



Agenda Briefing Forum Summary Notes

Meeting	Agenda Briefing Forum – for Ordinary Council Meeting of 9 December 2025				
Location	Council Chambers				
Date	2 December 2025	Start Time	7:00pm	Finish Time	8:22pm

1. ATTENDANCE

<p><u>Members</u></p> <p>Mayor Filomena Piffaretti Cr Elli Petersen-Pik - Deputy Mayor Cr Calla Loiacono Cr Steven Ostaszewskyj Cr Anthony Pittaway Cr Michelle Sutherland Cr Nat Latter Cr Cale Black Cr Donovan MacDonald</p> <p><u>Leave of Absence</u></p> <p>Nil.</p> <p><u>Apologies</u></p> <p>Nil.</p> <p>Public: 9</p>	<p><u>Officers</u></p> <p>Jeremy Edwards Ryan Hall George Rimpas Kym Leahy Amanda Albrecht Rebecca McKrill Alix Bray Bryce Coelho</p> <p><u>Apologies</u></p> <p>Luke Botica</p>	<p>Chief Executive Officer Director Community Services A/Director Infrastructure and Assets Director Corporate Services Manager Governance and Strategy A/Coordinator Governance Manager Property and Economic Development Manager Infrastructure Projects</p> <p>Director Infrastructure and Assets</p>
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2. DISCLOSURE OF INTEREST SUMMARY

The following disclosures of interest were made at the Agenda Briefing Forum and will also apply at the Ordinary Council Meeting when the matters are considered:

Name	Item No.	Type of Interest	Nature of Interest
George Rimpas, Acting Director Infrastructure and Assets	14.1.1	Impartial	<i>I know the owner of the land personally, for many years, growing up with them and via family relations. I have not been involved in the preparation of this report.</i>
Cr Cale Black	10.4.2	Impartial	<i>I have acquaintances with people who have been nominated or have nominated others.</i>
Cr Cale Black	10.5.1.3.1	Indirect Financial	<i>One of my clients has a financial interest in this item.</i>
Cr Elli Petersen-Pik - Deputy Mayor	10.4.2	Impartial	<i>I know some of the nominees through my role as a councillor.</i>
Cr Nat Latter	10.1.1	Impartial	<i>I own a business in the City of Bayswater.</i>
Cr Nat Latter	10.4.2	Impartial	<i>I know some of the nominees through my work as a Councillor.</i>
Cr Anthony Pittaway	10.5.1.3.2	Impartial	<i>I am a member of the Bayswater Child Care Association.</i>
Cr Elli Petersen-Pik - Deputy Mayor	10.5.1.3.2	Impartial	<i>I am a member of the Bayswater Child Care Association.</i>
Mayor Filomena Piffaretti	10.4.2	Impartial	<i>I know some of the nominees through my work as Mayor.</i>

3. DEPUTATIONS

Item 10.1.2 Expression of Interest – Lease of Premises – 14 King William Street Bayswater

1. In relation to item 10.1.2, David Hahn, (spokesperson) and Cheree Veletta, were in attendance and spoke in opposition to the officer's recommendation.
2. In relation to item 10.1.2, Greg Da Rui and Tyler Wood, on behalf of the Bayswater Traders Association, were in attendance and spoke in opposition to the officer's recommendation.

Item 10.4.1 Proposed Two Grouped Dwellings – Lot 234, 24 Sopwith Elbow, Maylands

3. In relation to item 10.4.1, Gerard Wiebenga (spokesperson), Mark Osmond, Peter Robinson, and Paul Owen were in attendance and spoke in opposition to the officer's recommendation.
 4. In relation to item 10.4.1, Kien Neoh was in attendance and spoke in opposition to the officer's recommendation.
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4. QUESTIONS TAKEN ON NOTICE FROM ELECTED MEMBERS ON AGENDA ITEMS

The following questions were taken on notice at the briefing and responses are provided below to assist Councillors in their deliberations on the matter.

10.4.1 Proposed Two Grouped Dwellings – Lot 324, 24 Sopwith Elbow, Maylands

Cr Nat Letter

Question 1

Can the city provide responses to the points raised during the deputation that are included in what has been provided in writing?

Response 1

The matters raised during the deputations included building heights, setbacks, building bulk, sight lines, bin storage areas, and clothes lines. The proposal has been assessed by City Officers against the requirements of the Maylands Residential Estate Design Policy and Residential Design Codes.

