeholders	Tenants
Period of engagement	Time period that engagement was undertaken, including dates.
Level of engagement	3. Involve
Methods of engagement	Email, and in-person site visits.

## Strategic alignment

### Civic Leadership

Community Priority	Intended public value outcome or impact
CL1 – Effectively managing resources and performance.	The Town has an obligation to provide fit for purpose facilities.

### Environment

Community Priority	Intended public value outcome or impact
EN4 - Providing facilities that are well-built and well-maintained.	The building elements are at risk of failure.

## Further consideration

Not applicable.

### Officer Recommendation and Council Resolution (3/2026):

**Moved:** Deputy Mayor Lindsay Miles

**Seconded:** Cr Claire Anderson

That Council:

1. Notes that the Town needs to commence urgent remediation works at the existing grandstand facility at Lathlain Precinct.
2. Approves the budget amendment:
  - a. To increase maintenance budget for Leased Buildings – Lathlain Grandstand by \$170,000, being for:
    - i. Grandstand – high priority items \$110,000
    - ii. Electrical – high priority items \$60,000
  - b. To transfer \$170 000 from the Lathlain Park Reserve to fund the remediation works.
3. Notes that a request for further funds may be presented at future Council meetings.

**Carried by absolute majority (9 - 0)**

**For:** Mayor Karen Vernon, Cr Claire Anderson, Deputy Mayor Lindsay Miles, Cr Scott Ingram, Cr Andra Biondi, Cr Daniel Minson, Cr Peter Melrosa, Cr Jack Gordon-Manley and Cr Sky Croeser

**Against:** Nil

## **10 Public question time**

*There was no question from the public gallery. Public question time opened and closed at 5.55pm*

## **11 Public statement time**

*There was no statement from the public gallery. Public statement time opened and closed at 5.55pm*

## **12 Meeting closed to the public**

Nil.

### **12.1 Matters for which the meeting may be closed**

Nil.

### **12.2 Public reading of resolutions which may be made public**

Nil.

## **13 Closure**

There being no further business, Mayor Karen Vernon closed the meeting at 5:56 pm.

I confirm these minutes to be true and accurate record of the proceedings of the Council/Committee.

Signed: .....

Dated this: .....

Day of: .....

2026