

Agenda Briefing Forum Summary Notes

Meeting Agenda Briefing Forum – for Ordinary Council Meeting – 26 May 2026

Location Council Chambers

Date 19 May 2026 **Start Time** 7:03 pm **Finish Time** 9:04 pm

1. ATTENDANCE

<u>Members</u> 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 <u>Leave of Absence</u> Nil. Public: 19	<u>Officers</u> Jeremy Edwards Chief Executive Officer Ryan Hall Director Community Services Luke Botica Director Infrastructure and Assets Kym Leahy Director Corporate Services Bianca Sandri Executive Manager Strategic Projects Stuart Monks Manager Financial Services Fatima Al Ghanimi Acting Manager Transport and Buildings Amanda Albrecht Manager Governance and Strategy Emily Dempsey Governance Advisor <u>Apologies</u> Nil.
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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
Cr Cale Black	10.4.1	Impartial	I previously gave a deputation on this matter at the meeting of the 28 August 2025, prior to my election as a Councillor. In addition, I am a member of the Bedford Bowling Club.
Cr Cale Black	10.4.2	Impartial	My employer has a financial relationship with a client who may have an association with the applicant.
Cr Donovan MacDonald	10.5.1.1	Impartial	I own a restaurant in the City, it does not have any impact on me, it is spread across all businesses in the City.

3. DEPUTATIONS

In person deputations

In person deputations were received by the Council in the Chamber.

10.1.1 – Leake Street Subdivision

1. In relation to item 10.1.1 Janette Gee was in attendance and spoke on the item.
2. In relation to item 10.1.1 Babel Mahdi was in attendance and spoke on the item.
3. In relation to item 10.1.1 Guy Lanza was in attendance and spoke in **opposition** to the officer's recommendation.

10.4.1 – Leake Street Subdivision 10.4.1 – Development Application Proposed Padel Courts Additions to Bedford Bowling Club

4. In relation to item 10.4.1 Jaimie Forssman was in attendance and spoke in **support** of the officer's recommendation.
5. In relation to item 10.4.1 Martti Warpenuis was in attendance and spoke in **support** of the officer's recommendation.

10.4.2 – Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

6. In relation to item 10.4.2 Mathew Stokes was in attendance and spoke in **opposition** to the officer's recommendation.
7. In relation to item 10.4.2 Tamina Stokes was in attendance and spoke in **opposition** to the officer's recommendation.
8. In relation to item 10.4.2 Carmine Zollo was in attendance and spoke in **opposition** to the officer's recommendation.
9. In relation to item 10.4.2 Arian Gorjy was in attendance and spoke in **support** of the officer's recommendation.

13.1 - Access to Roe Estate Subdivision- Blackboy Way, Morley

10. In relation to item 13.1 Alex Jarvis was in attendance and spoke in **support** of the officer's recommendation.

Written deputations

Written deputations were circulated to Council and published on the City's website.

10.4.1 – Development Application Proposed Padel Courts Additions to Bedford Bowling Club

11. In relation to item 10.4.1 Rae Pearce submitted a written deputation in **opposition** to the officer's recommendation.

10.4.2 – Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

12. In relation to item 10.4.2 Katherine Kissack submitted a written deputation in **opposition** to the officer's recommendation.

13. In relation to item 10.4.2 Emma Zollo submitted a written deputation in **opposition** to the officer's recommendation.

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.

10.1.1 - Leake Street Subdivision

Cr Nat Latter

Question 1

Picking up from what some of the deputees spoke about earlier, can the City explain what the advertising process is for this kind of matter, and how it might differ from the advertising process for a development application?

Response 1

Bianca Sandri, Executive Manager Strategic Projects advised that s.3.58 of the *Local Government Act 1995* requires public notice to be provided for disposal of property inviting submissions from the public, the notice period is fourteen days.

Mayor Filomena Piffaretti

Question 1

There were some questions from deputees about the land use and building height and restrictions in those areas. Can you confirm if the zoning is residential and if building height restrictions apply?

Response 1

Ryan Hall, Director Community Services confirmed that it is a residential zone, and that the City's local planning framework would apply, which is guided by the Residential Design Codes and relevant Local Planning Policies. The City has a Local Planning Policy Height Restriction – Neville Street that applies to the neighbouring properties at 3D Neville Steet, Units 11-15, 5-7 Neville Street and 9 Neville Street which does limit the development to single storey, but this Policy does not apply to the 154 Leake Street property.

10.4.1- Development Application - Proposed Padel Courts Additions to Bedford Bowling Club

Cr Cale Black

Question 1

In the officer's report, under external consultation, the second paragraph states that the advertising area was based on a 50m radius. Can I confirm it was a 50m radius or if that is an error in the report?

Response 1

There is no statutory requirement for this application to be advertised. However, having regard to the findings of the acoustic report and transport impact assessment, officers considered it appropriate to undertake consultation with nearby properties due to the nature of the proposal and the potential for local interest.

Consultation was undertaken with surrounding properties within approximately 50 metres of the site. The consultation area was also extended beyond a strict 50 metre radius to include additional properties along

Salisbury Street and within the park reserve block bounded by Salisbury Street, Craven Street, Grand Promenade and Catherine Street to ensure nearby residents had the opportunity to provide feedback.

Question 2

Can the City also confirm the number of residents that were captured as a part of that?

Response 2

A total of 56 properties were included in the consultation, and advertised on the City's Engage Bayswater webpage.



10.4.2 - Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units - Lot 800, 1 Mangini Street, Morley

Cr Cale Black

Question 1

In relation to the previous development application and the City's requirement for permeable fencing, can the City confirm if that was the case? Were any concerns raised by the community or the developer at that time of the development application regarding where it was adjoining the school area?

Response 1

The previous development application included a combination of solid and visually permeable fencing along the western boundary adjoining the school area. Prior to lodgement, the Design Review Panel, an

independent panel of design experts, suggested that the car park interface be screened through a mix of permeable fencing, solid fencing and landscaping, which was subsequently reflected in the design.

The City does not have any record of concerns or complaints being raised at the time by either the community or the developer regarding the fencing adjoining the school area.

Question 2

The report mentions that the units have lawfully operated as unhosted STRA through the '99 exemption provisions and there have been no complaints to the City regarding this use. Can I confirm what time period that falls under and if the City has checked if complaints have been received through the Commissioner for Consumer Protection, which the State legislation may fall under?

Response 2

Ryan Hall, Director Community Services advised that no complaints had been received surrounding development compliance or operation of short-term rental accommodation to date, and confirmed there were 338 bookings since 19 June 2025 with no complaints received by Department of Local Government Industry Regulation and Safety who confirmed the registration for the property is valid.

10.1.3 Transparency Update

Deputy Mayor Elli Peterson-Pik

Question 1

I note that some items will not be published because the confidentiality provisions in the report are still relevant. Will the City go back further than one year to evaluate whether confidential items will then become public, or is it just year by year?

Response 1

This information will be issued as an addendum to the Council report (Item 10.1.3 Transparency Update).

Mayor Filomena Piffaretti closed the Agenda Briefing Forum at 9:04 pm.