The assessment table is outlined as follows:

Key Provisions	Required	Provided	Assessment
<u>Street Setbacks</u>	<p><u>Ground Floor</u> Minimum 3m Average 4.5m</p> <p><u>Upper Floors</u> Minimum 4.5m Average 6m</p>	<p><u>Ground Floor</u> Minimum 4.4m Average 5.8m</p> <p><u>Upper Floors</u> Minimum 4.5m Average 6m</p>	<p><u>Ground Floor</u> Meets Maylands Residential Estate Design Policy Provisions</p> <p><u>Upper Floors</u> Meets Maylands Residential Estate Design Policy Provisions</p>
<p><u>Lot Boundary Setbacks</u></p> <p>Rear Setbacks</p> <p>Side Setbacks</p>	<p>4m from Lake Brearley for all levels</p> <p>As per Table 3.4a of R-Codes</p>	<p><u>Ground Floor</u> Minimum 4m</p> <p><u>Upper Floors</u> Minimum 1.9m (Unit 2 balcony)</p> <p>Setbacks satisfy Table 3.4a with the exception of 1.5m setback on Unit 2</p>	<p><u>Ground Floor</u> Meets Maylands Residential Estate Design Policy Provisions</p> <p><u>Upper Floors</u> Satisfies R-Codes Design Principles</p> <p>Meets R-Codes Deemed-to-Comply Satisfies R-Codes Design Principles</p>

<u>Garage Setbacks</u>	4.5m	Unit 1 – 9 metres Unit 2 – 16 metres	Meets Maylands Residential Estate Design Policy Provisions
<u>Building Height</u> Wall Height Total (roof) height	7m 10m	7.2m (Unit 1 and 2) 9.2m (Unit 1), 9.7m (Unit 2)	Satisfies R-Codes Design Principles Meets R-Codes Deemed-to-Comply

A copy of the Residential Design Codes that contains all of the requirements for both the Deemed-to-Comply and Design Principles assessment pathways has been circulated to Elected Members.

Cr Elli Petersen-Pik – Deputy Mayor

Question 1

Can we be given the design elements to be circulated as an addendum, including height, setbacks, and the requirements under R Codes and Maylands Lakes Guidelines?

Response 1

Yes – see above table. An additional plan showing the setbacks has been circulated to Elected Members.

Question 2

Can Council be provided with a copy of the council decision from February 2021, which approved the Maylands Lakes Estate Guidelines?

Response 2

The Council resolution of 23 February 2021 is as follows:

COUNCIL RESOLUTION **COMMITTEE/OFFICER'S RECCOMENDATION**

That Council:

- 1. Adopts the proposed modified Maylands Residential Estates Design Policy, as contained in Attachment 1 to this report.**
- 2. Revokes the following local planning policies:**
 - (a) Design Guidelines - Falkirk Gardens Estate, Whatley Crescent, Maylands Policy;**
 - (b) Design Guidelines - Lots 1 and 12 No. 6-8 Fourth Avenue East, Maylands Policy;**
 - (c) Design Guidelines - Lot 10 Kirkham Hill Terrace Policy;**
 - (d) Design Guidelines - Peninsula Golf Estate, Peninsula Road, Maylands Policy;**
 - (e) Design Guidelines - Peninsula Road "The Pointe" Residential Estate, Maylands Policy;**
 - (f) Design Guidelines - Riverbank Rise, Maylands Policy; and**
 - (g) Nil Setbacks with Parapet Walls within the Peninsula Estate, Maylands Policy.**

**CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR ELLI PETERSEN-PIK SECONDED
CARRIED UNANIMOUSLY: 9/0**

Question 3

Does the height as detailed in the design comply with the Maylands Lakes Estate Guidelines?

Response 3

There are no height requirements in the Maylands Lakes Estate Guidelines.

Question 4

Did council in February 2021 approve the new policy to the Maylands Lakes Estate Guidelines as a City policy?

Response 4

Council resolved to approve the Maylands Residential Estates Design Policy as a Local Planning Policy. A Local Planning Policy is a due-regard document and is supplementary to the Residential Design Codes.

Cr Cale Black

Question 1

Elevations of the proposed dwellings not having a full building height. Is there a reason why the building envelope is not included as part of the development plans?

Response 1

A marked elevation showing the proposed building height at 9.2m, and the 10m Deemed-to-Comply height, has been sent to Elected Members.

Cr Elli Petersen-Pik – Deputy Mayor

Question 1

Is the height of the proposed development, the same as the proposed development that Council considered in July 2025, which was rejected?

Response 1

No, the previous development application for this site contained retaining at the front of the property and the proposed ground level was 0.5m higher. The applicant has made significant modifications to the design, including a reduction from 3 dwellings to 2 dwellings, and a copy of those plans has been circulated to Elected Members.

10.3.1 Play Space Plan Review 2025-2028

Cr Elli Petersen-Pik – Deputy Mayor

Question 1

The Council report refers to a Council decision from November 2022 where the City's Play Space Strategy was reviewed. Can the City provide specific sections on this updated Play Space Plan, where it reflects the principles of the Play Space Strategy that was approved by Council in November 2022?

Response 1

City officers will provide an addendum to this report (and attachment) addressing the matters raised in the Council resolution of 22 November 2022.